



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, January 14, 2019

City Council Chambers

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

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

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

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

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

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

- 1. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA**
- 2. PUBLIC HEARING AGENDA ITEMS**

- 2a** Consideration of a zoning change from R-40 Single Family Residential district to R-20 Single Family Residential district on Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154 in the R H McEwing Survey, located at 712-810 Lavaca Trail, Case ZC18-033
- 2b** Consideration of a Special Use Permit for Food Packaging and Manufacturing on Lot 8R, Block 1, of the Colleyville Industrial Park, located at 1904 industrial Boulevard, Case ZC18-036
- 2c** Consideration of a Special Use Permit for Warehouse and Distribution Facilities on Lot 1R1A, Block 1, of the West Industrial Addition, located at 6705 Colleyville Boulevard, Case ZC18-037

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 11, 2019 by 5:00 p.m.



Araceli Botello
Planning Technician

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	Agenda Date	Number
2a	01/14/2019	
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from R-40 Single Family Residential district to R-20 Single Family Residential district on Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154 in the R H McEwing Survey, located at 712-810 Lavaca Trail, Case ZC18-033

Explanation

Keith Hamilton, the applicant, has submitted a request for a zoning change from the R-40 Single Family Residential district to the R-20 Single Family Residential district on Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154, in the R H McEwing Survey, being approximately 17.32 acres. The purpose of the request is to allow for development of 25 new single-family residential lots and 5 open space lots.

At the City Council meeting on December 4, 2018, Council remanded the item back to the Planning and Zoning Commission to reconsider this case as PUD-R Planned Unit Development Residential with R-20 standards. Specifically, the purpose of the PUD-R zoning is so it includes recognition of the agreements between the neighboring Homeowners Associations and developer, to allow private streets, and to authorize 11.3% open space within the development.

Existing Conditions/Background: The subject property, 712-810 Lavaca Trail, resides on the north side of Lavaca Trail, across the street from an existing subdivision called Legacy Estates zoned R-20 Single Family Residential district. The property currently has R-40 zoning and remains undeveloped. The City's zoning map incorrectly shows these lots to be zoned R-20.

Proposed Zoning:

Request – The applicant requests to rezone the property from R-40 to R-20 for the creation of a single-family residential subdivision consisting of twenty-five (25) single-family residential lots and five (5) open space lots. The development covers a total of 17.32 acres.

The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size:	20,000 square feet
Minimum Lot Width:	100 feet

Minimum Lot Depth:	125 feet
Front Building Line:	30 feet
Side Building Line:	10 feet
Rear Building Line:	25 feet
Maximum Lot Coverage:	30 percent

Analysis: The requested rezoning allows the applicant to develop the lots in a manner complementary to the neighborhoods surrounding it.

The applicant had applied for a preliminary/final plat for the property due to the city's zoning map showing the zoning for these lots to be the R-20 zoning district. It has been discovered that these properties actually have R-40 zoning based on a Planning and Zoning Commission case from 2006, O-06-1600. A request to rezone the property from the R-40 district to the R-20 district was denied by the Planning and Zoning Commission. The applicant at that time did not appeal to City Council, therefore the zoning remains R-40. Starting in January of 2007, the official zoning map has shown the R-20 zoning on the property. This error has continued through present day.

The exhibit provided is the Preliminary/Final Plat exhibit, which will be scheduled with the Planning and Zoning Commission and City Council at a later date.

Timeline for Zoning: Many properties in and around these properties have been developed for a decade or more and were rezoned from R-40 to R-20.

1997	O-97-1058	Remington Park from AG, R-20, & R-40 to PUD-R
2001	O-01-1286	Rosewood Villas from PUD-C to PUD- R and CC-2
2006	O-06-1594	Lavaca Trail/Estates from AG and R-40 to R-20
2006	O-06-1599	Lavaca Parc from R-40 to R-20
2006	O-06-1597	Legacy Estates western lots from R-40 to R-20
2006	O-06-1594	Kays Court and Emmas Court from R-40 & AG to R-20
2006	O-06-1563	Villas of Colleyville from CC-2 to PUD-R
2007	O-07-1627	Villas of Colleyville from CC-2 to PUD-R
2014	O-14-1924	Legacy Estates eastern lots from R-40 to R-20

Surrounding Development: The properties to the south, across Lavaca Trail and west have R-20 zoning and have developed with single-family residential structures. Properties to the north and east have PUD-R zoning and have developed with single-family residential structures.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed PUD-R with R-20 standards does not conflict with any portion of the comprehensive

plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code. To date, 3 letters in opposition and 48 letters (to include petitions) in favor have been submitted. One property owner revised their letter to change from opposition to support.

Staff Recommendation: Staff recommends approval for the applicant's request based on the following findings:

1. The proposed zoning meets the intent of the residential designation assigned in the *Destination Colleyville* comprehensive plan.
2. The R-20 zoning continues the R-20 zoning districts around the subject property and is similar to the development pattern already established.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the R-20 zoning at their October 22, 2018 meeting by a vote of 7-0.

City Council Action: The City Council remanded the item back to the Planning & Zoning Commission to reconsider this case as PUD-R Planned Unit Development - Residential zoning with R-20 standards. Specifically, the purpose of the PUD-R zoning is so it includes recognition of the agreements between the neighboring Homeowners Associations and the developer, to allow private streets, and to authorize 11.3% open space within the development.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Tree Preservation Plan
6. City Zoning Map 2006
7. City Zoning Map 2007
8. Planning and Zoning Commission Minutes 11.13.2006
9. City Council Agenda Briefing 12.05.2006
10. Photos Taken by Staff

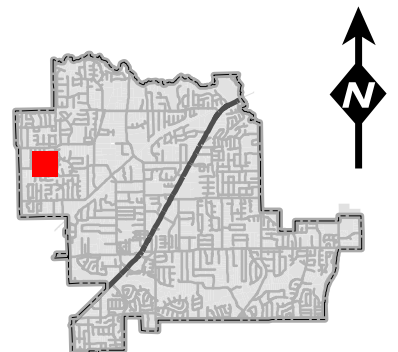
11. Notification Map
12. Notification List
13. Property Owner Notification Letter
14. Letters of Opposition
15. Letters of Support
16. Draft Ordinance

Aerial Map



ZC18-033

712 - 810 Lavaca Trail



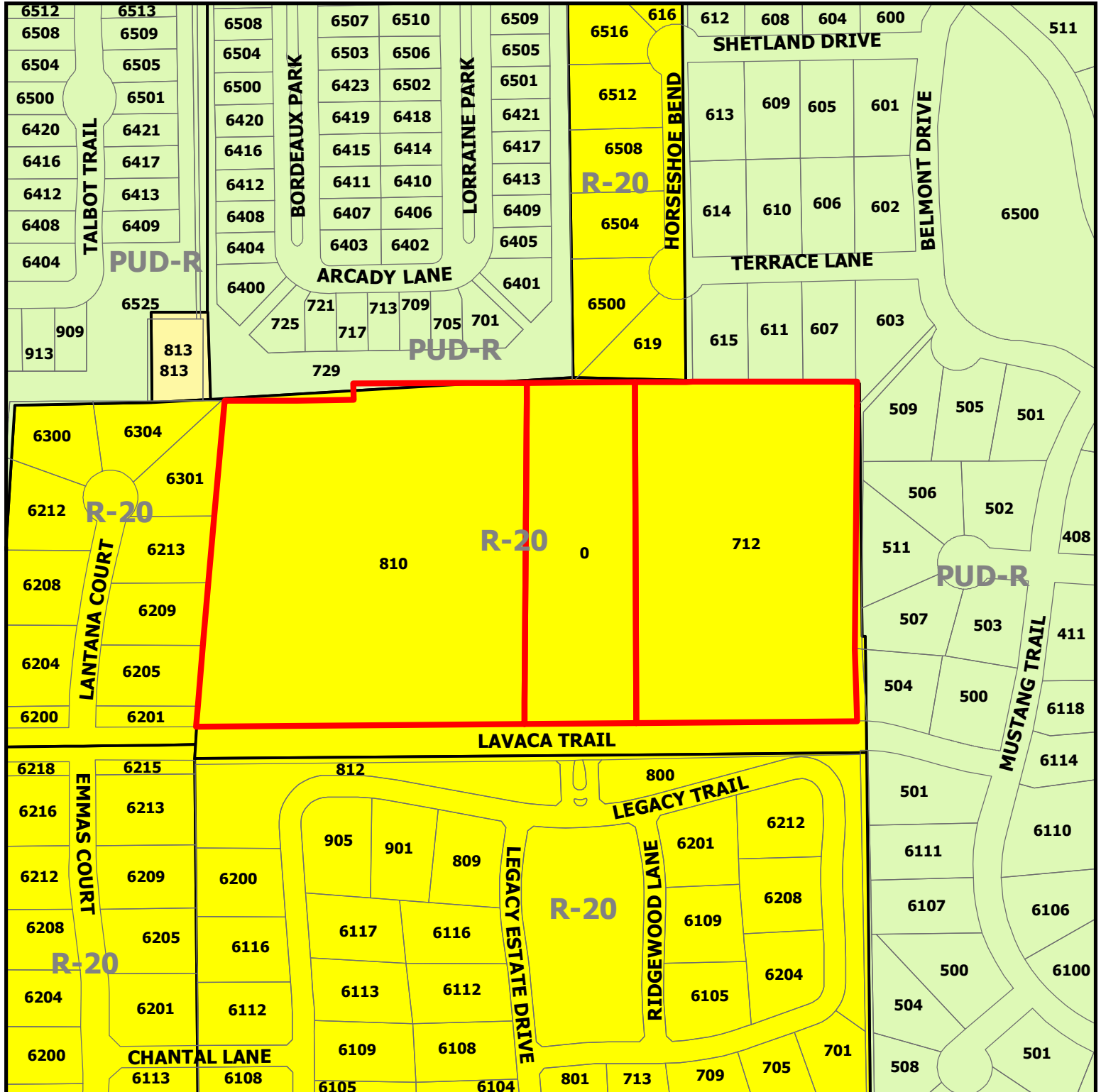
DISCLAIMER:

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

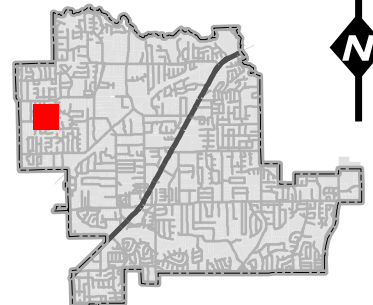
Zoning Map



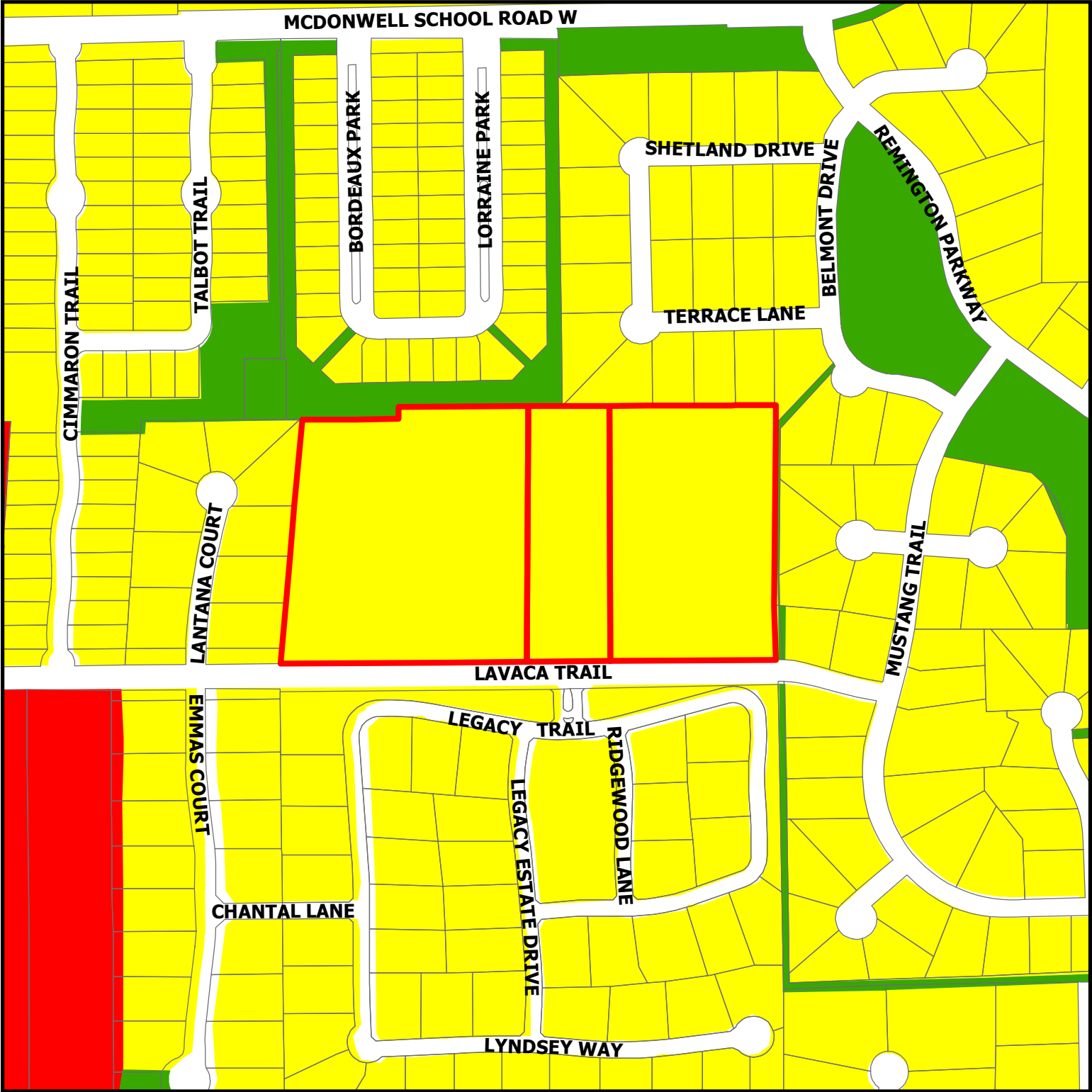
ZC18-033
712 - 810 Lavaca Trail

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



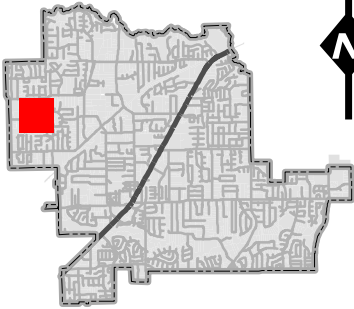
Future Land Use Map



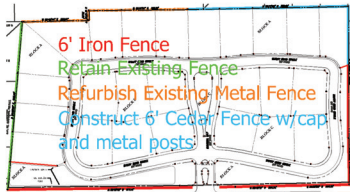
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

ZC18-033
712 - 810 Lavaca Trail

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



Zoning Exhibit



Site Data Summary Chart

Single Family Residential Lots	25
Common Areas	5
Residential Lots	67.76% 11.74 ac.
Open Space	11.32% 1.96 ac.
R.O.W.	20.92% 3.62 ac.
Res. Gross Acreage	100.00% 17.32 ac.

Site Data

Gross Acreage	17.32 ac.
Gross Density	1.44

Lot Summary

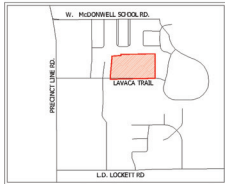
Residential Lots	25
Minimum Building Lot Area	20,000 s.f.
Average Building Lot Area	20,448 s.f.
Common Areas	5

L.U.D. / Zoning

Existing Zoning:	R-20 & R-40
Proposed Zoning:	R-20

Notes:

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



Owner:

Ralph Sells
2405 Southern Hills Court
Keller, TX 76248

Engineer:

Hamilton Duffy, P.C.
8241 Mid Cities Blvd., #100
North Richland Hills, TX 76182
Tel: 817-268-0408
Contact: Keith Hamilton

Applicant:

Hat Creek Development
P.O. Box 92747
Southlake, TX 76092
817-329-3111
Contact: Kosse Maykus



Planner:

SAGE GROUP, INC.

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

17 DEC 18



1" = 50'



Development Plan

Legend	
5' Concrete Sidewalk	-----
6' Concrete Trail	-----
Common Open Space	Green
Residential Lots	Yellow



The Legacy North

Colleyville, Tarrant County, Texas

Tree Preservation Plan

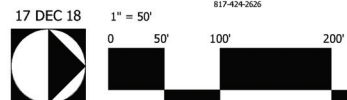


Owner:
Ralph Sells
2405 Southern Hills Court
Keller, TX 76248

Engineer:
Hamilton Duffy, P.C.
8241 Mid Cities Blvd., #100
North Richland Hills, TX 76182
Tel: 817-268-0408
Contact: Keith Hamilton

Applicant:
Hat Creek Development
P.O. Box 92747
Southlake, TX 76092
817-329-3111
Contact: Kosse Maykus

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



Tree Location Plan

The Legacy North

Colleyville, Tarrant County, Texas

Tree Preservation Plan



Tree Preservation Notes

1. ALL TREES SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING). REFERENCE SHEET TP-01 FOR TREE PROTECTION DETAILS.
2. REFERENCE RELATED CIVIL ENGINEERING PLANS FOR EXACT LOCATION OF UNDERGROUND UTILITY LINES.
3. REFERENCE RELATED IRRIGATION PLANS FOR LOCATION OF UNDERGROUND IRRIGATION HEAD AND LINE LOCATIONS.
4. INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN, SIGNED AND SEALED BY A TEXAS REGISTERED PE TO THE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATIONS. SINGLE LOTS SHALL ACCOMMODATE THEIR OWN DRAINAGE.

Tree Legend

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN SIZE VARIES SELECTIVELY PRUNE APPROXIMATE LOCATION OF CRITICAL ROOT ZONE
	EXISTING TREE TO BE REMOVED DURING SUBDIVISION CONSTRUCTION SIZE VARIES
	EXISTING TREE TO BE REMOVED DURING HOME CONSTRUCTION SIZE VARIES
	TREE PROTECTION FENCING FOR SUBDIVISION CONSTRUCTION
	TREE PROTECTION FENCING FOR BUILDER CONSTRUCTION

Tree Summary For: Legacy North - Dec 17, 2018

Tree Canopy	%	#	Acres
Project Area		754,571	17.323
Tree Canopy Coverage	40.4%	304,613	6.993
Required Preservation of Tree Canopy	50%	382,897	8.696
Canopy of Exempt Trees		139,636	3.206
Maximum Credit for Preserving Canopy of Exempt Trees		69,818	1.603
Preserved Canopy of Exempt Trees		3,089	0.071
Preserved Canopy of Non-Exempt Trees		164,977	3.767
Provided Preservation of Tree Canopy	55%	168,066	3.816
Surplus Preservation of Tree Canopy		15,700	0.362
Tree Mitigation			
Required Tree Mitigation Planting		0	
Provided Tree Mitigation Planting		0	
Surplus Tree Mitigation Planting		\$0.00	
Required Tree Mitigation Payment		\$0.00	
Provided Tree Mitigation Payment		\$0.00	
Surplus Tree Mitigation Payment		\$0.00	



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

Tree Preservation Plan PLAN



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

Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT
Hat Creek Development
P.O. Box 92747
Southlake, TX 76092
Phone: 817-325-3111
Contact: Kossie Nayles

THE LEGACY NORTH
COLLEYVILLE, TEXAS

Issued
Oct 3, 2018

Revisions

SHEET
TP.01

Tree Preservation Plan

Project	Phase	Task	Start	End	Duration	Progress	Assignee	Status	Dependencies	Notes
Project A	Phase 1	Task A1.1	2023-01-01	2023-01-05	5	100%	John Doe	Completed		
		Task A1.2	2023-01-06	2023-01-10	5	100%	Jane Smith	Completed	Task A1.1	
		Task A1.3	2023-01-11	2023-01-15	5	100%	John Doe	Completed	Task A1.2	
		Task A1.4	2023-01-16	2023-01-20	5	100%	Jane Smith	Completed	Task A1.3	
		Task A1.5	2023-01-21	2023-01-25	5	100%	John Doe	Completed	Task A1.4	
		Task A1.6	2023-01-26	2023-01-30	5	100%	Jane Smith	Completed	Task A1.5	
		Task A1.7	2023-01-31	2023-02-04	5	100%	John Doe	Completed	Task A1.6	
		Task A1.8	2023-02-05	2023-02-09	5	100%	Jane Smith	Completed	Task A1.7	
		Task A1.9	2023-02-10	2023-02-14	5	100%	John Doe	Completed	Task A1.8	
		Task A1.10	2023-02-15	2023-02-19	5	100%	Jane Smith	Completed	Task A1.9	
Project B	Phase 2	Task B2.1	2023-02-20	2023-02-24	5	100%	John Doe	Completed		
		Task B2.2	2023-02-25	2023-03-01	6	100%	Jane Smith	Completed	Task B2.1	
		Task B2.3	2023-03-02	2023-03-06	5	100%	John Doe	Completed	Task B2.2	
		Task B2.4	2023-03-07	2023-03-11	5	100%	Jane Smith	Completed	Task B2.3	
		Task B2.5	2023-03-12	2023-03-16	5	100%	John Doe	Completed	Task B2.4	
		Task B2.6	2023-03-17	2023-03-21	5	100%	Jane Smith	Completed	Task B2.5	
		Task B2.7	2023-03-22	2023-03-26	5	100%	John Doe	Completed	Task B2.6	
		Task B2.8	2023-03-27	2023-04-01	5	100%	Jane Smith	Completed	Task B2.7	
		Task B2.9	2023-04-02	2023-04-06	5	100%	John Doe	Completed	Task B2.8	
		Task B2.10	2023-04-07	2023-04-11	5	100%	Jane Smith	Completed	Task B2.9	
Project C	Phase 3	Task C3.1	2023-04-12	2023-04-16	5	100%	John Doe	Completed		
		Task C3.2	2023-04-17	2023-04-21	5	100%	Jane Smith	Completed	Task C3.1	
		Task C3.3	2023-04-22	2023-04-26	5	100%	John Doe	Completed	Task C3.2	
		Task C3.4	2023-04-27	2023-05-01	5	100%	Jane Smith	Completed	Task C3.3	
		Task C3.5	2023-05-02	2023-05-06	5	100%	John Doe	Completed	Task C3.4	
		Task C3.6	2023-05-07	2023-05-11	5	100%	Jane Smith	Completed	Task C3.5	
		Task C3.7	2023-05-12	2023-05-16	5	100%	John Doe	Completed	Task C3.6	
		Task C3.8	2023-05-17	2023-05-21	5	100%	Jane Smith	Completed	Task C3.7	
		Task C3.9	2023-05-22	2023-05-26	5	100%	John Doe	Completed	Task C3.8	
		Task C3.10	2023-05-27	2023-05-31	5	100%	Jane Smith	Completed	Task C3.9	
Project D	Phase 4	Task D4.1	2023-06-01	2023-06-05	5	100%	John Doe	Completed		
		Task D4.2	2023-06-06	2023-06-10	5	100%	Jane Smith	Completed	Task D4.1	
		Task D4.3	2023-06-11	2023-06-15	5	100%	John Doe	Completed	Task D4.2	
		Task D4.4	2023-06-16	2023-06-20	5	100%	Jane Smith	Completed	Task D4.3	
		Task D4.5	2023-06-21	2023-06-25	5	100%	John Doe	Completed	Task D4.4	
		Task D4.6	2023-06-26	2023-06-30	5	100%	Jane Smith	Completed	Task D4.5	
		Task D4.7	2023-07-01	2023-07-05	5	100%	John Doe	Completed	Task D4.6	
		Task D4.8	2023-07-06	2023-07-10	5	100%	Jane Smith	Completed	Task D4.7	
		Task D4.9	2023-07-11	2023-07-15	5	100%	John Doe	Completed	Task D4.8	
		Task D4.10	2023-07-16	2023-07-20	5	100%	Jane Smith	Completed	Task D4.9	
Project E	Phase 5	Task E5.1	2023-07-21	2023-07-25	5	100%	John Doe	Completed		
		Task E5.2	2023-07-26	2023-07-30	5	100%	Jane Smith	Completed	Task E5.1	
		Task E5.3	2023-07-31	2023-08-04	5	100%	John Doe	Completed	Task E5.2	
		Task E5.4	2023-08-05	2023-08-09	5	100%	Jane Smith	Completed	Task E5.3	
		Task E5.5	2023-08-10	2023-08-14	5	100%	John Doe	Completed	Task E5.4	
		Task E5.6	2023-08-15	2023-08-19	5	100%	Jane Smith	Completed	Task E5.5	
		Task E5.7	2023-08-20	2023-08-24	5	100%	John Doe	Completed	Task E5.6	
		Task E5.8	2023-08-25	2023-08-29	5	100%	Jane Smith	Completed	Task E5.7	
		Task E5.9	2023-08-30	2023-09-03	5	100%	John Doe	Completed	Task E5.8	
		Task E5.10	2023-09-04	2023-09-08	5	100%	Jane Smith	Completed	Task E5.9	
Project F	Phase 6	Task F6.1	2023-09-09	2023-09-13	5	100%	John Doe	Completed		
		Task F6.2	2023-09-14	2023-09-18	5	100%	Jane Smith	Completed	Task F6.1	
		Task F6.3	2023-09-19	2023-09-23	5	100%	John Doe	Completed	Task F6.2	
		Task F6.4	2023-09-24	2023-09-28	5	100%	Jane Smith	Completed	Task F6.3	
		Task F6.5	2023-09-29	2023-10-03	5	100%	John Doe	Completed	Task F6.4	
		Task F6.6	2023-10-04	2023-10-08	5	100%	Jane Smith	Completed	Task F6.5	
		Task F6.7	2023-10-09	2023-10-13	5	100%	John Doe	Completed	Task F6.6	
		Task F6.8	2023-10-14	2023-10-18	5	100%	Jane Smith	Completed	Task F6.7	
		Task F6.9	2023-10-19	2023-10-23	5	100%	John Doe	Completed	Task F6.8	
		Task F6.10	2023-10-24	2023-10-28	5	100%	Jane Smith	Completed	Task F6.9	
Project G	Phase 7	Task G7.1	2023-10-29	2023-10-31	3	100%	John Doe	Completed		
		Task G7.2	2023-11-01	2023-11-03	3	100%	Jane Smith	Completed	Task G7.1	
		Task G7.3	2023-11-04	2023-11-06	3	100%	John Doe	Completed	Task G7.2	
		Task G7.4	2023-11-07	2023-11-09	3	100%	Jane Smith	Completed	Task G7.3	
		Task G7.5	2023-11-10	2023-11-12	3	100%	John Doe	Completed	Task G7.4	
		Task G7.6	2023-11-13	2023-11-15	3	100%	Jane Smith	Completed	Task G7.5	
		Task G7.7	2023-11-16	2023-11-18	3	100%	John Doe	Completed	Task G7.6	
		Task G7.8	2023-11-19	2023-11-21	3	100%	Jane Smith	Completed	Task G7.7	
		Task G7.9	2023-11-22	2023-11-24	3	100%	John Doe	Completed	Task G7.8	
		Task G7.10	2023-11-25	2023-11-27	3	100%	Jane Smith	Completed	Task G7.9	
Project H	Phase 8	Task H8.1	2023-11-28	2023-11-30	3	100%	John Doe	Completed		
		Task H8.2	2023-12-01	2023-12-03	3	100%	Jane Smith	Completed	Task H8.1	
		Task H8.3	2023-12-04	2023-12-06	3	100%	John Doe	Completed	Task H8.2	
		Task H8.4	2023-12-07	2023-12-09	3	100%	Jane Smith	Completed	Task H8.3	
		Task H8.5	2023-12-10	2023-12-12	3	100%	John Doe	Completed	Task H8.4	
		Task H8.6	2023-12-13	2023-12-15	3	100%	Jane Smith	Completed	Task H8.5	
		Task H8.7	2023-12-16	2023-12-18	3	100%	John Doe	Completed	Task H8.6	
		Task H8.8	2023-12-19	2023-12-21	3	100%	Jane Smith	Completed	Task H8.7	
		Task H8.9	2023-12-22	2023-12-24	3	100%	John Doe	Completed	Task H8.8	
		Task H8.10	2023-12-25	2023-12-27	3	100%	Jane Smith	Completed	Task H8.9	
Project I	Phase 9	Task I9.1	2023-12-28	2023-12-30	3	100%	John Doe	Completed		
		Task I9.2	2023-12-31	2024-01-02	3	100%	Jane Smith	Completed	Task I9.1	
		Task I9.3	2024-01-03	2024-01-05	3	100%	John Doe	Completed	Task I9.2	
		Task I9.4	2024-01-06	2024-01-08	3	100%	Jane Smith	Completed	Task I9.3	
		Task I9.5	2024-01-09	2024-01-11	3	100%	John Doe	Completed	Task I9.4	
		Task I9.6	2024-01-12	2024-01-14	3	100%	Jane Smith	Completed	Task I9.5	
		Task I9.7	2024-01-15	2024-01-17	3	100%	John Doe	Completed	Task I9.6	
		Task I9.8	2024-01-18	2024-01-20	3	100%	Jane Smith	Completed	Task I9.7	
		Task I9.9	2024-01-21	2024-01-23	3	100%	John Doe	Completed	Task I9.8	
		Task I9.10	2024-01-24	2024-01-26	3	100%	Jane Smith	Completed	Task I9.9	
Project J	Phase 10	Task J10.1	2024-01-27	2024-01-29	3	100%	John Doe	Completed		
		Task J10.2	2024-01-30	2024-01-31	2	100%	Jane Smith	Completed	Task J10.1	
		Task J10.3	2024-02-01	2024-02-02	2	100%	John Doe	Completed	Task J10.2	
		Task J10.4	2024-02-03	2024-02-04	2	100%	Jane Smith	Completed	Task J10.3	
		Task J10.5	2024-02-05	2024-02-06	2	100%	John Doe	Completed	Task J10.4	
		Task J10.6	2024-02-07	2024-02-08	2	100%	Jane Smith	Completed	Task J10.5	
		Task J10.7	2024-02-09	2024-02-10	2	100%	John Doe	Completed	Task J10.6	
		Task J10.8	2024-02-11	2024-02-12	2	100%	Jane Smith	Completed	Task J10.7	
		Task J10.9	2024-02-13	2024-02-14	2	100%	John Doe	Completed	Task J10.8	
		Task J10.10	2024-02-15	2024-02-16	2	100%	Jane Smith	Completed	Task J10.9	
Project K	Phase 11	Task K11.1	2024-02-17	2024-02-19	3	100%	John Doe	Completed		
		Task K11.2	2024-02-20	2024-02-21	2	100%	Jane Smith	Completed	Task K11.1	
		Task K11.3	2024-02-22	2024-02-23	2	100%	John Doe	Completed	Task K11.2	
		Task K11.4	2024-02-24	2024-02-25	2	100%	Jane Smith	Completed	Task K11.3	
		Task K11.5	2024-02-26	2024-02-27	2	100%	John Doe	Completed	Task K11.4	
		Task K11.6	2024-02-28	2024-02-29	2	100%	Jane Smith	Completed	Task K11.5	
		Task K11.7	2024-03-01	2024-03-02	2	100%	John Doe	Completed	Task K11.6	
		Task K11.8	2024-03-03	2024-03-04	2	100%	Jane Smith	Completed	Task K11.7	
		Task K11.9	2024-03-05	2024-03-06	2	100%	John Doe	Completed	Task K11.8	
		Task K11.10	2024-03-07	2024-03-08	2	100%	Jane Smith	Completed	Task K11.9	
Project L	Phase 12	Task L12.1	2024-03-09	2024-03-11	3	100%	John Doe	Completed		
		Task L12.2	2024-03-12	2024-03-13	2	100%	Jane Smith	Completed	Task L12.1	
		Task L12.3	2024-03-14	2024-03-15	2	100%	John Doe	Completed	Task L12.2	
		Task L12.4	2024-03-16	2024-03-17	2	100%	Jane Smith	Completed	Task L12.3	
		Task L12.5	2024-03-18	2024-03-19	2	100%	John Doe	Completed	Task L12.4	
		Task L12.6	2024-03-20	2024-03-21	2	100%	Jane Smith	Completed	Task L12.5	
		Task L12.7	2024-03-22	2024-03-23	2	100%	John Doe	Completed	Task L12.6	
		Task L12.8	2024-03-24	2024-03-25	2	100%	Jane Smith	Completed	Task L12.7	
		Task L12.9	2024-03-26	2024-03-27	2	100%	John Doe	Completed	Task L12.8	
		Task L12.10	2024-03-28	2024-03-29	2	100%	Jane Smith	Completed	Task L12.9	
Project M	Phase 13	Task M13.1	2024-03-30	2024-03-31	2	100%	John Doe	Completed		
		Task M13.2	2024-04-01	2024-04-02	2	100%	Jane Smith	Completed	Task M13.1	
		Task M13.3	2024-04-03	2024-04-04	2	100%	John Doe	Completed	Task M13.2	
		Task M13.4	2024-04-05	2024-04-06	2	100%	Jane Smith	Completed	Task M13.3	
		Task M13.5	2024-04-07	2024-04-08	2	100%	John Doe	Completed	Task M13.4	
		Task M13.6	2024-04-09	2024-04-10	2	100%	Jane Smith	Completed	Task M13.5	
		Task M13.7	2024-04-11	2024-04-12	2	100%	John Doe	Completed	Task M13.6	
		Task M13.8	2024-04-13	2024-04-14	2	100%	Jane Smith	Completed	Task M13.7	
		Task M13.9	2024-04-15	2024-04-16	2	100%	John Doe	Completed	Task M13.8	
		Task M13.10	2024-04-17	2024-04-18	2	100%	Jane Smith	Completed	Task M13.9	
Project N	Phase 14	Task N14.1	2024-04-19	2024-04-20	2	100%	John Doe	Completed		
		Task N14.2	2024-04-21	2024-04-22	2	100%	Jane Smith	Completed	Task N14.1	
		Task N14.3	2024-04-23	2024-04-24	2	100%	John Doe	Completed	Task N14.2	
		Task N14.4	2024-04-25	2024-04-26	2	100%	Jane Smith	Completed	Task N14.3	
		Task N14.5	2024-04-27	2024-04-28	2	100%	John Doe	Completed	Task N14.4	
		Task N14.6	2024-04-29	2024-04-30	2	100%	Jane Smith	Completed	Task N14.5	
		Task N14.7	2024-05-01	2024-05-02	2	100%	John Doe	Completed	Task N14.6	
		Task N14.8	2024-05-03	2024-05-04	2	100%	Jane Smith	Completed	Task N14.7	
		Task N14.9	2024-05-05	2024-05-06	2	100%	John Doe	Completed	Task N14.8	
		Task N14.10	2024-05-07	2024-05-08	2	100%	Jane Smith	Completed	Task N14.9	
Project O	Phase 15	Task O15.1	2024-05-09	2024-0						

Tree Survey

TREE LIST



APPLICANT
Hat Creek Development
P.O. Box 92747
Southlake, TX 76092
Phone: 817-329-3111
Contact: Kosse Maykus

THE LEGACY NORTH
COLLEYVILLE, TEXAS

Issued
Oct 3, 2018

Revisions

SHEET
TP.02

SHEET
TP.03

City Zoning Map 2006

Zoning

Legend

-  Schools
-  Parks
-  Municipal Locations
-  AG Agricultural
-  CC-1 Village Retail
-  CC-2 Shopping Center
-  CC-3 Highway Commercial
-  CN Neighborhood Commercial
-  CP0 Professional Office
-  ML Light Manufacturing
-  PUD-C Planned Unit Development, Commercial
-  PUD-R Planned Unit Development, Residential
-  R-10 Single Family Residential (10,000 sq. ft. min)
-  R-15 Single Family Residential (15,000 sq. ft. min)
-  R-20 Single Family Residential (20,000 sq. ft. min)
-  R-30 Single Family Residential (30,000 sq. ft. min)
-  R-40 Single Family Residential (40,000 sq. ft. min)
-  R-MF Multi-Family Residential
-  RD Two Family Residential
-  RE Single Family 'Estate' Residential



DISCLAIMER

This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

0 1,000 2,000 4,000 6,000 8,000 Feet

Last update 10/1/06

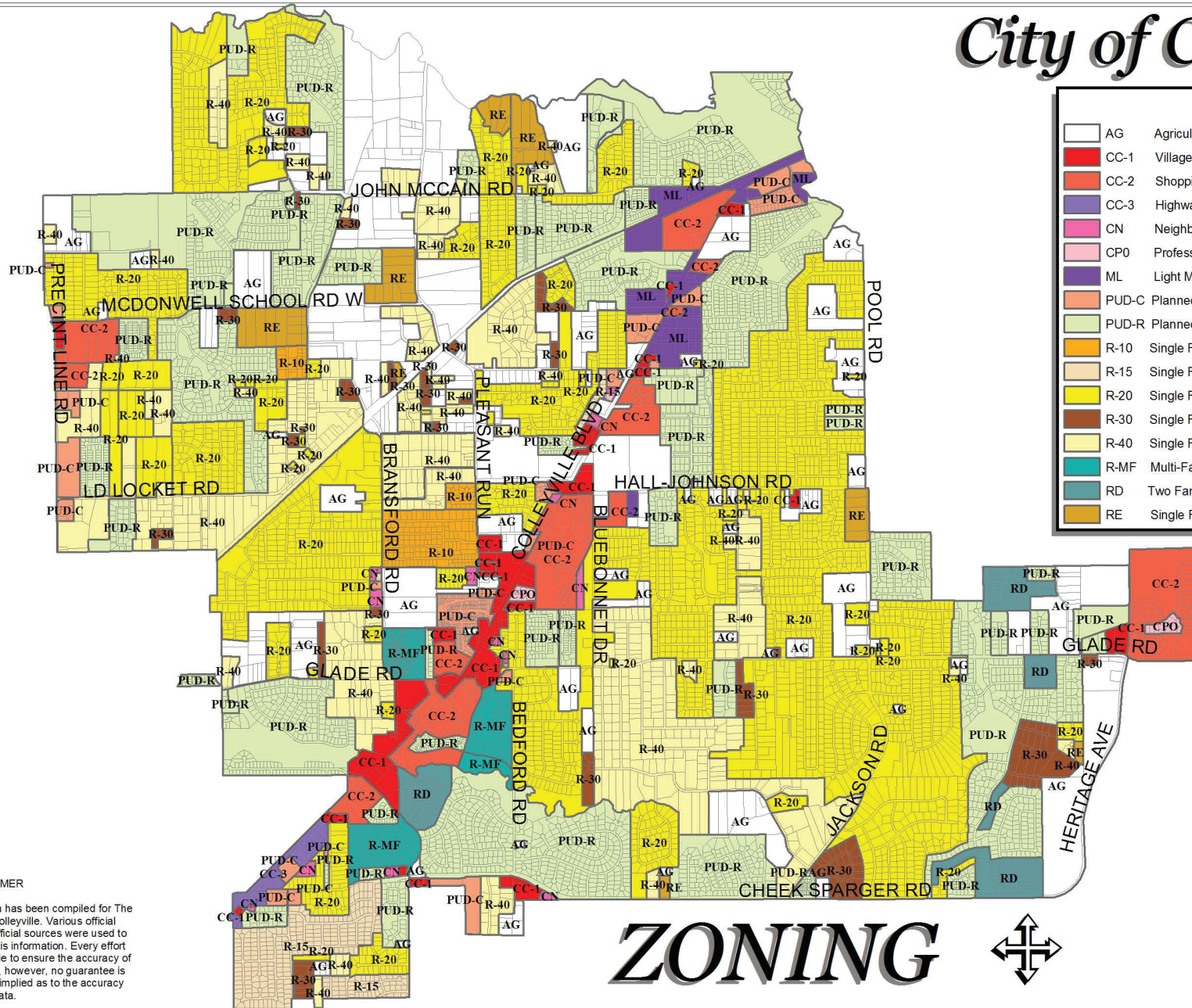


Geographic Information Systems

City Zoning Map 2007

City of Colleyville

Legend	
AG	Agricultural
CC-1	Village Retail
CC-2	Shopping Center
CC-3	Highway Commercial
CN	Neighborhood Commercial
CP0	Professional Office
ML	Light Manufacturing
PUD-C	Planned Unit Development, Commercial
PUD-R	Planned Unit Development, Residential
R-10	Single Family Residential (10,000 sq. ft. min)
R-15	Single Family Residential (15,000 sq. ft. min)
R-20	Single Family Residential (20,000 sq. ft. min)
R-30	Single Family Residential (30,000 sq. ft. min)
R-40	Single Family Residential (40,000 sq. ft. min)
R-MF	Multi-Family Residential
RD	Two Family Residential
RE	Single Family 'Estate' Residential



DISCLAIMER

This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



City of Colleyville

Minutes - Final

100 Main Street
Colleyville, Texas 76034
(817) 503-1000
www.colleyville.com

Planning and Zoning Commission

Monday, November 13, 2006

7:00 PM

City Council Chambers

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

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

REVIEW OF REGULAR AGENDA ITEMS

**REGULAR MEETING
7:00 P.M.**

1. CALL TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Chairman Byerly on November 13, 2006 at 7:00 p.m.

2. ROLL CALL

Present: Commissioners Robert McCormick, Dave Dudziak, Scott Redfearn, Mary Taylor, David Phelps, Denis Duffy, Jeff Byerly

Staff Members: Barry LeBaron, Chris Fuller, Robert McKeown and Chad Barte

3. INVOCATION

The invocation was given by Commissioner Dudziak.

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF MINUTES

Commissioner Byerly stated City Attorney Michael Kallas needs to be placed throughout the minutes. The attorney's last name had been misspelled.

Commissioner Duffy stated the word codicil was misspelled in item number 11.

Commissioner Duffy moved to approve the minutes with corrections. Commissioner Dudziak seconded.

The motion carried by the following vote:

Aye: 7 - McCormick, Dudziak, Redfearn, Taylor, Phelps, Duffy, Byerly

6. CITIZEN COMMENTS REGARDING ITEMS NOT ON THE AGENDA

None

7. REGULAR AGENDA ITEMS

7a Consideration of appointments to the Park Land Dedication Committee

Barry LeBaron briefed the Commissioners regarding the Parkland Dedication Committee.

Commissioner Redfearn moved to appoint Commissioner Duffy to the Parkland Dedication Committee. Commissioner Dudziak seconded.

The motion carried by the following vote:

Aye: 7 - McCormick, Dudziak, Redfearn, Taylor, Phelps, Duffy, Byerly

8. PUBLIC HEARING AGENDA ITEMS

8a Case Z-06-026- PUBLIC HEARING - Request for a zoning change from R40-Single Family Residential to R20-Single Family Residential on 1.06 acres on Lot 5, Block 1 of the Alianne Estates located at 6214 Theresa Lane

Chris Fuller presented the case and briefed the Commissioners.

Commissioner Byerly opened the public hearing at 7:13 p.m.

Dean Larson, the applicant, came forward to present the case and brief the Commissioners regarding the rezoning request.

There being no one wishing to speak, the public hearing was closed at 7:15 p.m.

Commissioner Duffy moved to deny case Z-06-026. Commissioner Byerly seconded.

Commissioner Duffy disagreed with the rezoning request and stated this

will set the precedent for subdividing other R40 properties.

Commissioner Byerly concurred with Commissioner Duffy.

The motion carried by the following vote:

Aye: 7 - McCormick, Dudziak, Redfearn, Taylor, Phelps, Duffy, Byerly

8b

Approval of a Request for a Special Use Permit on 17 acres out of the R.N. McEwing Survey and the McEwing Addition located at 712-900 Lavaca Trail, Case Z-06-027

Chris Fuller presented the case and briefed the Commissioners.

Barry LeBaron briefed the Commissioners regarding a study being conducted concerning the traffic issues on Lavaca Trail and the surrounding area.

Commissioner Dudziak questioned staff if the Remington Park subdivision is served by the Liberty Elementary School in the Keller school district? Barry LeBaron replied the majority does not. Commissioner Redfearn stated some do go to that elementary school.

Commissioner Byerly opened the public hearing at 7:20 p.m.

Jeffrey Zimmerman, the applicant, came forward to present the case and brief the Commissioners.

Ron Shirley, 638 Castlrock, Southlake, stated he would like to see a conceptual plat or drainage study done before the rezoning request is approved. Other developers in this area have had to do so before rezoning their properties.

There being no one wishing to speak, the public hearing was closed at 7:30 p.m.

Commissioner Duffy made motion to separate the Special Use Permit (SUP) and rezoning as two separate issues. Commissioner Taylor seconded.

Commissioner Byerly questioned Mr. Zimmerman regarding if the R20 zoning would be acceptable without the SUP? Mr. Zimmerman stated he needs the SUP with the R20 zoning to allow for the grazing animals.

Commissioner Taylor questioned Mr. Zimmerman how many animals are there currently? Mr. Zimmerman replied six cattle and two calves.

Commissioner Phelps questioned Mr. Zimmerman for clarity the cattle are allowed now with the R40 zoning due to being "grandfathered" in? Mr. Zimmerman replied correct.

Commissioner Duffy moved to deny case Z-06-027. Commissioner Dudziak seconded.

Commissioner Duffy stated this commission needs to plan for the traffic and drainage before approving more homes in this area. He stated this area is not well planned. He suggested to deny this zoning case until a general overall study has been completed because Lavaca Trail needs to be improved.

Commissioner Taylor concurred with Commissioner Duffy.

Commissioner Phelps stated the history shows this rezoning would be reasonable, however, without having a drainage study or traffic study completed, it will not be a good decision to rezone. The timing for rezoning is premature for this property.

Commissioner Dudziak stated understanding why Mr. Zimmerman wants to rezone and thanked Mr. Zimmerman for keeping the rural feel for as long as he has.

Commissioner Byerly disagreed and stated understanding Mr. Zimmerman's issues. He stated a plat and a drainage study is not required for rezoning. He stated it is not necessary to see a preliminary plat for rezoning.

Commissioner McCormick questioned the Commissioners regarding why are we opposing what has been asked for in the past? Commissioner Taylor replied not opposing the actual R20 zoning, it is opposing it for all of the other reasons, the traffic and drainage for this area

Commissioner McCormick stated the roads will be built once the homes are built.

Commissioner Phelps stated it is not really the same without having a plat to look at in the beginning. If Mr. Zimmerman chose to keep the middle lot and sell the ones around him, then there would be two smaller R20 developments.

Commissioner Redfearn agreed with many concerns, the timing on this request is too soon. Over the next few months, the studies will be complete and will give further insight.

Commissioner Byerly questioned staff if the time limit is one year for this

applicant to come forward with the same rezoning request? Barry LeBaron replied the one year time frame only comes into affect if the council were to deny the zoning.

The motion carried by the following vote:

Aye: 5 - Dudziak, Redfearn, Taylor, Phelps, Duffy

Nay: 2 - McCormick, Byerly

Commissioner Byerly move to approve the Special Use Permit as provided in the code. Commissioner Taylor seconded.

Commissioner Duffy stated the Special Use Permit stays with the land, but if the land is subdivided, the Special Use Permit goes away. Both movers accepted.

The motion carried by the following vote:

Aye: 7 - McCormick, Dudziak, Redfearn, Taylor, Phelps, Duffy, Byerly

9. TABLED ITEMS

9a Case G-06-028- Consider amending the Planning and Zoning Commission's Rules of Procedure

Commissioner Duffy moved to remove case G-06-028 from the table. Commissioner Byerly seconded.

The motion carried by the following vote:

Aye: 6 - McCormick, Redfearn, Taylor, Phelps, Duffy, Byerly

Nay: 1 - Dudziak

Barry LeBaron briefed the Commissioners regarding this item.

Commissioner Redfearn moved to approve case G-06-028. Commissioner Phelps seconded.

The motion carried by the following vote:

Aye: 7 - McCormick, Dudziak, Redfearn, Taylor, Phelps, Duffy, Byerly

10. STAFF COMMENTS, REPORTS AND DISCUSSION ITEMS

Barry LeBaron thanked the Commissioners for being present at the workshop on November 2, 2006.

11. COMMISSIONERS' COMMENTS AND REPORTS

Commissioner Dudziak stated wanting to see the study for Lavaca Trail to help make better decisions.

Commissioner Byerly stated he wants the new procedures for the public hearing on the back of the speaker cards. Barry LeBaron replied we would do so.

Commissioner Byerly reminded everyone regarding the holidays, to bring calendars to the next meeting to make sure there is enough people to meet. Barry LeBaron stated the developers are busy as well.

12. ADJOURNMENT

There being no further business before the Planning and Zoning Commission, the meeting adjourned at 7:50 p.m. Approved by acclamation.

I hereby certify the above agenda was posted on the bulletin boards at City Hall on November 9, 2006 by 5:00 p.m.

Amy Shelley, Planning and Zoning Assistant

Minutes approved on November 27, 2006.



City of Colleyville

Agenda Briefing

100 Main Street
Colleyville, Texas 76034
(817) 503-1000
www.colleyville.com

File Number: O-06-1600

File Number: O-06-1600	File Type: Ordinance	Status: First Reading
Version: 1	Agenda Date: 12/05/2006	Controlling Body: City Council
Requester: Community Development Department	Agenda No.: 6a	Final Action:
File Name: Approval of a Request for a Special Use Permit on 17 acres out of the R.N. McEwing Survey and the McEwing Addition located at 712-900 Lavaca Trail, Case Z-06-027		
Attachments: Location and Zoning Map • List of Property Owners Notified • Zoning Exhibits • Ordinance O-06-1600		

History of Legislative File

Version:	Date:	Acting Body:	Action Text:
1	11/13/2006	Planning and Zoning Commission	
1	12/05/2006	City Council	

Title

Approval of a Request for a Special Use Permit on 17 acres out of the R.N. McEwing Survey and the McEwing Addition located at 712-900 Lavaca Trail, Case Z-06-027

Explanation

First Reading and Public Hearing

Jeffrey Zimmerman has submitted a request for consideration of a Special Use Permit (SUP) to allow grazing animals on 17 acres of land located on the north side of Lavaca Trail, approximately 275 feet west of Mustang Trail. The property is currently zoned R40-Single Family Residential.

The applicant originally submitted a request to rezone the property from the R40-Single Family Residential zoning district to the R20-Single Family Residential zoning district in conjunction with the SUP request. The Planning and Zoning Commission denied the R20 rezoning request and approved the SUP request. The applicant did not appeal the zoning request to City Council, therefore only the SUP request is being considered by the City Council. The Planning and Zoning Commission recommended approval of the SUP by a vote of 5-2.

Request. SUP to allow grazing animals on the property.

Location. The 17 acres is located at 712-900 Lavaca Trail.

Special Use Permit. The applicant is requesting approval of a SUP to allow grazing

animals on the property. Grazing animals are permitted by right within the AG-Agricultural and RE-Single Family Estate Residential zoning districts. The property is zoned R40 and the property owner indicated six cattle and three calves have existed on the property for many years.

Staff is recommending that a condition be placed within the ordinance stating that if the property is rezoned in the future, the SUP permitting the grazing of animals will become void. The proposed ordinance also contains a provision to limit the number of animals to the ratio permitted in Section 42 of the Colleyville Code of Ordinances, which allows one grazing animal per 15,000 square feet of land area. Using the formula permitted by the code, a total of 49 animals would be allowed on the 17 acre tract. The applicant is aware of the staff recommendations and has agreed to the conditions.

Surrounding Development Trends. The surrounding properties are primarily single family residential in nature. Properties to the north are zoned PUDR-Planned Unit Development Residential and R20-Single Family Residential and are developed as single family uses (Rosewood Villas and Remington Park). The properties to the west and south are zoned R20-Single Family Residential and are currently being developed for single family uses. The properties to the west are zoned PUDR-Planned Unit Development Residential and R20-Single Family Residential and are developed as single family uses (Remington Park).

Public Notification. Staff mailed notices to 36 adjacent property owners regarding this request. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. No correspondence has been received regarding this request.

Financial Impact

It has been determined that there is no financial impact.

Recommendation

Approval with the condition that the SUP becomes void upon any future rezoning of the property, which has been incorporated into the attached proposed ordinance. Staff is concerned that a future rezoning of the property without voiding the SUP provisions would allow all future properties within the 17 acres to have grazing animals and have possible adverse effects on the residents in the future of that neighborhood.

The map displays a section of Los Angeles with various zoning districts and street layouts. A specific area is highlighted with a black border and labeled "SITE" with a pointer. The map shows a mix of residential zones, including R-40, R-20, and R-40, as well as commercial and industrial zones like SHETLAND, TERRACE, and COUNTRY. The map also shows the locations of several schools, including the Los Angeles Unified School District and the Los Angeles City School District. The map is oriented with North at the top.

List of Property Owners Notified

Z-06-027

Zimmerman, Jeffrey K applicant 501 Lavaca Trl Colleyville, TX 76034	Zimmerman, Jeffrey K applicant 501 Lavaca Trl Colleyville, TX 76034	Zimmerman, Jeffrey K applicant 501 Lavaca Trl Colleyville, TX 76034
Zimmerman, Jeffrey K applicant 501 Lavaca Trl Colleyville, TX 76034	Anderson, Gregory L Etux Tina 509 Belmont Dr Colleyville, Tx 76034	Bouton, Terry L Etux Debra L 611 Terrace Ln Colleyville, TX 76034
Brown, Sean W 2700 Tibbets Dr Ste 350 Bedford, TX 76022	Chandler, Raman PO Box 611 Colleyville, TX 76034	Cochran, Jerry W Etux Anne M 511 Mustang Ct Colleyville, TX 76034
Crawford, Scott Etux Michelle 502 Mustang Ct Colleyville, TX 76034	Dacy, Carol Crowder Etvir Tim 6500 Horseshoe Bnd Colleyville, TX 76034	Gardner, Thomas J Etux Melinda 607 Terrace Ln Colleyville, TX 76034
Gary Panno Inc PO Box 715 Colleyville, TX 76034	Giacomini, Stephanie A 805 W Lavaca Trl Colleyville, TX 76034	Glasgow, William Etux Karen 6400 Bordeaux Park Colleyville, TX 76034
Gohr, Martin Etux Lorraine 809 Lavaca Tr Colleyville, TX 76034	Gtp Acquisition Partners II 1801 Clint Moore Rd Ste 215 Boca Raton, FL 33487	Invitation Park III Lp 215 W College St Grapevine, TX 76051
Lamberth, Geo A Etux Sharrian 503 Mustang Ct Colleyville, TX 76034	Larson, Charles Etux Marsha 615 Terrace Ln Colleyville, TX 76034	Ldds Communications Inc 500 Clinton Center Dr Clinton, MS 39056
Maner, Jolene C 506 Mustang Ct Colleyville, TX 76034	Martin, Stephen L Etux Nan C 813 W Lavaca Trl Colleyville, TX 76034	McIntosh, Doyle & Mary Fam Lp 8333 Thornhill Dr North Richland Hills, TX 76180
Michelsen, John J III 619 Terrace Ln Colleyville, TX 76034	Morrison, David J 603 Terrace Ln Colleyville, TX 76034	Myers, John R Etux Adrienne A 504 Lavaca Tr Colleyville, TX 76034
O'Hanlon, Kerry Lyn 709 Arcady Ln Colleyville, TX 76034	Ortiz, Maria T 505 Belmont Dr Colleyville, TX 76034	Pacilio, William J Etux Nancy 500 Lavaca Trl Colleyville, TX 76034

Peek, Edward Allen Etux Darcy
507 Mustang Ct
Colleyville, TX 76034

Pratt, Leonard E
711 W Lavaca Trl
Colleyville, TX 76034

Randall, Mark R
6111 Mustang Trl
Colleyville, TX 76034

Rem Park H A Inc
PO Box 343
Colleyville, TX 76034

Rogers, Patricia A
725 Arcady Ln
Colleyville, TX 76034

Royal Lepage Relocation Servic
1905 Harney St Ste 300
Omaha, NE 68102

Terry, Douglas L
717 Arcady Ln
Colleyville, TX 76034

Thompson, Harold D Etux
Sandra
6401 Lorraine Park
Colleyville, TX 76034

Westgate Villas Ltd
PO Box 611
Colleyville, TX 76034

Jeffrey K Zimmerman
501 Lavaca Trail
Colleyville, TX 76034

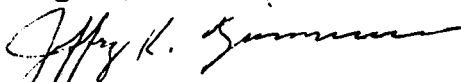
October 13, 2006

City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Zimmerman Ranch - Zoning Change from R40-R20 and Special Use Permit for
Grazing Animals

I am requesting a zoning change from R40 to R20 on my 17+ acres located on Lavaca Trail. I am requesting the zoning change in order to keep my land cohesive with the surrounding zoning. The special use permit (SUP) is needed for grazing animals so that I may continue to keep my cattle on this land.

Regards,


Jeffrey K. Zimmerman

Jeffrey K Zimmerman
501 Lavaca Trail
Colleyville, TX 76034

October 13, 2006

SPECIAL INSTRUCTIONS FOR BARRY LeBARON

Re: Zimmerman Ranch - Zoning Change from R40-R20 and Special Use Permit for
Grazing Animals

Barry,

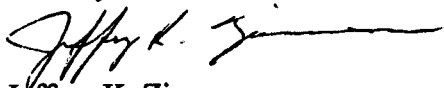
As discussed, I am applying for the single Ordinance that includes:

Section 1: R20 zoning

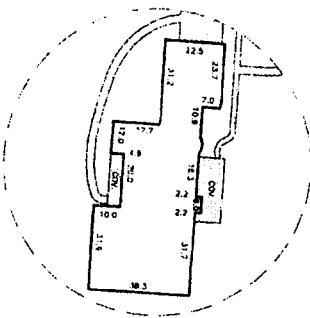
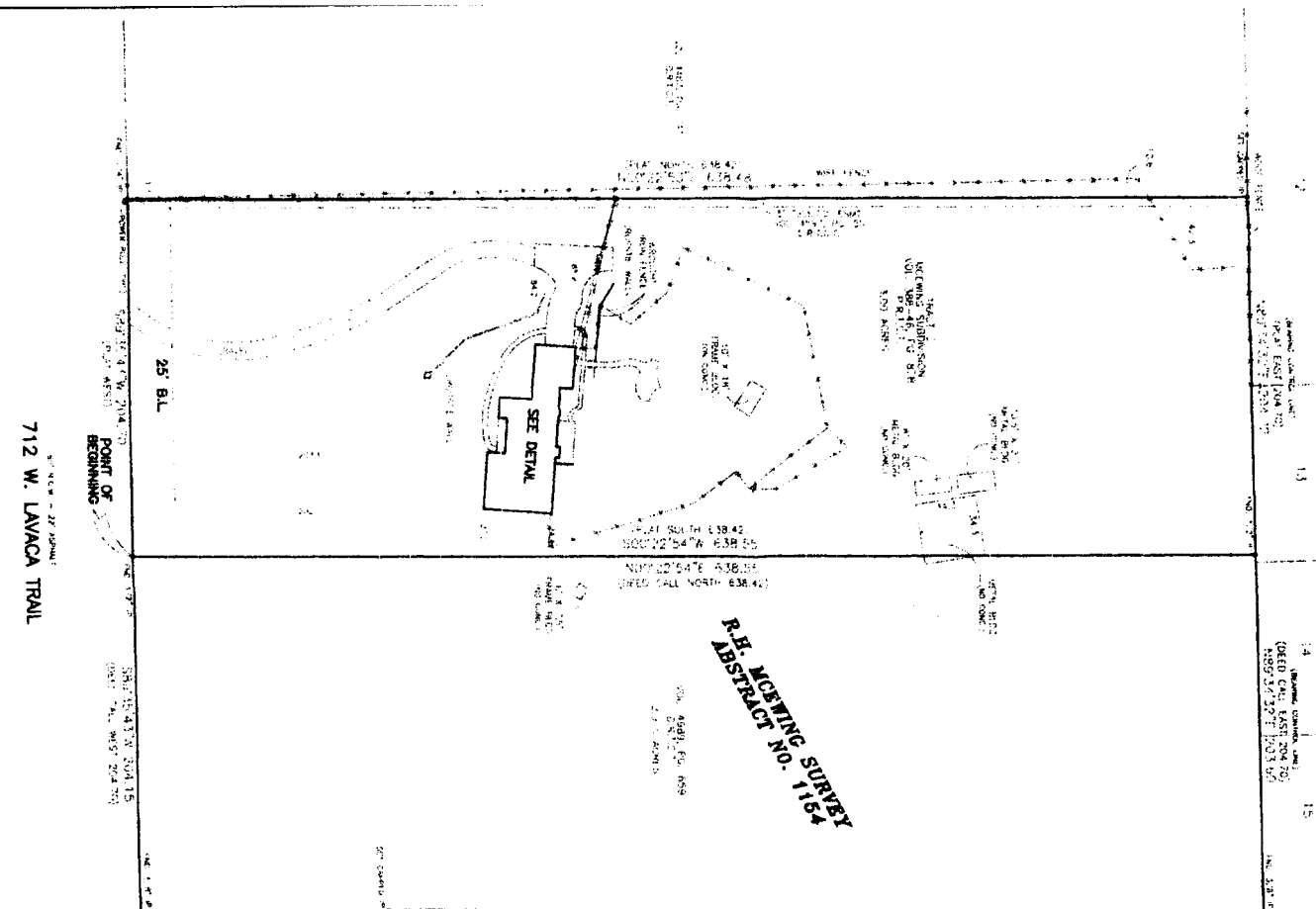
Section 2: SUP for grazing animals so that I may continue to keep livestock

We had determined that the SUP should expire if any portion of the property is platted or replatted, so we need wording in the SUP to reflect this.

Thank you,



Jeffrey K. Zimmerman
Ph: 817-427-4130
Mobile: 817-637-6677
Email: jzidi@aol.com



**DETAIL
ONE STORY
BRICK & FRAME
RESIDENCE**

[illegible]

ELEMENTS IN: NOT EFFECT
VOL. 206, PG. 195, D.I.C.T.
VOL. 227, PG. 25, D.I.C.T.
ELEMENTS DOES EFFECT:
VOL. 206, PG. 195, D.I.C.T. - RANGET ELEMENT

CONALTS & MOORE, of SAN ANTONIO, TEXAS, HAVE BEEN ADVISED BY THE TEXAS DEPARTMENT OF CORRECTIONS THAT THE BOARD OF PRISONS HAS RECOMMENDED THE DEPORTATION OF ALL "ALIEN PRISONERS" WHOSE EXPIRATION DATE OF INCARCERATION IS WITHIN THE NEXT YEAR. THE BOARD OF PRISONS HAS REQUESTED THAT THE TEXAS DEPARTMENT OF CORRECTIONS ADVISE THE TEXAS DEPARTMENT OF IMMIGRATION OF ALL SUCH PRISONERS. THE TEXAS DEPARTMENT OF IMMIGRATION HAS REQUESTED THAT THE TEXAS DEPARTMENT OF CORRECTIONS ADVISE THE TEXAS DEPARTMENT OF IMMIGRATION OF ALL SUCH PRISONERS. THE TEXAS DEPARTMENT OF IMMIGRATION HAS REQUESTED THAT THE TEXAS DEPARTMENT OF CORRECTIONS ADVISE THE TEXAS DEPARTMENT OF IMMIGRATION OF ALL SUCH PRISONERS.

LOYD BRANSON SURVEYORS INC.

CHARLES H. HIGGS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVENUE
FT. WORTH, TEXAS 76111

DATE: 05-22-01



**DETAIL
ONE STORY
BRICK & FRAME
RESIDENCE**

BEING TRACT C, McEWING SUBDIVISION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-46, PAGE 878, PLAT RECORDS, TARRANT COUNTY, TEXAS,
AND

A TRACT OF LAND OUT OF THE R.H. McEWING SURVEY, ABSTRACT NO. 1154, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 4989, PAGE 659, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE NORTH LINE OF W. LAVACA TRAIL FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT C, McEWING SUBDIVISION AND BY DEED BEING LOCATED 1572.75 FEET SOUTH 0 DEGREES 30 MINUTES EAST AND 2487.15 FEET EAST FROM THE NORTHWEST CORNER OF SAID McEWING SURVEY;

THENCE NORTH 00 DEGREES 22 MINUTES 54 SECONDS EAST 638.55 FEET (DEED CALL NORTH 638.42 FEET) ALONG THE EAST LINE OF SAID TRACT C, McEWING SUBDIVISION TO A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF BLOCK 1, REMINGTON PARK, PHASE TWO, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 4801, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT C, McEWING SUBDIVISION;

THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS EAST 203.60 FEET (DEED CALL EAST 204.70) ALONG THE SOUTH LINE OF SAID BLOCK 1, REMINGTON PARK, PHASE TWO TO A 3/8" IRON PIN FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 1, REMINGTON PARK, PHASE TWO;

THENCE SOUTH 00 DEGREES 32 MINUTES 58 SECONDS WEST 471.98 FEET (DEED CALL SOUTH) ALONG THE WEST LINE OF SAID BLOCK 1, REMINGTON PARK, PHASE TWO, TO A CAPPED IRON PIN SET FOR THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 1, REMINGTON PARK, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT A2, E.A. SMITH ADDITION, AN ADDITION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-60, PAGE 31, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 17 MINUTES 03 SECONDS EAST 166.64 FEET (DEED CALL SOUTH) ALONG THE WEST LINE OF SAID LOT A2, E.A. SMITH ADDITION TO A 5/8" IRON PIN FOUND IN THE NORTH LINE OF W. LAVACA TRAIL FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 204.15 FEET (DEED CALL WEST 204.70 FEET) ALONG THE NORTH LINE OF SAID W. LAVACA TRAIL TO THE POINT OF BEGINNING AND CONTAINING 2.975 ACRES OF LAND, MORE OR LESS

EASEMENTS DO NOT EFFECT:

VOL. 950, PG. 529, D.R.T.C.T.
VOL. 3271, PG. 25, D.R.T.C.T.

EASEMENT DOES EFFECT:

VOL. 3068, PG. 295, D.R.T.C.T.- BLANKET EASEMENT

VOL. 14747, PG. 525
D.R.T.C.T.

LOT 12, BLOCK
INDUSTRIAL PARK
PHASE TWO

R.H. LEWING SURVEY
ABSTRACT NO. 1134

DEED OF TRUST
VOL. 6897, PG. 564
D.R.T.C.T.
11.339 ACRES

60' R.O.B. - 12' DEPART
W. LAVACA TRAIL

1576-2002

Abstract

LOYD BRANSON SURVEYORS INC.

CHARLES B. HOOKS, JR.

1028 NORTH SYLVANIA AVENUE
FT WORTH TEXAS 76111

(817) 834-3471

* ROOM PH
 O ROOM PRT
 A ROOM D/ANC STAIR
 □ CONCRETE FOUNDATION
 - - - - - FLOOR
 - - - - - POWER LINE
 - - - - - TELEPHONE LINE
 - - - - - CABLE TELEVISION
 [] CONCRETE PAVING
 - - - - - ASPHALT PAVING

D-42

01-2775

DATE: 09-24-01

24-01

1
PND. 1/3" P BEARS
S00'22'53" W 0.44

BEING A TRACT OF LAND OUT OF THE R.H. McEWING SURVEY, ABSTRACT NO. 1154, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6887, PAGE 584, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4" IRON PIN FOUND IN THE NORTH LINE OF W. LAVACA TRAIL FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT C, McEWING SUBDIVISION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-48, PAGE 878, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BY DEED BEING LOCATED 1572.75 FEET SOUTH 0 DEGREES 30 MINUTES EAST AND 1873.05 FEET EAST FROM THE NORTHWEST CORNER OF SAID R.H. McEWING SURVEY;

THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST 817.50 FEET ALONG THE NORTH LINE OF SAID W. LAVACA TRAIL TO A 5/8" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6742, PAGE 340, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 05 DEGREES 36 MINUTES 17 SECONDS EAST 883.38 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6742, PAGE 340 TO A 5/8" IRON PIN FOUND IN THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6742, PAGE 340 AND THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST 239.90 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 TO A 1/2" IRON PIN FOUND FOR AN INSIDE CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 AND CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 60 DEGREES 27 MINUTES 06 SECONDS WEST 35.11 FEET ALONG EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 TO A 1/2" IRON PIN FOUND FOR AN INSIDE CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 AND CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 25 MINUTES 11 SECONDS EAST 171.87 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 TO A 3/8" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 89 DEGREES 43 MINUTES 27 SECONDS EAST 240.45 FEET AND CONTINUING ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 AND THE SOUTHWEST CORNER OF LOT 12, BLOCK 1, REMINGTON PARK, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 4801, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS EAST 110.81 FEET ALONG THE SOUTH LINE OF SAID LOT 12, BLOCK 1, REMINGTON PARK TO THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, FROM WHICH A 1/2" IRON PIN FOUND BEARS 0.44 FEET SOUTH 00 DEGREES 22 MINUTES 53 SECONDS WEST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT C, McEWING SUBDIVISION;

THENCE SOUTH 00 DEGREES 22 MINUTES 53 SECONDS WEST 838.48 FEET ALONG THE WEST LINE OF SAID TRACT C, McEWING SUBDIVISION TO THE POINT OF BEGINNING AND CONTAINING 11.339 ACRES OF LAND, MORE OR LESS

5" T.E.S.CO. ESMT
VOL. 4887, PG. 58
D.R.T.C.T.

S00'22'53" W 638.48

TRACT C
McEWING SUBDIVISION
VOL. 388-48, PG. 878
P.R.T.C.T.

ORDINANCE O-06-1600

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW GRAZING ANIMALS ON 17 ACRES IN THE R.N. MCEWING SURVEY, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. Z-06-027; 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 and designed to lessen congestion in the streets; 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, 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 authorizing a Special Use Permit to allow grazing animals on Tracts 1B4, 1B2, and 1B3 of the R. N. McEwing Survey, Abstract 1154 and Lot C, McEwing Subdivision, as depicted in the attached Exhibit "A" and described in the attached Exhibit "B" subject to the following conditions:
1. If the property is rezoned in the future, the SUP permitting grazing animals will be revoked.
 2. The number of animals shall be in conformance with Chapter 42 of the Colleyville Code of Ordinances.
- 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 _____ day of _____ 2006.

The second reading and public hearing being conducted on the _____ day of _____ 2006.

ATTEST:

CITY OF COLLEYVILLE

Cynthia Singleton, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

EXHIBIT "A"

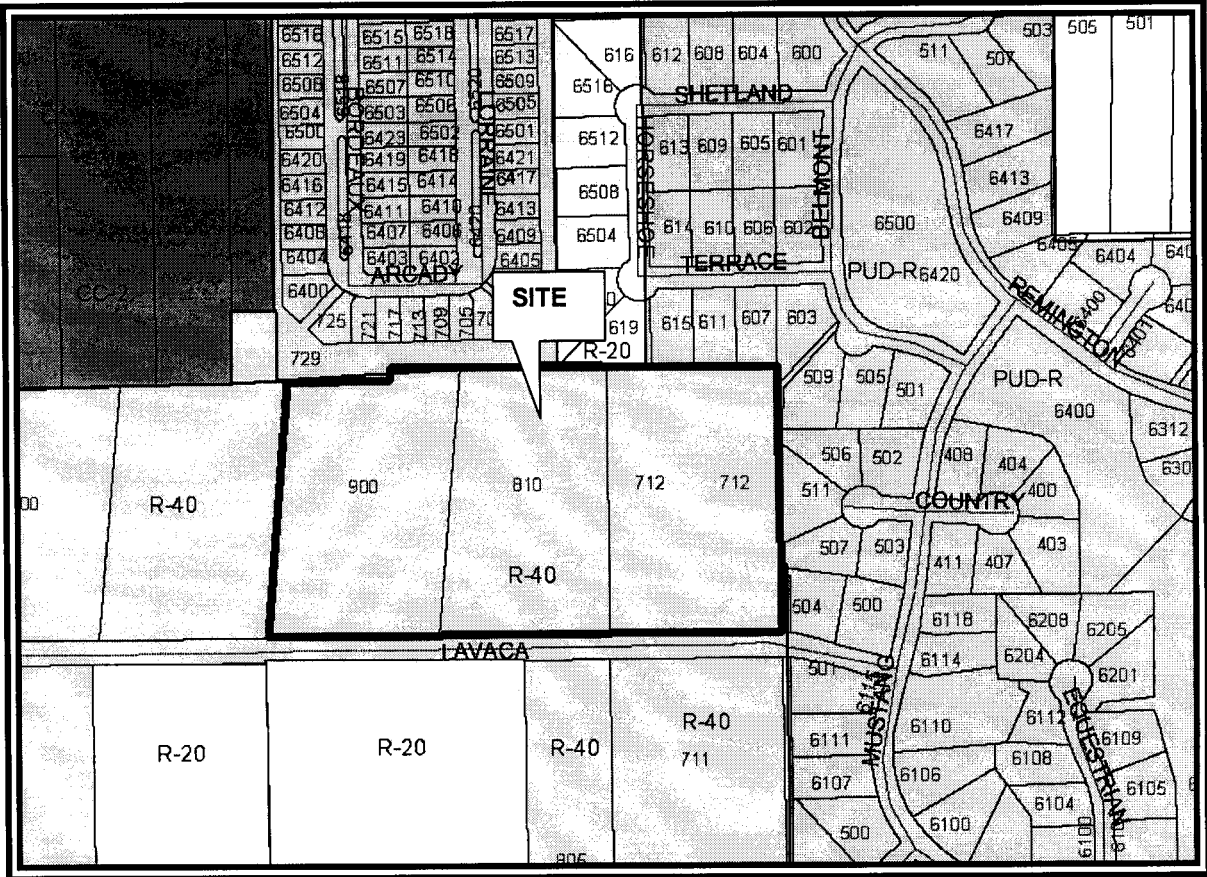


EXHIBIT "B"

BEING A TRACT OF LAND OUT OF THE R.H. McEWING SURVEY, ABSTRACT NO. 1154, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6897, PAGE 584, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4" IRON PIN FOUND IN THE NORTH LINE OF W. LAVACA TRAIL FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT C, McEWING SUBDIVISION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-46, PAGE 878, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BY DEED BEING LOCATED 1572.75 FEET SOUTH 0 DEGREES 30 MINUTES EAST AND 1873.05 FEET EAST FROM THE NORTHWEST CORNER OF SAID R.H. McEWING SURVEY;

THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST 817.50 FEET ALONG THE NORTH LINE OF SAID W. LAVACA TRAIL TO A 5/8" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6742, PAGE 340, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 05 DEGREES 36 MINUTES 17 SECONDS EAST 603.36 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6742, PAGE 340 TO A 5/8" IRON PIN FOUND IN THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6742, PAGE 340 AND THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST 239.90 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 TO A 1/2" IRON PIN FOUND FOR AN INSIDE CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 AND CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 00 DEGREES 27 MINUTES 09 SECONDS WEST 35.11 FEET ALONG EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 TO A 1/2" IRON PIN FOUND FOR AN INSIDE CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 AND CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 25 MINUTES 11 SECONDS EAST 171.97 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 TO A 3/8" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 89 DEGREES 43 MINUTES 27 SECONDS EAST 240.45 FEET AND CONTINUING ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14747, PAGE 325 AND THE SOUTHWEST CORNER OF LOT 12, BLOCK 1, REMINGTON PARK, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 4801, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS EAST 110.81 FEET ALONG THE SOUTH LINE OF SAID LOT 12, BLOCK 1, REMINGTON PARK TO THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, FROM WHICH A 1/2" IRON PIN FOUND BEARS 0.44 FEET SOUTH 00 DEGREES 22 MINUTES 53 SECONDS WEST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT C, McEWING SUBDIVISION;

THENCE SOUTH 00 DEGREES 22 MINUTES 53 SECONDS WEST 638.48 FEET ALONG THE WEST LINE OF SAID TRACT C, McEWING SUBDIVISION TO THE POINT OF BEGINNING AND CONTAINING 11.339 ACRES OF LAND, MORE OR LESS

TRACT C
McEWING SUBDIVISION
VOL. 388-46, PG. 878
P.R.T.C.T.

BEING TRACT C, McEWING SUBDIVISION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-46, PAGE 878, PLAT RECORDS, TARRANT COUNTY, TEXAS,

AND

A TRACT OF LAND OUT OF THE R.H. McEWING SURVEY, ABSTRACT NO. 1154, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 4989, PAGE 659, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE NORTH LINE OF W. LAVACA TRAIL FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT C, McEWING SUBDIVISION AND BY DEED BEING LOCATED 1572.75 FEET SOUTH 0 DEGREES 30 MINUTES EAST AND 2487.15 FEET EAST FROM THE NORTHWEST CORNER OF SAID McEWING SURVEY.

THENCE NORTH 00 DEGREES 22 MINUTES 54 SECONDS EAST 638.55 FEET (DEED CALL NORTH 638.42 FEET) ALONG THE EAST LINE OF SAID TRACT C, McEWING SUBDIVISION TO A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF BLOCK 1, REMINGTON PARK, PHASE TWO, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 4801, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT C, McEWING SUBDIVISION;

THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS EAST 203.60 FEET (DEED CALL EAST 204.70) ALONG THE SOUTH LINE OF SAID BLOCK 1, REMINGTON PARK, PHASE TWO TO A 3/8" IRON PIN FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 1, REMINGTON PARK, PHASE TWO;

THENCE SOUTH 00 DEGREES 32 MINUTES 58 SECONDS WEST 471.95 FEET (DEED CALL SOUTH) ALONG THE WEST LINE OF SAID BLOCK 1, REMINGTON PARK, PHASE TWO, TO A CAPPED IRON PIN SET FOR THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 1, REMINGTON PARK, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT A2, E.A. SMITH ADDITION, AN ADDITION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-60, PAGE 31, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 17 MINUTES 03 SECONDS EAST 166.64 FEET (DEED CALL SOUTH) ALONG THE WEST LINE OF SAID LOT A2, E.A. SMITH ADDITION TO A 5/8" IRON PIN FOUND IN THE NORTH LINE OF W. LAVACA TRAIL FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 204.15 FEET (DEED CALL WEST 204.70 FEET) ALONG THE NORTH LINE OF SAID W. LAVACA TRAIL TO THE POINT OF BEGINNING AND CONTAINING 2.975 ACRES OF LAND, MORE OR LESS

Photos Taken by Staff



Photos Taken by Staff



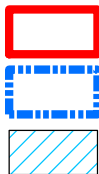
Notification Map



ZC18-033

712 - 810 Lavaca Trail

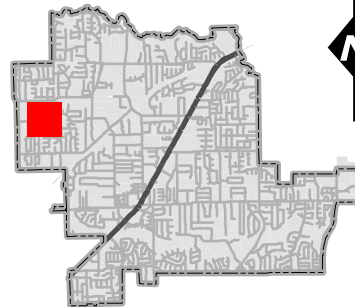
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property

500ft Buffer

Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BROWN, SEAN W	720 INDUSTRIAL BLVD STE 400	GRAPEVINE, TX	76051	761 ARCADY LN
BROWN, DAVID S	608 TERRACE LN	COLLEVILLE, TX	76034	608 TERRACE LN
ARSEMENT, PRESTON	504 LAVACA TRL	COLLEVILLE, TX	76034	504 LAVACA TR
KING, ROBERT D	8413 LORRAINE	COLLEVILLE, TX	76034	8413 LORRAINE PK
LARSON, CHARLES	6605 CIMMARON TR	COLLEVILLE, TX	76034	6605 CIMMARON TR
APGAR FAMILY TRUST	6209 CIMMARON TR	COLLEVILLE, TX	76034	6209 CIMMARON TR
KIERKERN, KENNETH	810 TERRACE LN	COLLEVILLE, TX	76034	810 TERRACE LN
VILLAS OF COLLEVILLE HOA LLC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	6205 CIMMARON TR
BOZYCKI, MICHAEL	408 COUNTRY PL	COLLEVILLE, TX	76034	408 COUNTRY PL
NEWTON, ERIC	8408 BORDEAUX PARK	COLLEVILLE, TX	76034	8408 BORDEAUX PK
MILLER, LOUIS	8404 TALBOT TRL	COLLEVILLE, TX	76034	8404 TALBOT TR
LAVACA PARC HOMEOWNERS ASSC	1540 KELLER PKWY STE 108-151	KELLER, TX	76248	6201 LANTANA CT
CHOPYAK, ROBERT A	8400 BORDEAUX PK	COLLEVILLE, TX	76034	8400 BORDEAUX PK
BRINNASAN, ALAGORY	8419 BORDEAUX PK	COLLEVILLE, TX	76034	8419 BORDEAUX PK
HOWE, RICHARD	917 TALBOT TRL	COLLEVILLE, TX	76034	917 TALBOT TR
JOAN Y ORTH FAMILY TRUST	813 TALBOT TR	COLLEVILLE, TX	76034	813 TALBOT TR
KNUNENBURG, COR	8402 LORRAINE PK	COLLEVILLE, TX	76034	8402 LORRAINE PK
LDOS COMMUNICATIONS INC	PO BOX 152206	IRVING, TX	75015	813 MCDONWELL SCHOOL RD W
NEWSOME, CHAD	609 SHETLAND DR	COLLEVILLE, TX	76034	609 SHETLAND DR
HAIL, STANLEY DEAN	8228 CIMMARON TR	COLLEVILLE, TX	76034	8228 CIMMARON TR
AWALT, TERRY	8221 CIMMARON TR	COLLEVILLE, TX	76034	8221 CIMMARON TR
NEAL, DAVID J	8417 TALBOT TR	COLLEVILLE, TX	76034	8417 TALBOT TR
WYCKERSHAM, SCOTT	8301 CIMMARON TR	COLLEVILLE, TX	76034	8301 CIMMARON TR
DYNEWORSKI, JOSE	8301 LANTANA CT	COLLEVILLE, TX	76034	8301 LANTANA CT
CRAWFORD, SCOTT	502 MUSTANG CT	COLLEVILLE, TX	76034	502 MUSTANG CT
THOMPSON, HAROLD D	8401 LORRAINE PK	COLLEVILLE, TX	76034	8401 LORRAINE PK
OMERTA COS II LP	2406 SOUTHERN HILLS CT	KELLER, TX	76248	810 LAVACA TR
VARLEY, JENIFFER	8411 BORDEAUX PK	COLLEVILLE, TX	76034	8411 BORDEAUX PK
MCPHERSON, BARBARA J	8226 CIMMARON TR	COLLEVILLE, TX	76034	8226 CIMMARON TR
STROTTMAYER, MARTIN	8213 CIMMARON TR	COLLEVILLE, TX	76034	8213 CIMMARON TR
LAVACA PARC HOMEOWNERS ASSC	1540 KELLER PKWY STE 108-151	KELLER, TX	76248	6200 LANTANA CT
PRAKASH, ANA	8213 LANTANA CT	COLLEVILLE, TX	76034	8213 LANTANA CT
COCHRAN, JERRY W	811 MUSTANG CT	COLLEVILLE, TX	76034	811 MUSTANG CT
LOZANO, ELSA	8404 BORDEAUX PK	COLLEVILLE, TX	76034	8404 BORDEAUX PK
HSU, LISA, W	8204 LANTANA CT	COLLEVILLE, TX	76034	8204 LANTANA CT
BROWN, SHARON E	7205 SMITHFIELD RD	NORTH RICHLAND HILLS, TX	76182	8007 BORDEAUX PK
YARRBROUGH, JOHN D	6118 MUSTANG TR	COLLEVILLE, TX	76034	6118 MUSTANG TR
WALTERS, WILLIAM	8512 HORSESHOE BND	COLLEVILLE, TX	76034	8512 HORSESHOE BEND
FONDREN, WILLIE A	8410 LORRAINE PK	COLLEVILLE, TX	76034	8410 LORRAINE PK
WILLIAMSON, DAVID	8403 BORDEAUX PK	COLLEVILLE, TX	76034	8403 BORDEAUX PK
SAGE, DESIREE	8418 LORRAINE PK	COLLEVILLE, TX	76034	8418 LORRAINE PK
MYERS, CHARLES	8418 TALBOT TR	COLLEVILLE, TX	76034	8418 TALBOT TR
SHAIKH, AFTAB SUNNY	6209 LANTANA CT	COLLEVILLE, TX	76034	6209 LANTANA CT
MANER, JOLENE C	506 MUSTANG CT	COLLEVILLE, TX	76034	506 MUSTANG CT
OMERTA COS II LP	2406 SOUTHERN HILLS CT	KELLER, TX	76248	812 LAVACA TR
REM PARK H A INC	PO BOX 343	COLLEVILLE, TX	76034	811 BELMONT DR
HALLETT, CHARLES E	8504 HORSESHOE BND	COLLEVILLE, TX	76034	8504 HORSESHOE BEND
YARACAGODA, YUANYA	801 SHETLAND DR	COLLEVILLE, TX	76034	801 SHETLAND DR
HOOPER, FRANK	8414 LORRAINE PK	COLLEVILLE, TX	76034	8414 LORRAINE PK
DESANTO, DAVID	8408 TALBOT TR	COLLEVILLE, TX	76034	8408 TALBOT TR
PEARSON, LANE D	6508 HORSESHOE BEND	COLLEVILLE, TX	76034	6508 HORSESHOE BEND
HAGGOD, ROCKY J	8416 BORDEAUX PK	COLLEVILLE, TX	76034	8416 BORDEAUX PK
LANIER, PAULA K	8412 BORDEAUX PK	COLLEVILLE, TX	76034	8412 BORDEAUX PK
PICK, EDWARD ALLEN	907 MUSTANG CT	COLLEVILLE, TX	76034	907 MUSTANG CT
SLICKER, ROBERT M	411 COUNTRY PL	COLLEVILLE, TX	76034	411 COUNTRY PL
PALMER, AUBRA W	8408 LORRAINE PK	COLLEVILLE, TX	76034	8408 LORRAINE PK
DAUPHREY, LARRY	961 TALBOT TR	COLLEVILLE, TX	76034	961 TALBOT TR
DAVIDSON, BRANDI RANEE	8108 MUSTANG TR	COLLEVILLE, TX	76034	8108 MUSTANG TR
GRANT, JAMES M	805 SHETLAND DR	COLLEVILLE, TX	76034	805 SHETLAND DR
PICKER, BRUCE A	813 SHETLAND DR	COLLEVILLE, TX	76034	813 SHETLAND DR
LDOS COMMUNICATIONS INC	PO BOX 152206	IRVING, TX	75015	813 MCDONWELL SCHOOL RD W
HUPP, DENNIS	803 TERRACE LN	COLLEVILLE, TX	76034	803 TERRACE LN
CURRANI, SABEEN	8304 LANTANA CT	COLLEVILLE, TX	76034	8304 LANTANA CT
BOLTON, TERRY L	811 TERRACE LN	COLLEVILLE, TX	76034	811 TERRACE LN
THOMASON, KENNETH	8413 TALBOT TRL	COLLEVILLE, TX	76034	8413 TALBOT TR
REM PARK H A INC	PO BOX 343	COLLEVILLE, TX	76034	809 REMINGTON PKWY
LANE, THOMAS M	8301 LANTANA CT	COLLEVILLE, TX	76034	8301 LANTANA CT
DURBIN, RICHARD G	725 ARCADY LN	COLLEVILLE, TX	76034	725 ARCADY LN
MOLSON, ALAN H	8205 CIMMARON TR	COLLEVILLE, TX	76034	8205 CIMMARON TR
ROULLIER, NORMAN	713 ARCADY LN	COLLEVILLE, TX	76034	713 ARCADY LN
MAKARY, MICHELA	8217 CIMMARON TR	COLLEVILLE, TX	76034	8217 CIMMARON TR
ROSEWOOD VILLAS HOA INC	PO BOX 463	COLLEVILLE, TX	76034	8409 TALBOT TR
GUERRA, ROBERT	802 TERRACE LN	COLLEVILLE, TX	76034	802 TERRACE LN
DARCY, DALE PAUL	8412 TALBOT TR	COLLEVILLE, TX	76034	8412 TALBOT TR
HOPKINS, DILLARD E	8208 LANTANA CT	COLLEVILLE, TX	76034	8208 LANTANA CT
GLAZE, LARRY	501 BELMONT DR	COLLEVILLE, TX	76034	501 BELMONT DR
LYNCH, LAURA C	909 TALBOT TR	COLLEVILLE, TX	76034	909 TALBOT TR
OMERTA COS II LP	2406 SOUTHERN HILLS CT	KELLER, TX	76248	LAVACA TR
DAVIS, JERRY D	8421 LORRAINE PK	COLLEVILLE, TX	76034	8421 LORRAINE PK
TARVER, RUSSELL	8205 LANTANA CT	COLLEVILLE, TX	76034	8205 LANTANA CT
ARMITAGE, DOUGLAS R	8405 LORRAINE PK	COLLEVILLE, TX	76034	8405 LORRAINE PK
LEAVERTON, OWEN M	8420 BORDEAUX PK	COLLEVILLE, TX	76034	8420 BORDEAUX PK
BOLTON, VICTOR	614 TERRACE LN	COLLEVILLE, TX	76034	614 TERRACE LN
ZUBIZARRETA, EMILIO	6110 MUSTANG TR	COLLEVILLE, TX	76034	6110 MUSTANG TR
BURTON, BARRY	618 TERRACE LN	COLLEVILLE, TX	76034	618 TERRACE LN
ROSEWOOD VILLAS HOA INC	PO BOX 463	COLLEVILLE, TX	76034	725 ARCADY LN
GRAY, RANDY K	8233 CIMMARON TR	COLLEVILLE, TX	76034	8233 CIMMARON TR
MCORE, ROBERT E	404 COUNTRY PL	COLLEVILLE, TX	76034	404 COUNTRY PL
LANDIS, ROBIN L	205 BELMONT DR	COLLEVILLE, TX	76034	205 BELMONT DR
LAMBERTH, GEORGE	503 MUSTANG CT	COLLEVILLE, TX	76034	503 MUSTANG CT
RINTALA, ROCKY L	865 TALBOT TR	COLLEVILLE, TX	76034	865 TALBOT TR
WRODEK, TODD	8500 HORSESHOE BEND	COLLEVILLE, TX	76034	8500 HORSESHOE BEND
DAVIES, JAMES	407 COUNTRY PL	COLLEVILLE, TX	76034	407 COUNTRY PL
VILLAS OF COLLEVILLE HOA LLC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	8525 TALBOT TR
MULLERS, MELANIE	8415 BORDEAUX PK	COLLEVILLE, TX	76034	8415 BORDEAUX PK
REM PARK H A INC	PO BOX 343	COLLEVILLE, TX	76034	8400 REMINGTON PKWY
REM PARK H A INC	PO BOX 343	COLLEVILLE, TX	76034	8500 REMINGTON PKWY
SWEENEY, MATTHEW	8114 MUSTANG TR	COLLEVILLE, TX	76034	8114 MUSTANG TR
BRUCE & BRENDA HUCKINS TRUST	8212 LANTANA CT	COLLEVILLE, TX	76034	8212 LANTANA CT
EASTERLIN, L A	8421 TALBOT TR	COLLEVILLE, TX	76034	8421 TALBOT TR
ROSEWOOD VILLAS HOA INC	PO BOX 463	COLLEVILLE, TX	76034	8601 LORRAINE PK
COLLINS, JOHNNY C	619 TERRACE LN	COLLEVILLE, TX	76034	619 TERRACE LN
ANDERSON, GREGORY L	509 BELMONT DR	COLLEVILLE, TX	76034	509 BELMONT DR
DERGANG, CHRISTOPHER	709 ARCADY LN	COLLEVILLE, TX	76034	709 ARCADY LN
KLEIN, DONALD W	721 ARCADY LN	COLLEVILLE, TX	76034	721 ARCADY LN
CRAIG, JAMES	717 ARCADY LN	COLLEVILLE, TX	76034	717 ARCADY LN
ROBERTS, KAREN	8409 LORRAINE PK	COLLEVILLE, TX	76034	8409 LORRAINE PK
GARRETT, COY E	709 ARCADY LN	COLLEVILLE, TX	76034	709 ARCADY LN
ROSEWOOD VILLAS HOA INC	PO BOX 463	COLLEVILLE, TX	76034	8418 BORDEAUX PK
EPLEY, H ROBERT	8417 LORRAINE PK	COLLEVILLE, TX	76034	8417 LORRAINE PK
GARNER, THOMAS J	807 TERRACE LN	COLLEVILLE, TX	76034	807 TERRACE LN
MALONE, TERRY	8409 TALBOT TR	COLLEVILLE, TX	76034	8409 TALBOT TR
PACKO, D WILLIAM J	500 LAVACA TR	COLLEVILLE, TX	76034	500 LAVACA TR
PHINNEY, JASON	8213 EMMAS CT	COLLEVILLE, TX	76034	8213 EMMAS CT
JAEZLOD, CORY B	8204 EMMAS CT	COLLEVILLE, TX	76034	8204 EMMAS CT
LT ESTATES HOA INC	215 W COLLEGE ST	GRAPEVINE, TX	76051	8215 EMMAS CT
CHANDLER, CHARLOTTE	8205 EMMAS CT	COLLEVILLE, TX	76034	8205 EMMAS CT
AJIBANI, VIVEK	8212 EMMAS CT	COLLEVILLE, TX	76034	8212 EMMAS CT
MOTIL, SALEM	8218 EMMAS CT	COLLEVILLE, TX	76034	8218 EMMAS CT
LT ESTATES HOA INC	215 W COLLEGE ST	GRAPEVINE, TX	76051	8218 EMMAS CT
HOGAN, EDWARD L	8201 EMMAS CT	COLLEVILLE, TX	76034	8201 EMMAS CT
RIFE, BRYAN D	8208 EMMAS CT	COLLEVILLE, TX	76034	8208 EMMAS CT
GEORGE, ANSH	8209 EMMAS CT	COLLEVILLE, TX	76034	8209 EMMAS CT
FEGAN, DENNIS J	1303 BELLEFONTE LN	COLLEVILLE, TX	76034	1013 LAVACA TR
RASMUSSEN, JASON	501 LAVACA TR	COLLEVILLE, TX	76034	501 LAVACA TR
MONUMENT CUSTOM BUILDERS LP	PO BOX 189	COLLEVILLE, TX	76034	8112 LEGACY TR
BILDERBACK, JAMES L	8105 RIDGEWOOD LN	COLLEVILLE, TX	76034	8105 RIDGEWOOD LN
TANEY, JOSEPH	901 LEGACY TR	COLLEVILLE, TX	76034	901 LEGACY TR
STARK, CHRISTOPHER	8201 RIDGEWOOD LN	COLLEVILLE, TX	76034	8201 RIDGEWOOD LN
LEGACY AT COLLEVILLE LLC THE	PO BOX 92747	SOUTHDAKE, TX	75092	812 LEGACY TR
LEGACY AT COLLEVILLE LLC THE	PO BOX 92747	SOUTHDAKE, TX	75092	806 LAGACY TR
TAYLOR, GREGORY	8117 LEGACY TR	COLLEVILLE, TX	76034	8117 LEGACY TR
PROVIDENTIAL LAND DEVELOPMENT	824 STONEGLEN DR	KELLER, TX	76248	8208 LEGACY TR
FORD, DOUGLAS	8200 LEGACY TR	COLLEVILLE, TX	76034	8200 LEGACY TR
PANDALL, MARK R	8111 MUSTANG TR	COLLEVILLE, TX	76034	8111 MUSTANG TR
ISELL, CHRISTOPHER M	504 LIBERTY CT	COLLEVILLE, TX	76034	504 LIBERTY CT
CAPPS, MICHAEL V	8116 LEGACY TR	COLLEVILLE, TX	76034	8116 LEGACY TR
ROSLAND, JAMES W	8107 MUSTANG TR	COLLEVILLE, TX	76034	8107 MUSTANG TR
RODRIGUEZ, JUAN	905 LEGACY TR	COLLEVILLE, TX	76034	905 LEGACY TR
O'NEILL LIVING TRUST	2808 EDGEWOOD LN	COLLEVILLE, TX	76034	8113 LEGACY TR
MCPHERSON, BRAD	14815 STORY LN	FRISCO, TX	75035	8204 LEGACY TR
STEWART, TERRACE	500 LIBERTY CT	COLLEVILLE, TX	76034	500 LIBERTY CT
CHUNG, KRAMER	809 LEGACY TR	COLLEVILLE, TX	76034	809 LEGACY TR
PHILLIP, ANDREW	8311 NILES CT	FORT WORTH, TX	76109	8109 RIDGEWOOD LN
PATRICK CUSTOM HOMES INC	2885 EXCHANGE BLVD STE 112	SOUTHDAKE, TX	75092	8112 LEGACY ESTATES DR
REM PARK H A INC	PO BOX 343	COLLEVILLE, TX	76034	8021 REMINGTON PKWY
PROVIDENTIAL LAND DEVELOPMENT	824 STONEGLEN DR	KELLER, TX	76248	8116 LEGACY ESTATES DR
REATA BROKERAGE SERVICES LLC	4323 GLOSTER RD	DALLAS, TX	75220	8212 LEGACY TR
CLAREMONT ADDITION	8528 DAVIS BLVD SUITE 134	NORTH RICHLAND HILLS, TX	76182	COURTESY NOTICE
LAVACA TRAIL ESTATES		COLLEVILLE, TX	76034	COURTESY NOTICE
REMINGTON PARK ADDITION	5781 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
ROSEWOOD VILLAS	P.O. BOX 463	COLLEVILLE, TX	76034	COURTESY NOTICE
VILLAS OF COLLEVILLE	9051 AIRPORT FREEWAY SUITE 460	NORTH RICHLAND HILLS, TX	76180	COURTESY NOTICE
KELLER SD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE COLLEVILLE SD	3501 RAE WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HAMILTON, KEITH	8241 MCDIES BLVD	NORTH RICHLAND HILLS, TX	76182	APPLICANT

Public hearing notices were mailed on December 28, 2016



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-033

Applicant: Keith Hamilton

Owner: Omerta Cos II LP

Location: 712 – 810 Lavaca Trail

Property Description: Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154, in the R H McEwing Survey

Present Zoning: R-40 Single Family Residential

Request: Consideration of a zoning change from R-40 Single Family Residential district to PUD-R Planned Unit Development – Residential district. The purpose is to develop and subdivide the 3 properties into 25 single-family residential lots and 5 open space lots. The zoning map incorrectly shows the R-20 zoning on the property.

This item was remanded back to the Planning and Zoning Commission by the City Council at their December 4, 2018, meeting in order to convert the zoning to a PUD-R Planned Unit Development – Residential district. The original request was to rezone to the R-20 Single Family Residential district. The purpose of the PUD-R zoning is to allow for 11.3% open space, private streets and to ratify specific enhancements the developer has agreed to with adjacent subdivisions.

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

Planning and Zoning Commission Meeting: Monday, January 14, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, January 22, 2019 & Tuesday, February 5, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

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.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff, Principal Planner
jreyff@colleyville.com

Letter of Opposition

Araceli Botello

Subject: FW: Proposed Development on Lavaca Trail

From: Nanette Love

Sent: Friday, October 5, 2018 12:38 PM

To: Ben Bryner <BBryner@colleyville.com>

Subject: Proposed Development on Lavaca Trail

Hi Ben! My name is Nanette Love, and I am a resident in Remington Park here in Colleyville.

I wanted to share what I am hearing regarding the new development on Lavaca Trail. From my understanding the property is currently zoned as R40, however, I am hearing the developer is more in line with developing as R20, which is a higher density development.

My main concern is that Lavaca Trail can not support the higher density plan from a pure traffic standpoint. We are already seeing more cut through traffic in Remington Park, and developing as R20 vs. R40 will only add to this and create even more congestion to the area.

Believe me, I am all for new construction in our beautiful city, but I am requesting that the city of Colleyville consider how this new development (and all new developments) will impact our existing neighborhood and maintaining the quality of the surrounding areas. I personally think developing with larger lots with less density is best for our city and this particular area.

Please feel free to give me a call, and thank you in advance for your taking the time to read this email.

Nanette Love
Realtor
Keller Williams Realty DFW
cell: 817.602.4101



[Texas Real Estate Commission Information About Brokerage Services](#)
[Texas Real Estate Commission Consumer Protection Notice](#)

WIRE FRAUD: During your representation by Keller Williams Realty you will NEVER be asked, via email, to wire or send funds to ANYONE, not even a title company. DO NOT COMPLY WITH EMAIL INSTRUCTIONS TO WIRE FUNDS!

Letter of Opposition

Araceli Botello

Subject: FW: Lavaca

-----Original Message-----

From: Kristi

Sent: Friday, October 5, 2018 1:40 PM

To: Ben Bryner <BBryner@colleyville.com>

Cc: Kevin McIntosh

Subject: Lavaca

I heard you are considering making a home development on Lavaca across from The Legacy with smaller lots. I am a resident of The Legacy & just moved in. I would hate to think that beautiful property with amazing trees & green space is being torn down for homes without comparable lots to The Legacy. This was the initial plan according to what I read. I do not agree with this movement.

Kristi McIntosh

Sent from my iPhone

Letter of Opposition

Araceli Botello

Subject: FW: Development off LaVaca behind Remington Park

-----Original Message-----

From: Tina Anderson

Sent: Friday, October 5, 2018 3:06 PM

To: Ben Bryner <BBryner@colleyville.com>

Subject: Development off LaVaca behind Remington Park

We strongly oppose the rezoning of the above referenced tract of land for higher density homes. Our neighborhood is already overrun with speeding pass thru traffic creating a safety hazard for our children. Additionally, during morning commute hours, it is already nearly impossible to exit RP at either the north or south entrances.

Tina And Greg Anderson

509 Belmont

Colleyville

Letter of Opposition

Araceli Botello

Subject: FW: Zoning Case: ZC18-033

Importance: High

From: Walt Mills

Sent: Monday, October 8, 2018 7:03 AM

To: Ben Bryner <BBryner@colleyville.com>

Cc:

Subject: Zoning Case: ZC18-033

Importance: High

Case: ZC18-033

Applicant: Keith Hamilton

Location 712-810 Lavaca Trail

I am strongly opposed to zoning this area to a lower density of R-20. Given the new development already in place and yet to be fully developed along with the vast amount of additional deep farm land along Lavaca Trail, increasing the density to R-20 will be a traffic disaster for businesses and our community. Currently, without a light at Precinct Line, the traffic patten will certainly be through Remington Park. This long term dramatic increase in traffic will be dangerous to our children and other pedestrians. Remington Park has a very long walking trail which often crosses the many streets in Remington Park. This trail connects to the Cotton Belt Trail, used by many residents in the adjoining neighborhoods as well as Remington Park residents. Scooter and bicycle users also enjoy the trails and streets of Remington Park and adding a high density development with the prospect of additional neighborhoods along Lavaca just doesn't make sense.

One might also argue that the notice was poorly worded to end with "the map incorrectly shows R-20 zoning on the property." Thus, burying the lead of high density homes. Moreover, many of the recipients reading the document do not understand the difference between R-20, R-30, R-40 or PUD.

Respectfully,

Walt Mills

404 Vintage Ct.

Remington Park HOA

Walt Mills

Photos By Walt

We make you look like you think you should.

web <http://GrapevineHeadshots.com> and <http://PhotosByWalt.com>

<http://GLADmodels.com>

Follow me: <https://Facebook.com/PhotosByWaltDFW>

Friend Me: <https://Facebook.com/PhotosByWalt>

Instagram: <https://Instagram.com/PhotosByWalt>

PPA, Professional Photographers of America

Grapevine Chamber of Commerce

Colleyville Chamber of Commerce

serving the greater DFW area

Grapevine/Colleyville. Texas

☎ 817-271-0353



Letter of Opposition

Araceli Botello

Subject: FW: Zoning Case: ZC18-033- Additional Information

From: Walt Mills

Sent: Monday, October 8, 2018 7:29 AM

To: Ben Bryner <BBryner@colleyville.com>

Cc:

Subject: Zoning Case: ZC18-033- Additional Information

Case: ZC18-033

Applicant: Keith Hamilton

Location 712-810 Lavaca Trail

Refreshing my memory on R-20 property, I ran across the following description from the City of Colleyville Land Development Code, 2015. One could hardly describe 712-810 (West) Lavaca Trail as “inner urbanized” or anything near this definition or “adjacent to shopping facilities.” Nor does it appear to even the casual observer as “the inner area of the city.”

Section 3.12

Purpose and Intent – The purpose and intent of the R20 - Single-Family Residential District is to provide for compatible land, building, and structural uses primarily oriented to medium-low density residential purposes, open space uses, and selected community facility uses. The locational characteristics of this district are generally found in the inner urbanized developed areas of the city, adjacent to shopping facilities. Land uses in this district are normally connected to an approved public or private sewage collection and treatment system, rather than individual septic tanks and sub-surface drainage fields. Moderately low density detached single-family residential dwellings as exist in the inner area of the city comprise the principal elements of the district. It is further the intent to use this district and its regulations to accommodate and recognize the existence of small lot conventional single-family development, which presently exists in the city,

Respectfully,

Walt Mills

404 Vintage Ct.

Remington Park

Walt Mills

Photos By Walt

We make you look like you think you should.

Web <http://GrapevineHeadshots.com> and <http://PhotosByWalt.com>

<http://GLADmodels.com>

Follow me: <https://Facebook.com/PhotosByWaltDFW>

Friend Me: <https://Facebook.com/PhotosByWalt>

Instagram: <https://Instagram.com/PhotosByWalt>

PPA, Professional Photographers of America

Grapevine Chamber of Commerce

Colleyville Chamber of Commerce

serving the greater DFW area

Grapevine/Colleyville. Texas

☎ 817-271-0353



Letters of Support

Araceli Botello

Subject: FW: Letter of Support for Legacy North Planning and Zoning case ZC18-033

From: Michael Capps []

Sent: Wednesday, January 2, 2019 8:05 AM

To: Ben Bryner <BBryner@colleyville.com>

Cc:

Subject: Letter of Support for Legacy North Planning and Zoning case ZC18-033

Members of the Planning and Zoning Committee:

My name is Michael Capps, my wife and I live at [6116 Legacy Trl in Colleyville, TX](#). We purchased the home in the Legacy last year primarily due to the structure of the neighborhood, which included the common open space and the 1/2-acre home sites. We have previously owned homes on lots that were more in the acre size and found that we didn't connect as well with the neighbors because of the distance between our homes. We were also moving back from California where lot sizes were less than half the size offered in this subdivision with no open space or green belts and wanted something with a little room.

We looked at many subdivisions before making our choice and felt that Hat Creek Development created a superior neighborhood with enough space for individualized homes as well as many of the mature trees were retained. I have personally talked to Mr. Maykus and many of his staff members on many occasions and found them to be honest and forthright in their dealings. The quality of the neighborhood and the homes they build are unmatched. Our specific home was not built by Maykus, but the builders that are in the subdivision build quality, unique products that are unmatched in the area with the exception of one or two other subdivisions in Colleyville and unfortunately those are not in areas we would have considered purchasing due to negative factors outside the subdivision complex (i.e. proximity to water towers, highways, shopping centers).

My wife and I have worked in the mortgage banking industry for over 30 and know what creates positive and negative factors in an area. This area and developer hit all our positive marks in our search for what was right for us, including appropriate size lots, space and layout.

We urge you to vote in favor of the PUD-R Planned Unit Development - Residential District recommendation to allow Hat Creek Development to move forward with Legacy North. This plan will bring consistency with the other subdivisions on Lavaca Trail and the surrounding areas. Should you have any additional questions, please don't hesitate to contact me.

Sincerely,

Michael Capps

M: [972.567.2693](tel:972.567.2693)

Letters of Support

Araceli Botello

Subject: FW: Letter of Support for Legacy North Planning and Zoning case ZC18-033

From: BMCapps]

Sent: Wednesday, January 2, 2019 9:42 PM

To: Michael Capps

Cc: Ben Bryner <BBryner@colleyville.com>

Subject: Re: Letter of Support for Legacy North Planning and Zoning case ZC18-033

Please consider this my support of Legacy North. Brenda Capps
6116 Legacy Trail, Colleyville

Sent from my iPhone

On Jan 2, 2019, at 8:05 AM, Michael Capps <> wrote:

Members of the Planning and Zoning Committee:

My name is Michael Capps, my wife and I live at [6116 Legacy Trl in Colleyville, TX](#). We purchased the home in the Legacy last year primarily due to the structure of the neighborhood, which included the common open space and the 1/2-acre home sites. We have previously owned homes on lots that were more in the acre size and found that we didn't connect as well with the neighbors because of the distance between our homes. We were also moving back from California where lot sizes were less than half the size offered in this subdivision with no open space or green belts and wanted something with a little room.

We looked at many subdivisions before making our choice and felt that Hat Creek Development created a superior neighborhood with enough space for individualized homes as well as many of the mature trees were retained. I have personally talked to Mr. Maykus and many of his staff members on many occasions and found them to be honest and forthright in their dealings. The quality of the neighborhood and the homes they build are unmatched. Our specific home was not built by Maykus, but the builders that are in the subdivision build quality, unique products that are unmatched in the area with the exception of one or two other subdivisions in Colleyville and unfortunately those are not in areas we would have considered purchasing due to negative factors outside the subdivision complex (i.e. proximity to water towers, highways, shopping centers).

My wife and I have worked in the mortgage banking industry for over 30 and know what creates positive and negative factors in an area. This area and developer hit all our positive marks in our search for what was right for us, including appropriate size lots, space and layout.

We urge you to vote in favor of the PUD-R Planned Unit Development - Residential District recommendation to allow Hat Creek Development to move forward with Legacy North. This plan will bring consistency with the other subdivisions on Lavaca Trail and the surrounding areas. Should you have any additional questions, please don't hesitate to contact me.

Sincerely,

Michael Capps

M: [972.567.2693](tel:972.567.2693)

Letters of Support

Rosewood Villas Homeowners' Association Legacy North Development Committee

**P.O. Box 463
Colleyville, Texas 76034**

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 5, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

On September 11 we sent to City of Colleyville staff the attached documents in connection with the proposed development of the subject property. As you will note in reading these documents, we expressed several concerns with respect to the proposed Legacy North development and asked a question regarding the zoning of this property.

Although we would like you to be aware of our concerns with respect to the proposed Legacy North development, we have no objection to rezoning the subject property to R20. Kosse Maykus has created a beautiful neighborhood in the adjacent Legacy subdivision and we are pleased that he will be the developer of Legacy North.

Since the submission of our original letter, we have met and exchanged emails with Mr. Maykus regarding our most significant concern, the lack of a landscape buffer between Legacy North lots and Rosewood Villas' common recreation area in the original plat submitted by Mr. Maykus.

Based on that meeting, we believe that Mr. Maykus is willing to install such a buffer and is working with us in good faith to resolve this issue in a manner that will benefit both subdivisions.

Thank you.

We very much appreciate your time and consideration.

Very truly yours,

Rosewood Villas HOA Legacy North Development Committee

Note: Please use the following contact information for all communication with the HOA on this matter:

Email: _____ with a copy to _____

Telephone: Christopher Derganc (817) 437-1971

Letters of Support

Rosewood Villas Homeowners' Association

Attachment 1

12/05/2006 City Council Agenda Briefing re: Colleyville Ordinance 0-06-1600

Page 1

Rosewood Villas Homeowners' Association

Legacy North Development Committee

P.O. Box 463

Colleyville, Texas 76034

Ms. Jacquelyn Reyff, AICP
Principal Planner
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Proposed Legacy North Development

September 11, 2018

Dear Ms. Reyff:

We represent the Rosewood Villas HOA ("RWV"). We learned recently that Kosse Maykus has submitted to the City a preliminary plat for the "Legacy North" development, to be located along Lavaca Trail on Tracts 1B2, 1B2A and 1B4 of the RH Mc Ewing Survey and Lot C and A Tract 1B3 of the Mc Ewing Subdivision.

We have examined the preliminary plat and supporting documents and spoken with City staff regarding this proposed development, which will have a direct impact on our HOA. We thought it would be helpful to make you aware of our concerns with respect to this proposed development prior to the initial P&Z meeting.

Background

The Rosewood Villas HOA southern property line runs along a substantial portion of the proposed Legacy North's northern property line. The entire southern portion of our property consists of the HOA's only recreational area and includes our beautiful tree lined ponds and walking path. It is an area frequently used by residents and their guests for recreational walking and fishing in our stocked ponds. It is also the principal site for HOA functions. Listed below are the specific attributes of the recreational area we believe most relevant to the proposed development:

- A wrought iron fence runs along our entire southern property line.
- Our walking path is situated approximately 3 feet from this fence.
- There are several relatively mature trees immediately to the south of our property line that provide shade to our walking path and screen our common area.
- Our property is at grade with the Legacy North property at the eastern end but increases to 3 - 4 feet above grade along most of the property line.
- Our pond system partially overflows onto the proposed Legacy North property.

A central feature of our small-lot villas neighborhood, this recreational area is also a key selling feature of RWV. It enhances the value of all properties within RWV and is highlighted in virtually every sales listing. We hope that the new development will compliment this area, rather than detract from it.

Letters of Support

Rosewood Villas Homeowners' Association

Attachment 1

12/05/2006 City Council Agenda Briefing re: Colleyville Ordinance 0-06-1600

Page 2

Re: Proposed Legacy North Development

September 11, 2018

Page 2

Concerns with Proposed Legacy North Development

1. Lack of Landscape Buffer Between Legacy North and Rosewood Villas

Our principal concern is the lack of a landscape buffer between Legacy North and RWV.

The preliminary Legacy North plat shows lots placed directly along our southern property line. We believe such a placement will adversely impact the aesthetic beauty of our recreational area. It will also adversely impact the privacy and potentially the value of the Legacy North properties bordering this recreational area.

Leaving just the wrought iron fence in place will expose these properties to common area activities of another development, as well as to the backyards of the RWV homes lining the pond system. It will also fundamentally change the character of our recreational area.

Installing a wood or masonry wall directly against the existing RWV wrought iron fence seems to be not only inappropriate but will require the removal of several mature trees and destroy the aesthetic beauty of the RWV recreational area. In fact, we would not even be able to soften the impact of such a wall with landscaping due to the limited space between the existing fence and walking path.

Therefore, we would very much prefer that the developer add a landscape buffer along the north-south border of our properties.

This is the approach Mr. Maykus is proposing with respect to the Legacy North border with Remington Park (which also includes a walking path). It is also the approach used in the original Legacy development along the Remington Park border. We see no reason why our neighborhood should not be treated in a similar manner.

Furthermore, along the RWV eastern border with Remington Park, our developer included an approximately 30-foot common area buffer/drainage easement and, as an accommodation to Remington Park, agreed to limit all homes along this border to one story. On our western border with the Villas of Colleyville, both developers employed approximately 20-foot common area buffer zones, resulting in a substantial distance between the houses. Therefore, adding a similar buffer along our southern Property line is in keeping with the existing development and will protect homeowners of both Legacy North and RWV.

2. Drainage

The preliminary Legacy North plat reflects the removal of the existing pond on the subject property and channels all runoff water, including overflow from the RWV pond system, directly onto Lavaca Trail. We are concerned that this approach will lead to excessive runoff onto Lavaca Trail and urge the City to retain the existing or similar pond.

Furthermore, the existing pond/wetland area seems to have been in place for many years. Since at least the very early 2000s, when RWV was developed, this area has never been dry. It serves as a habitat for numerous species of birds, reptiles and mammals. We urge to City to take all appropriate action to protect and retain this valuable wetland area.

Letters of Support

Rosewood Villas Homeowners' Association

Attachment 1

12/05/2006 City Council Agenda Briefing re: Colleyville Ordinance 0-06-1600

Page 3

Re: Proposed Legacy North Development

September 11, 2018

Page 3

3. Tree Preservation

There is substantial tree canopy coverage on the eastern half of the Legacy North property. We assume you will require the developer to submit a tree preservation plan in compliance with Section 5 of the Colleyville Land Development Code and would appreciate the opportunity to review this plan when available. We would also like to note that the landscape buffer we are proposing would certainly help the developer in meeting the tree preservation requirement.

4. Density and Open Space

Although the original Legacy development set aside a significant portion of its land as open space, we see no similar open space or trail system in the preliminary plat for Legacy North. We assume you will address this issue in your review and would appreciate it if you would update us regarding its disposition. Again, the landscape buffer would also help the developer to meet any open space requirements.

5. Zoning Issue

Finally, the preliminary plat prepared by Mr. Maykus assumes the subject property is zoned R20, which is consistent with the current Colleyville zoning map. However, as the attached Agenda Briefing for City Council's consideration of Colleyville Ordinance 0-06-1600 on December 5, 2006 clearly indicates, the prior owner's application to rezone this property from R40 to R20 was denied by P&Z. It also indicates the applicant elected not to appeal this denial.

We are within the notification area for any such rezoning request and are unaware of a subsequent effort to rezone this property. Therefore, it is our belief that this property is, in fact, zoned R40. We would appreciate it if you would either confirm our understanding or provide us with documentation indicating a subsequent rezoning to R20.

Absent confirmation of a rezoning of this property to R20, we ask either that Mr. Maykus revise his plat to reflect the correct zoning of this property or the City take these parcels through the appropriate rezoning process.

Thank you. We very much appreciate your time and consideration on this matter.

Very truly yours,

Rosewood Villas HOA Committee on Legacy North Development

Please use the following contact information for all communication with the HOA:

Email: _____ with a copy to

Telephone: Christopher Derganc (817) 437-1971

Letters of Support

Rosewood Villas Homeowners' Association

Attachment 2

Letter to City Staff September 11, 2018

Page 1



City of Colleyville Agenda Briefing

100 Main Street
Colleyville, Texas 76034
(817) 503-1000
www.colleyville.com

File Number: O-06-1600

File Number: O-06-1600	File Type: Ordinance	Status: First Reading
Version: 1	Agenda Date: 12/05/2006	Controlling Body: City Council
Requester: Community Development Department	Agenda No.: 6a	Final Action:
File Name: Approval of a Request for a Special Use Permit on 17 acres out of the R.N. McEwing Survey and the McEwing Addition located at 712-900 Lavaca Trail, Case Z-06-027		
Attachments: Location and Zoning Map • List of Property Owners Notified • Zoning Exhibits • Ordinance O-06-1600		

History of Legislative File

Version:	Date:	Acting Body:	Action Text:
1	11/13/2006	Planning and Zoning Commission	
1	12/05/2006	City Council	

Title

Approval of a Request for a Special Use Permit on 17 acres out of the R.N. McEwing Survey and the McEwing Addition located at 712-900 Lavaca Trail, Case Z-06-027

Explanation

First Reading and Public Hearing

Jeffrey Zimmerman has submitted a request for consideration of a Special Use Permit (SUP) to allow grazing animals on 17 acres of land located on the north side of Lavaca Trail, approximately 275 feet west of Mustang Trail. The property is currently zoned R40-Single Family Residential.

The applicant originally submitted a request to rezone the property from the R40-Single Family Residential zoning district to the R20-Single Family Residential zoning district in conjunction with the SUP request. The Planning and Zoning Commission denied the R20 rezoning request and approved the SUP request. The applicant did not appeal the zoning request to City Council, therefore only the SUP request is being considered by the City Council. The Planning and Zoning Commission recommended approval of the SUP by a vote of 5-2.

Request. SUP to allow grazing animals on the property.

Location. The 17 acres is located at 712-900 Lavaca Trail.

Special Use Permit. The applicant is requesting approval of a SUP to allow grazing

Letters of Support

Araceli Botello

Subject: FW: Legacy North Planning and Zoning

From: Bryan Yelverton
Sent: Monday, October 8, 2018 3:23 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Legacy North Planning and Zoning

Members of the Planning and Zoning Committee:

My name is Bryan Yelverton and I currently reside at 708 Lyndsey Way in Colleyville, Texas. I purchased this lot in 2016 in current development, The Legacy. I am in support of Hat Creek Development continuing to develop The Legacy North project which calls for 25 1/2 acre home sites. I feel that this proposal is in line with all surrounding neighborhoods in this area and will add value to all of the surrounding neighborhoods. I was about the 4th person to purchase a lot in early 2016 and I have seen the development grow at an amazing pace. There is a high demand for 1/2 acre home sites in this area.

They have done a wonderful job with our neighborhood and have been responsive to the concerns of both the residents and the builders. Maykus Custom Homes, Providential Custom Homes, and Larry Stewart Custom Homes build beautiful custom homes and I would like to see more of these quality homes in this area. The 25 1/2 acre lots to be developed is in line with our neighborhood and all of the surrounding neighborhoods in this area. As a homeowner, selfishly, I am interested in improving property values around my home. I feel that the planned Legacy North project will add great value to my home and the city of Colleyville by providing this area with quality custom homes.

Please do not hesitate to contact me if I can be of further assistance to the zoning committee.

Sincerely,

Bryan C. Yelverton, MD
US Anesthesia Partners
Arlington Division
(c) 972-523-0009

Letters of Support

Araceli Botello

Subject: FW: Legacy North Planning and Zoning

From: Matt Colby
Sent: Tuesday, October 9, 2018 7:32 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Legacy North Planning and Zoning

Members of the Planning and Zoning Committee,

My name is Matthew Colby, and my family and I live at 700 Lyndsey Way in Colleyville, TX, in the Legacy development. We are in full support of the development of 25 ½ acre sites in the Legacy North project that Hat Creek Development is currently proposing.

As a property owner within and tax payer to the city of Colleyville, it is important to me that the integrity of our community is preserved by developing these sites with reputable custom builders like Maykus Custom Homes, Larry Stewart Custom Homes, and Providential Custom Homes. These builders hold themselves to a higher standard of excellence in all they do, and are deeply engrained in the communities where they build. The approval of the Legacy North Project's proposed 25 ½ acre home sites is in the best interest of the homeowners in the surrounding area, and ultimately that of the City of Colleyville.

If there is any way for me to further support the efforts of Hat Creek Development in The Legacy North project, please let me know. It is of great interest to the homeowners in our community that we see this project in the hands of those who have served us well in their efforts to protect the value of our homes and the integrity of the community in which we reside.

Best regards,

Matt Colby

MATT COLBY *Vice President*

214.838.5250 | DIRECT
713.870.4778 | MOBILE

1500 SOLANA BLVD., BLDG. 4, SUITE 4500
WESTLAKE, TEXAS 76262

www.goosehead.com |



The greatest compliment you can give me is a referral of my services!



Letters of Support



Please consider the environment before printing this e-mail

This electronic mail transmission contains confidential information intended only for the person(s) named. Any use, distribution, copying or disclosure by any other person is strictly prohibited. If you received this transmission in error, please notify the sender by reply e-mail and then destroy the message.

Letters of Support

Araceli Botello

Subject: FW: The Legacy North

-----Original Message-----

From: Brad McPherson

Sent: Wednesday, October 10, 2018 8:49 AM

To: Ben Bryner <BBryner@colleyville.com>

Subject: The Legacy North

Good Morning Mr. Bryner,

I hope this finds you well. I am writing you this morning to show my support on the development of The Legacy North. I was not able to attend the meeting on Monday, but as a future resident of The Legacy...in 3 months, I would like to see a similar neighborhood with ½ acre lots, along with the same quality of homes/builders.

We purchased our lot in The Legacy in 2017 after searching Colleyville, Southlake and Westlake. We are moving from Frisco to be closer to family, but ultimately, one of our main goals was to build a custom home in an area surrounded by custom homes on ½ acre lots. The vibe is luxury homes with a country and secluded feeling..This was impossible to find in Frisco given most developments are production builders on 7000 sq. ft lots.

I have spoken with several neighbors across Lavaca along with my parents and their neighbors in Remington Park. There does not seem to be any pushback or negative feedback about the development of The Legacy North, based on my conversations. The common response I've heard is that the development group invest some money into the entrance, fences, etc., and maintain the grounds as long as they are overseeing the HOA.

I approve the development of The Legacy North and hope you and your team can support this future subdivision. Thank you for your time and consideration.

Thanks,
Brad

Brad McPherson
HealthMark Group
325 N. Saint Paul Street
Suite 1650
Dallas,TX 75201
Office (214) 764.9122
Mobile (214) 458.6629
Fax (800) 833.5935

Letters of Support

Araceli Botello

Subject: FW: Zoning Case Number ZC18-033 (712-810 Lavaca Trail)

From: Doug Wiseman
Sent: Sunday, October 21, 2018 8:23 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Case Number ZC18-033 (712-810 Lavaca Trail)

Dear Commissioners:

Our names are Doug and Theresa Wiseman and we reside at 808 Lyndsey Way, in the Legacy. My husband and I searched for a long time for the perfect location to build our home after living in our previous home for 32 years in Bedford. We chose this subdivision and Colleyville because of the location, the walking trails, and surrounding subdivisions with similar lot sizes and pricing. While building our house we met many individuals walking through our gated community from the surrounding subdivision, creating a sense of community for us. When we purchased our land, we understood this land would someday be developed.

Maykus Customs Homes built our home and went beyond our expectations regarding their integrity and high standards. I am sure the developer will meet the expectations of the individuals in the surrounding subdivisions. We agree for Hatcreek Development to develop this land as R20 lots.

One concern on the video of the Planning and Zoning meeting on October 8, 2018 was the traffic going through Remington Park. It is very hard to enter Precinct Line Road at various times of the day. This is going to be a concern going forward because the lights are timed right now and once the commuter train starts running the lights won't be timed. Also, there is a new subdivision being developed across Precinct Line at Lavaca Trail in North Richland Hills. This will make it even more difficult to enter Precinct Line Road.

A traffic light needs to be considered in the future as the traffic flow continues to increase on Precinct Line Road. A light would decrease the traffic in the Remington Park.

Thank you for your consideration in this matter.

Theresa and Doug Wiseman

Sent from my iPad

Letters of Support

Araceli Botello

Subject: FW: Lavaca Trail Development

-----Original Message-----

From: Sonia Bilderback

Sent: Sunday, October 21, 2018 9:08 PM

To: Ben Bryner <BBryner@colleyville.com>

Cc: Eason Maykus

Subject: Re: Lavaca Trail Development

Mr. Bryner,

We will be in attendance at the City Hall meeting, Monday, October 22nd in support of the proposed Maykus Development on Lavaca Trail. In keeping with all the requests from City leaders to support Colleyville, especially with Highway 26 construction, it seems only right to keep the development with home town folks rather than a National company. They are the ones that support the doctors, grocery stores and restaurants here locally.

We desire to have the development uniform like the one we live in across the street, The Legacy. The trees, walking paths that the Maykus Company propose are more in keeping with the country feel of Lavaca.

We have lived in this close area including Remington Park since 2006.

Thank you for your time and consideration.

Jimmy and Sonia Bilderback

The Legacy

6105 Ridgewood Lane

Colleyville 76034

Letters of Support

Araceli Botello

Subject: FW: Letters from Rosewood Villas Homeowners re: Zoning Case ZC18-033
Attachments: Zoning Case ZC18-033 Rosewood Villas Letters.pdf

From: Christopher Derganc
Sent: Friday, October 19, 2018 2:47 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: smathisencpa@gmail.com; 'Kosse Maykus' <> 'Rosewood Villas HOA' <>; Coy Garrett <>; 'DURBIN' <>
Subject: Letters from Rosewood Villas Homeowners re: Zoning Case ZC18-033

Mr. Bryner,

Attached to this email is a pdf containing scans of letters from Rosewood Villas homeowners in support of the proposed rezoning. We'll drop off the originals on Monday in order to give our remaining homeowners an opportunity to submit a letter.

Thank you.

Chris Derganc
Rosewood Villas HOA Committee on Legacy North Development

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures

SEAN BROWN

Print Names

701 ARCADEY LN. COLLEYVILLE, TX 76034

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.

Melanie Mullens

Signatures

Melanie Mullens

Print Names

6415 Bordeaux Park

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures

ERIC NEWTON

Print Names

6408 BORDEAUX PARK

Address

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

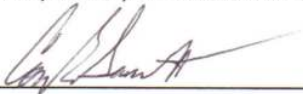
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

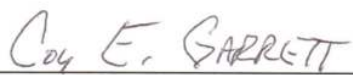
Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures





Print Names





Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

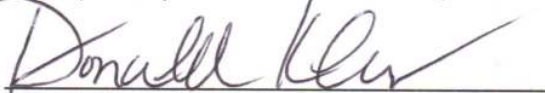
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

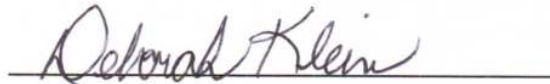
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures



DONALD KLEIN

Print Names

DEBORAH KLEIN

721 Arcady Ln., Colleyville, 76034

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

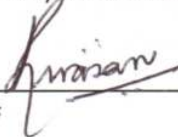
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

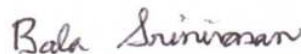
Thank you for your consideration.



Signatures

ALAGIRY SRINIVASAN

Print Names



Signatures

BALA SRINIVASAN

6419, Bordeaux Park, Colleyville, TX 76034

Address

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures

STEVEN M. WADE

Print Names



Sandra L Wade

6504 Bordeaux Park, Colleyville

Address

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

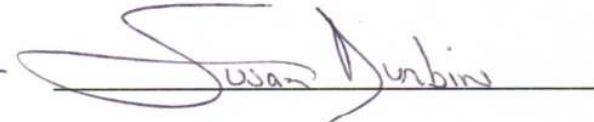
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures



RICHARD DURBIN

Print Names

SUSAN DURBIN

725 ARCADE LANE 725 ARCADE LN.

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

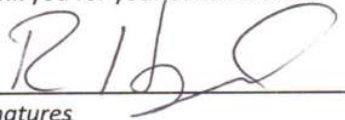
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.

Signatures

Print Names


Rocky Hagood


Karon Hagood

Address

6416 BORDEAUX PARK, Colleyville TX

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.

Debbie Peppard
Signatures

Debbie Peppard
Print Names

6516 Bordeaux Park, Colleyville, TX 76034
Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

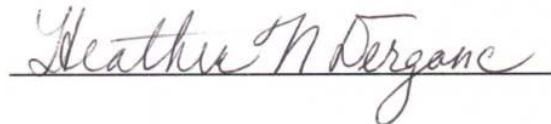
As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.


Signatures



CHRISTOPHER DERGAN
Print Names

Heather N Derganc

705 ARCADE LN, COLLEYVILLE, TX 76034
Address

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.

Kathleen M. Boone

Signatures

Kathleen M. Boone

Print Names

6423 Bordeaux Park Colleyville, TX 76034

Address

Please approve this rezoning request!

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

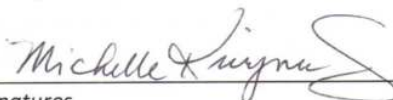
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

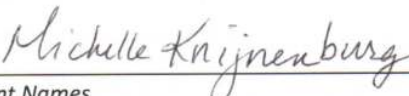
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

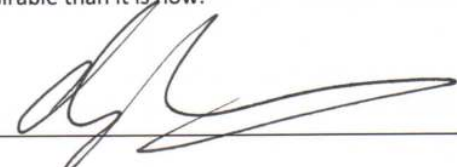
Thank you for your consideration.



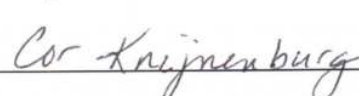
Signatures



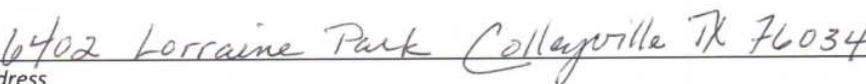
Print Names



Signatures



Print Names



Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

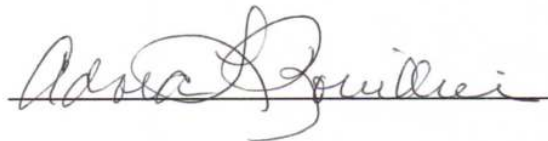
As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.


Signatures



NORMAN ROUILLIER
Print Names

ADORA ROUILLIER

713 ARCADEY LAKE, COLLEYVILLE TX 76034
Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

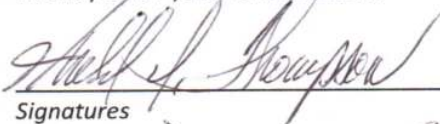
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

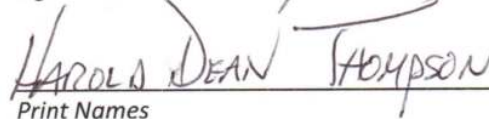
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures



Print Names

6401 Lorraine Paris 76034

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

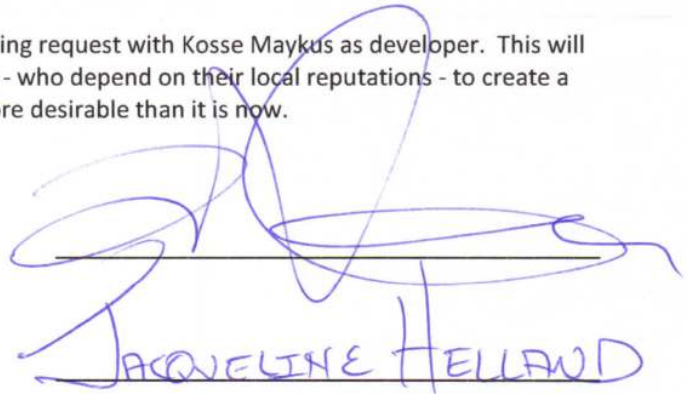
Thank you for your consideration.



Signatures

Jerome Helland

Print Names


JACQUELINE HELLAND

6509 Lorraine Park

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.

Bob Larimore

Signatures

Ernie Larimore

Signatures

Bob Larimore

Print Names

Ernie Larimore

Print Names

6500 Bordeaux Park, Colleyville, TX 76034

Address

10-17-18

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to-rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

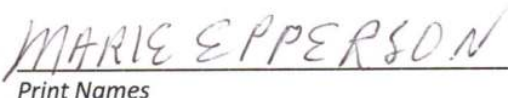
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

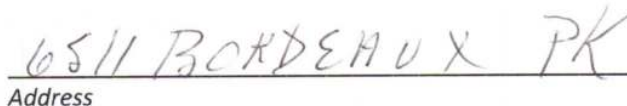
Thank you for your consideration.



Signatures



Print Names



Address

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

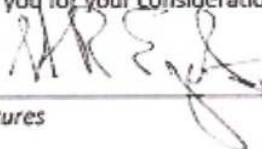
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures

H. ROBERT EPLEY

Print Names

6417 LORRAINE PARK, COLLEYVILLE, TX 76034

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

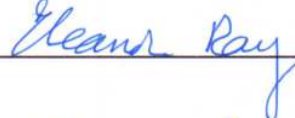
Thank you for your consideration.



Signatures



Print Names



Signatures



Print Names



Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.

Willie A. Fonder

Signatures

Willie A. Fonder

Print Names

6410 LORRAINE PARK - COLLEYVILLE, TX 76034

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

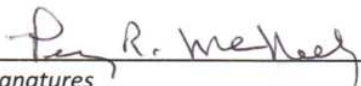
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

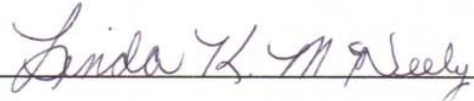
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

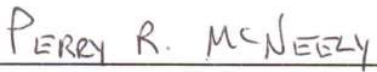
Thank you for your consideration.



Signatures



Signatures



Print Names



Print Names



Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

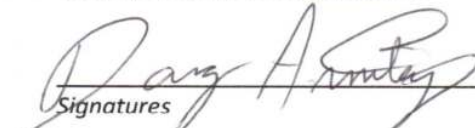
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

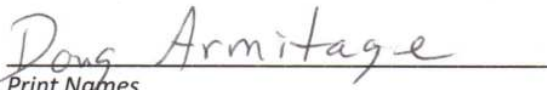
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

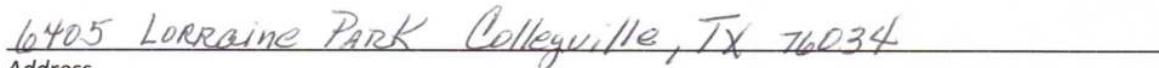
Thank you for your consideration.


Signatures




Print Names




Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

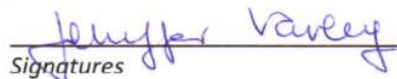
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures

JENIFFER VARLEY

Print Names

641 Bordeaux Park Colleyville 76034

Address

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures

Edward Fabien

Print Names



Signatures

Faerie Fabien

Print Names

6505 Lorraine Park Colleyville 76034

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures



Robert Chopak

Print Names

Sandra Timma

6400 Bordeaux Park, Colleyville, TX 76034

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

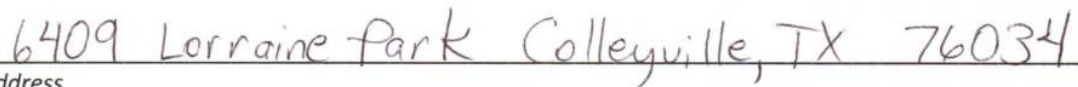
Thank you for your consideration.



Signatures



Print Names



Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures



PATRICK DOWNEY

Print Names

LINDA L. DOWNEY

6518 LORRAINE PARK - COLLEYVILLE, TX. 76034

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

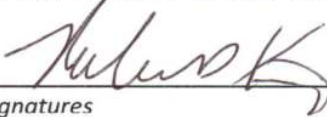
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus-intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

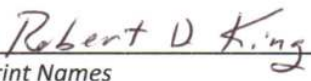
Thank you for your consideration.



Signatures



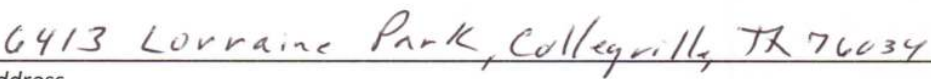
Signatures



Print Names



Print Names



Address

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

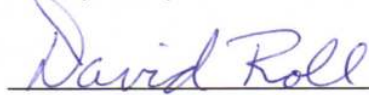
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures



Print Names



Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.

Signatures

Jim LaBounty
Print Names

ANGELA LABOUNTY

Address

4507 BORDEAUX PARK, COLLEYVILLE, TX 76034

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.


Signatures



JERRY DON DAVIS
Print Names

Dean Davis

6421 LORRAINE PARK
Address

6421 Lorraine Park

Letters of Support

DocuSign Envelope ID: 3EE8549A-1BBC-45C9-9636-83917AA49465

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

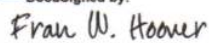
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

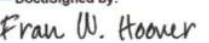
As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

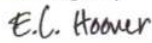
Thank you for your consideration.

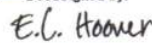
DocuSigned by:

E2383F2320FC4BA...
Signatures

DocuSigned by:

E2383F2320FC4BA...
Print Names

6414 Lorraine Park

Address

DocuSigned by:

5D516405A9584CE...

DocuSigned by:

5D516405A9584CE...

6414 Lorraine Park

10/16/2018

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

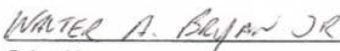
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

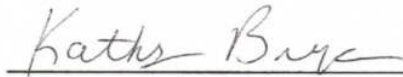
Thank you for your consideration.



Signatures



Print Names







Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.



Signatures

AUBRA PALMER

Print Names

406 LORRAINE PARK

Address



Signatures

JAYNE PALMER

Print Names

6406 LORRAINE PARK

Address

Letters of Support

Rosewood Villas

Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail) -

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

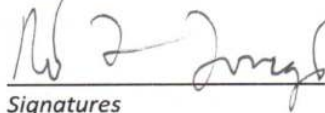
In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

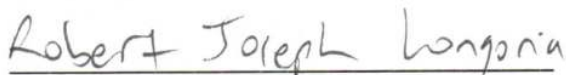
Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.

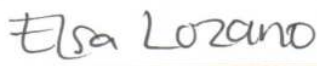


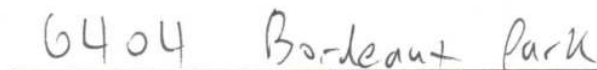
Signatures





Print Names





Address Colleyville, TX. 76034

Letters of Support

Page 1 of 1

Rosewood Villas
Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

Thank you for your consideration.

Signatures

Print Names

Address

Laxman Bhatia

LAXMAN BHATIA

6505 BORDEAUX PK. Colleyville Tx.



Letters of Support

Christopher Derganc

From: Aubra Palmer <
Sent: Wednesday, October 17, 2018 8:34 PM
To: 'Christopher Derganc'
Subject: FW: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

From my personal email address.

From: Aubra Palmer
Sent: Wednesday, October 17, 2018 12:09 PM
To: 'kimberlydraperholt@yahoo.com' <kimberlydraperholt@yahoo.com>; 'ckbeill@hotmail.com' <ckbeill@hotmail.com>; 'smathisencpa@gmail.com' <smathisencpa@gmail.com>; 'julie.waltens@yahoo.com' <julie.waltens@yahoo.com>; 'ryan.moore@ferguson.com' <ryan.moore@ferguson.com>; 'JElms@pape-dawson.com' <JElms@pape-dawson.com>; 'm.koch75@rocketmail.com' <m.koch75@rocketmail.com>
Cc: 'Board Communications' <
Subject: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

My name is Aubra Palmer. My wife, Jayne, and I live at 6406 Lorraine Park in Colleyville in the Rosewood Villas addition. Our neighborhood is directly north of the planned "Legacy North" development. Our neighborhood will most likely be the neighborhood most impacted by the new development.

Jayne and I are fully in support of the proposed zoning change from R40 to R20. In fact, we don't really see it as a change but rather just the clean-up of mistakes in the old City map. We always believed it was zoned R20. Almost all other surrounding areas are R20 zoning, so it seems to really make good common sense.

The proposed developer, Mr. Maykus, has been a strong partner in our efforts to insist on the best possible development. His Legacy South, across Lavaca, is an excellent, well done neighborhood. We would love for that to be they type on neighborhood to our south.

I am also a Board Member of our Rosewood Villas HOA. Our Board fully supports the planned changes, as does the vast majority of our homeowners.

Thank you for your consideration to approve the change from R40 to R20.

**Aubra Palmer (cell) 817-271-9154
Jayne Palmer (home) 817-498-3777**

Letters of Support

Christopher Derganc

From: Board Communications < > on behalf of Rosewood Villas HOA < >
Sent: Wednesday, October 17, 2018 8:40 PM
To: DERGANC
Subject: FW: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

From HOA Board mailbox. Note, I got email bounce back on both messages to 'ckbeill@hotmail.com'

From: Rosewood Villas HOA [
Sent: Wednesday, October 17, 2018 4:28 PM
To: 'Aubra Palmer'; 'kimberlydraperholt@yahoo.com'; 'ckbeill@hotmail.com'; 'smathisencpa@gmail.com'; 'julie.waltens@yahoo.com'; 'ryan.moore@ferguson.com'; 'JElms@pape-dawson.com'; 'm.koch75@rocketmail.com'
Cc: 'Board Mailbox'; BRYAN (; Fran Hoover ; LAXMAN & VICKI BHATIA ; Longoria (;
Subject: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

P&Z Commissioners:

We are the Board members representing the Rosewood Villas HOA.

We fully support of the proposed zoning change from R40 to R20. We believe it to be the highest and best use of the property.

We have had three committee members who have worked with the proposed developer, Mr. Maykus. He has been a strong partner in those efforts to create the best possible development. His Legacy South, across Lavaca, is an excellent, well done neighborhood. We would love for that to be they type on neighborhood to our south.

Thank you for your consideration to approve the change from R40 to R20.

The Board of Rosewood Villas HOA

Robert Longoria
Aubra Palmer
Laxman Bhatia
Fran Hoover
Nap Bryan

Letters of Support

Araceli Botello

Subject: FW: Letter of Support for LEgacy North Planning and Zoning

From: Michael Capps

Sent: Monday, October 22, 2018 11:10 AM

To: Ben Bryner <BBryner@colleyville.com>

Cc:

Subject: Letter of Support for LEgacy North Planning and Zoning

Members of the Planning and Zoning Committee:

My name is Michael Capps, my wife and I live at [6116 Legacy Trl in Colleyville, TX](#). We purchased the home in the Legacy last year primarily due to the structure of the neighborhood, the open space and the 1/2-acre home sites. We have previously owned homes on lots that were more in the acre size and found that we didn't connect as well with the neighbors because of the distance between our homes. We were also moving back from California where lot sizes were less than half the size offered in this subdivision with no open space or green belts and wanted something with a little room.

We looked at many subdivisions before making our choice and felt that Hat Creek Development created a superior neighborhood with enough space for individualized homes as well as many of the mature trees were retained. I have personally talked to Mr. Maykus and many of his staff members on many occasions and found them to be honest and forthright in their dealings. The quality of the neighborhood and the homes they build are unmatched. Our specific home was not built by Maykus, but the builders that are in the subdivision build quality, unique products that are unmatched in the area with the exception of one or two other subdivisions in Colleyville and unfortunately those are not in areas we would have considered purchasing due to negative factors outside the subdivision complex (i.e. proximity to trains, water towers, highways, shopping centers).

My wife and I have worked in the mortgage banking industry for over 30 and know what creates positive and negative factors in an area. This area and developer hit all our positive marks in our search for what was right for us, including appropriate size lots, space and layout.

We urge you to vote in favor of the R-20 recommendation to allow Hat Creek Development to move forward with Legacy North. Should you have any additional questions, please don't hesitate to contact me.

Sincerely,

Michael Capps

M: [972.567.2693](tel:972.567.2693)

Letters of Support

Araceli Botello

Subject: FW: Zoning Case Number ZC18-033

From: Mark Lanier
Sent: Monday, October 22, 2018 12:03 PM
To: Araceli Botello <ABotello@colleyville.com>
Subject: Zoning Case Number ZC18-033

I talked to Jacquelyn a few minutes ago and she suggested I e-mail my comments to you to ensure they are included in the discussion and record for the P&Z Commission meeting tonight.

We have no objection on going from R-40 to R-20 zoning.

We have one comments/concerns, which I understand are traditionally addressed as the project moves into the platting phase. Regardless, we wanted it to be included in the public record.

1. A permanent or perpetual drainage easement needs to be included to address the rainfall drainage from Rosewood southbound, I believe there is a drainage easement in the current plat. We just want to make sure all rainwater drainage is adequately addressed and accommodated in the revised plat for the new development. My understanding is the City is having an Engineer review the drainage to ensure it is adequately addressed.

We reserve the right to modify or include additional comments and concerns in the event that Kosse Maykus does not proceed and sells the property to another developer.

Please don't hesitate to contact me at (817) 229-9619, if you have any questions or need additional clarification.

Mark & Paula Lanier
6412 Bordeaux Park
Colleyville TX, 76034
(817) 229-9619

Letters of Support

Rosewood Villas Colleyville, Texas

Planning and Zoning Commission
c/o Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

October 15, 2018

Re: Zoning Case Number ZC18-033 (712 -810 Lavaca Trail)

Dear Commissioners:

We are homeowners in the Rosewood Villas subdivision, located directly north of the referenced property, and would like to express our support for the proposal to rezone this property to R20.

It seems to us that it would be unfair to the property owner not to grant this rezoning request, as there is R20 zoning directly to the south and east and the higher density PUD zoning directly to the north and west of this property.

A decision like this is can be difficult and is often based only on a conceptual drawing. However, in this case there is a full-scale example of what the proposed neighborhood will look like directly across the street. The original Legacy is a beautiful neighborhood and we are confident that Legacy North will be equally beautiful.

In addition, the proposed developer of this property, Kosse Maykus, is a local resident who has built homes in this area for more than 40 years - his livelihood is dependent on his reputation within the local community. We also understand that Mr. Maykus intends to use only local custom builders to build homes in Legacy North.

As you are aware, our homeowners' association has been actively engaged in negotiations with Mr. Maykus regarding an appropriate buffer between our properties. It is our understanding that Mr. Maykus has been open and professional in these discussions and is willing to address our concerns.

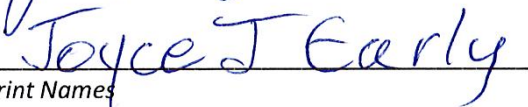
We are also very concerned that if you do not grant this rezoning proposal and Mr. Maykus is forced to abandon this development, a national production builder with lower standards and little investment in the local community may replace him. This would be the worst possible outcome both for Rosewood Villas and Colleyville.

Therefore, we again urge you to approve this rezoning request with Kosse Maykus as developer. This will ensure that a local developer will use local builders - who depend on their local reputations - to create a beautiful neighborhood making Colleyville even more desirable than it is now.

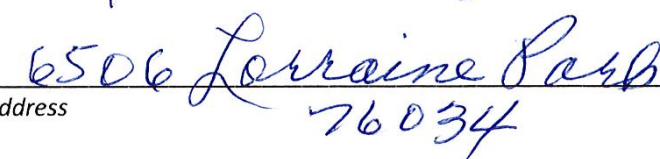
Thank you for your consideration.



Signatures



Print Names



Address

Letters of Support

November 14, 2018

Mayor Richard Newton and Honorable City Council Members
Colleyville City Hall
100 Main St.
Colleyville, Texas 76034

Re: ZC18-33

Dear Mayor and City Council Members,

The purpose of this letter is to lend support to ZC18-33 in which Hat Creek Development/Kosse Maykus is proposing to develop approximately 11 acres along Lavaca Trail. It is currently zoned R-40 and the request is to R-20.

My wife and I reside at 709 Arcady Lane, directly north and adjacent to the proposed development. We are homeowners, and through the Rosewood Villas HOA, have worked with Mr. Maykus on his development standards as they interact with Rosewood Villas Addition. We believe the agreed upon standards will enhance both his development, as well as protecting our existing common area and homesites, and will increase everyone's property values.

From a zoning standpoint, this is a classic case of an "infill zoning", which we believe to be entirely appropriate for this tract of land. The subject property is not abutting any undeveloped property and, therefore, will not require the extension of any city utilities. It already has adequate roads, water, sewer, etc. Additionally, I would be remiss if I did not mention that it is completely surrounded by developed properties that generally range from R-20 downward to small lot PUDs. It simply is not realistic to believe that R-40 is the correct zoning category, when it is surrounded by existing greater density and other completely built out properties.

The real estate market has changed in the past several years and there is now a much stronger market for the R-20 than there is for the R-40. An R-20 lot development will normally be built out more rapidly than R-40. As an adjacent resident, we absolutely want his development to be highly successful. We also want to see the least amount of disruption to the surrounding neighborhoods. The faster the developer can achieve "build out", the less interruptions we will experience. I feel that it is very important to the surrounding residents that Mr. Maykus be allowed to start as soon as possible.

Letters of Support

Mr. Maykus' development to the south of Lavaca Trail (The Legacy) is very well done and is developed on R-20 zoned property. Our neighborhood, Rosewood Villas, is a 53 homesite PUD that is comprised mainly of older, retired empty nesters that just enjoy the beauty, tranquility and safety that Colleyville so wonderfully provides. Our HOA Board of Directors has sent written support of this development, as Mr. Maykus has been very receptive to our comments. I think we can all agree that the land will eventually be sold and developed. As a homeowner and a member of the HOA, we prefer a custom home developer/builder rather than a big box tract home builder on R-40.

We will not be in attendance for the hearing on November 20 due to previous Thanksgiving plans. We do plan to be in attendance for the December 4th hearing. Please consider our comments and please call me at 817-269-9999(O) or 817-307-9990© should you have any questions, comments or concerns.

In conclusion, we would respectfully request your positive support of the subject zoning request.

Respectfully Submitted,

The block contains two handwritten signatures in blue ink. The first signature, on the left, is 'Tanis Garrett' and the second, on the right, is 'Coy E. Garrett'. Both are written in a cursive, flowing style.

Tanis Garrett & Coy E. Garrett

Letters of Support

Araceli Botello

Subject: FW: Lavaca Trail Development

-----Original Message-----

From: Sonia Bilderback

Sent: Monday, November 19, 2018 2:21 PM

To: Ben Bryner <BBryner@colleyville.com>

Cc: eason Maykus

Subject: Re: Lavaca Trail Development

Mr. Bryner,

We will be in attendance at the City Hall meeting, Tuesday, November 20th in support of the proposed Maykus Development on Lavaca Trail. In keeping with all the requests from City leaders to support Colleyville, especially with the Highway 26 construction, it seems only right to keep the development with home town folks rather than a National company. They are the ones that support the doctors, grocery stores, and restaurants here locally.

We desire to have the development uniform like the one we live in across the street, The Legacy. The trees, walking paths that the Maykus Company propose are more in keeping with the country feel of Lavaca.

We have lived in this close area including Remington Park since 2006.

Thank you for your time and consideration.

Jimmy and Sonia Bilderback

The Legacy

6105 Ridgewood Lane

Colleyville, Texas 76034

Letters of Support

Ben Bryner

To: Nanette Love
Subject: RE: Proposed Development on Lavaca Trail

From: Nanette Love [mailto:]
Sent: Wednesday, November 21, 2018 12:45 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Re: Proposed Development on Lavaca Trail

Hi Ben,

As a follow up to our conversation this morning, I just wanted to reiterate that after attending the city council meeting this past October and learning more details from the developer on their plans on Lavaca Trail, I am more comfortable with the proposed plans.

My understanding is that they plan on doing a "mirror image" of how they developed The Legacy across the street.

However, with this being said, I also know that Remington Park residents/HOA have requested a meeting with the developer to address specific concerns that they want to make sure are addressed, which I also strongly agree with, such as making sure proper drainage is installed, traffic flow is addressed, etc.

As I shared with you this morning, many residents in Remington, including myself, still have concerns about the increased traffic this will cause for Remington Park, and the dangers this could pose for children, people walking, etc. The traffic has already increased as a result of the Legacy development and it is critical that the city work with the Remington Park neighborhood to address these issues.

Thank you, Ben, please call me with any questions.

Nanette Love
Realtor
Keller Williams Realty DFW
cell: 817.602.4101

WIRE FRAUD: During your representation by Keller Williams Realty you will NEVER be asked, via email, to wire or send funds to ANYONE, not even a title company. DO NOT COMPLY WITH EMAIL INSTRUCTIONS TO WIRE FUNDS!

On Fri, Oct 5, 2018 at 12:38 PM Nanette Love <> wrote:

Hi Ben! My name is Nanette Love, and I am a resident in Remington Park here in Colleyville.

I wanted to share what I am hearing regarding the new development on Lavaca Trail. From my understanding the property is currently zoned as R40, however, I am hearing the developer is more in line with developing as R20, which is a higher density development.

My main concern is that Lavaca Trail can not support the higher density plan from a pure traffic standpoint. We are already seeing more cut through traffic in Remington Park, and developing as R20 vs. R40 will only add to this and create even more congestion to the area.

Letters of Support

Believe me, I am all for new construction in our beautiful city, but I am requesting that the city of Colleyville consider how this new development (and all new developments) will impact our existing neighborhood and maintaining the quality of the surrounding areas. I personally think developing with larger lots with less density is best for our city and this particular area.

Please feel free to give me a call, and thank you in advance for your taking the time to read this email.

Nanette Love

Realtor

Keller Williams Realty DFW

cell: 817.602.4101

WIRE FRAUD: During your representation by Keller Williams Realty you will NEVER be asked, via email, to wire or send funds to ANYONE, not even a title company. DO NOT COMPLY WITH EMAIL INSTRUCTIONS TO WIRE FUNDS!

Letters of Support

Ben Bryner

Subject: RE: Lavaca Trail Development

-----Original Message-----

From: Sonia Bilderback []

Sent: Tuesday, December 4, 2018 8:53 AM

To: Ben Bryner <BBryner@colleyville.com>

Cc: Eason Maykus < >

Subject: Lavaca Trail Development

Mr. Bryner,

We will be in attendance tonight at the City Council meeting in support of the Maykus Development on Lavaca Trail. We strongly feel it is in the best interest of the area to duplicate a similar development as the The Legacy.

We have enough castles in Colleyville. And this small country road nestled between other developments is not suitable for castles. Our generation takes offense to those opposing downsizing to half acre lots with million dollar homes.

Again, you want us to support Colleyville businesses, then we suggest you support local builders.

Thanks,

Sonia and Jimmy Bilderback

Letters of Support

Ben Bryner

Subject: RE: Letter of Support for Legacy North Agenda item for City Council meeting tonite
Dec 4 2018

-----Original Message-----

From: Todd ford []

Sent: Tuesday, December 4, 2018 4:12 PM

To: Christine Loven <cloven@colleyville.com>

Cc: Ben Bryner <BBryner@colleyville.com>

Subject: Letter of Support for Legacy North Agenda item for City Council meeting tonite Dec 4 2018

December 4, 2018

Dear City Council Members,

I am writing this letter in support of the proposed zoning change request for the Legacy North development. I reside at 6200 Legacy Trail in the Legacy development and my home will be facing the proposed new development so I have a vested interest in the decision made this evening. My family has lived in Colleyville since 2013, and we were drawn here specifically for the community and the hometown feel that the neighborhoods and streets and semi-rural development across our beautiful city of Colleyville. We have lived in Thornbury and in Leyton Grove and have recently moved last year into the Legacy development.

I am writing this letter in favor of this proposed zoning change for many reasons and let me take this opportunity to point them out one at a time.

1. Colleyville has a master future land use plan and in that plan developments such as The Legacy were specifically designed to meet and exceed those exact goals. The current Legacy development on the south side of Lavaca Trail is a beautiful subdivision that makes use of the natural beauty of the land maintaining open park space and walking trails and an abundance of native trees just as Colleyville desires for its future neighborhoods as written in the city's goals on your own website, and with the new proposed Legacy development it is planned to mirror the existing Legacy project—how much easier could this decision be for the current council? The developer has been building homes and developments in Colleyville for over 40 years and as someone who has built two custom homes in Colleyville there is something to be said about using a local proven builder/developer who has the best interest of our city in mind.....that will simply not be the case if you deny this request and a national builder with no loyalty to this city or its citizens buys that land.

2. The R-40 zoning that is currently in place for this 17 acre tract is a remnant of a larger land use plan that at the time might have been the "best use of the land" however and most importantly that is no longer the case or the "best use" standard. All of the surrounding developments WERE R-40 many years ago but as those developments were rezoned to R-20, PUD-R and other similar zoning changes that left this as the only remaining property around the Lavaca corridor that wasn't rezoned. And it wasn't rezoned simply because the original owner in 2006 failed to bring any reasonable plan to the P&Z board at that time to give them reason to rezone like the surrounding neighborhoods. The P&Z at that time stated in their minutes if he would come back with specific plans and plat they could look at then they would most likely approve his request as they did in all the other surrounding developments. He simply never went back to ask. And in fact the city it appears has been mistakenly misrepresenting the zoning of this 17 acre tract for over 10

Letters of Support

years! In those 10 years no one has objected to the R-20 zoning depiction because quite frankly it made sense then and it makes sense now given all the surrounding neighborhoods that border this small island of property—the last undeveloped piece of land in this part of the city. The proposed Legacy North development will exceed the minimum standards of the R-20 zoning and each of you only need to look across the street Lavaca Trail to see EXACTLY what the city will be receiving by approving this zoning change request. Once again this is an easy decision with no risk to the council because you can see the finished product before it ever breaks ground because it has been duplicated in its mirror image right across the street.

3. Community support. Quite simply this might be the most important reason this proposal should pass tonite with your approval. All of the surrounding neighborhoods have overwhelmingly supported this proposal. The HOA of Remington Parc to the east, the HOA of Rosewood Villas to the north, the current Legacy property owners to the south and the owners of homes on Emmas Court to the southwest and Lantana Court to the west.....All of these citizens have overwhelmingly written letters of support or voiced their support in person at one of the two planning and zoning board meetings and the two council meeting including tonite. As council members I feel it is without question that one of your goals is to seek the input of the most affected citizens in a zoning change request, and I would venture a guess that not many zoning change requests come or will come before you with such resounding community support from the immediate and most impacted neighbors as this proposal has. Not only have the citizens come out to speak in favor of this plan but those that were initially opposed or had concerns with this plan have all met with the developer to discuss their concerns and to the best of my knowledge all concerns have been addressed and even those such as the Emmas Court HOA that initially opposed in P&Z are now SUPPORTING this zoning request. What better evidence does a council person need to support a zoning request than its own citizens? IN fact not only have the citizens supported this proposal but the city planning and zoning staff has recommended approval because this zoning request meets the overall desires and goals of the Colleyville future land use design plan and moreover by a UNANIMOUS decision the P&Z board voted 7-0 to approve this request without reservation.

It seems quite logical for the council to use their authority to approve this zoning request for the benefit of not only the citizens of the new LEGACY north but for all of those surrounding neighbors who have all voiced their approval in one way or another and the overall benefit of the city of Colleyville.

Just this past weekend thousands of people came to The Legacy south neighborhood to complete the Colleyville Women's Christmas Tour of Homes for charity! They chose The Legacy because of its natural beauty and the quality of homes being built by local proven custom home builders such as the Maykus developers. The citizens of Colleyville are asking you to do what we see as an easy choice to bring a high quality neighborhood to a final undeveloped piece of land in a mirror image of the existing Legacy development directly across Lavaca Trail. It will look beautiful and will complement the existing neighborhood and it will be everything the city of Colleyville envisions for the present and the future I can assure you.

Thank you for your time and your consideration in this matter.

Todd and Kayla Ford
6200 Legacy Trail
Colleyville, Texas

817-360-9570

Letters of Support

Ben Bryner

Subject: RE: Letter for city council meeting

-----Original Message-----

From: Beka []

Sent: Tuesday, December 4, 2018 4:22 PM

To: Ben Bryner <BBryner@colleyville.com>

Cc: Eason Maykus <>

Subject: Letter for city council meeting

Dear City Council Members of Colleyville,

My name is Beka Philipp. My husband and I along with our three children; are in the process of building a house in the Legacy subdivision in Colleyville.

My husband and I moved to Texas nearly 10 years ago and both fell in love with the charm of Colleyville. We hoped that someday our family would be able to end up there.

We have been living in Heritage in Fort Worth for the last 7 yrs and have be ready to make a change and move. For the last three years we have driven around looking for lots that spoke to us, so that we could build a home someday and raise our children.

We stumbled upon the Legacy subdivision one day when they had just started to build homes. We FELL IN LOVE with the neighborhood! The trees in the entry, the security of a gate, the trails, the custom homes, the whole layout of the neighborhood. EVERYTHING! At that time we didn't feel quite ready to start building. So we went about our lives.

Well here we are a couple years later and we are building our home there.

Legacy's charm never left our hearts and we're so grateful we are going to live there!

With that being said, I also fell in love with Lavaca trail. That road, has been beautiful with the cow pasture and all the trees. I am sad to see it go, but know it will be developed. The only way I will be happy about that area being developed is if we get to add to Legacy and make another neighborhood that is just as beautiful. There is nothing I hate more than having these contractors come through and build their cookie cutter homes. The builders in Legacy are custom and build beautiful homes. They also know the importance of keeping the beauty of the trees in some areas, having the homes face the street and adding to the community by bringing in trails.

I hope that you will hear the voices of those of us that are already apart of the Legacy subdivision. And go with Maykus to be the developer of a new Legacy North Subdivision.

Sincerely,
Beka Philipp

Sent from my iPhone

Letters of Support

11/29/18

Dear City of Colleyville Council:

My wife, our young children, and I recently built a home in The Legacy off of Lavaca Trail in the city of Colleyville. We moved a few miles from Keller to move into this beautiful neighborhood because we needed some more space, were well familiar with the excellent school district (s), were aware of the quality and type of subdivision of The Legacy, and desired the excellent family community atmosphere of the city of Colleyville. If you have visited The Legacy, you will see what a great neighborhood we have. Each house is unique and custom built by very reputable builders. There is a walking trail with preserved green trees, and a pond with a fountain. The neighborhood is gated and quietly situated next to Remington Park. The entrance of our neighborhood is off Lavaca Trail, which is off of busy 7 lane Precinct Line Road. Our gate is critical for the safety of our children, spouses, and property. It is a detractor for heavy volume of vehicle traffic, which can occur off the busy thoroughfare.

We fully support the development of the piece of property to the north of The Legacy to be completed by Hat Creek Development as currently proposed. When we bought in The Legacy, we researched the city of Colleyville's land maps. We were fully aware that the property in question was zoned for ½ acre lots. Making a Legacy North with top of the line builders such as Providential Custom Homes, Maykus Custom Homes, and Larry Stewart Custom Homes will be an excellent addition to OUR community. We support this because we believe the property values will be maintained, which benefits our neighborhood, surrounding neighborhoods, the City of Colleyville, and the local school districts. This proposed neighborhood will maintain the highest standards of tree preservation, open space, walking trails, safety, and the aforementioned quality custom construction.

We have invested greatly in this community and plan to stay for years to come. We fully support the proposed gated development by Hat Creek Development of R20 lots across from The Legacy. We know the developers and the custom builders will maintain the highest quality that we demanded of our neighborhood as home owners and voting citizens of the City of Colleyville. If you need further information from us about our support, please do not hesitate to contact us. Thank you very much for your vote of support for this proposed subdivision by Hat Creek Development.

Sincerely,

Brian G. Webb, MD

Keely D. Webb, JD

705 Legacy Trail

Colleyville, TX 76034

Letters of Support

December 1, 2018

Dear City Council Members of Colleyville,

I would like to introduce my wife and myself to you. Our names are Chris and Donna Stark. Our primary residence address is 6201 Ridgewood Lane, Colleyville, TX 76034 in the Legacy subdivision. We purchased our home in late May 2017 and moved in in early July of the same year. My wife and I were former residents of Southlake Texas for more than 7 years.

Prior to moving to Colleyville, we had our home in North Arlington, TX for more than 14 years. What drew Donna and I to Colleyville was the unique and well-thought-out master community ("Legacy") that the Maykus' had developed. With the very large green belt areas within the neighborhood, well-constructed wide sidewalks for morning and evening walks with our pet, ½ acre lots and top-rated builders we knew this concept would protect our financial interest in our home along with the privacy of the gated community. I travel extensively. My wife loved the idea of the open gate during daylight hours for her deliveries to come freely while being able to meet and greet neighbors that come into this community from the surrounding areas to walk the pets, children and get in the morning runs. Yet, what really excited her was the thought of the closed gates in the evening for her security and comfort.

Our purpose for exiting Southlake was many. We had custom built our home on a 1.25-acre plot of land that was promised to us to be a community of top builders, high quality and high standards of construction. This pocket neighborhood was only made up of 28 one plus acre homes. We were the fourth house in that neighborhood. Next thing we knew the homes being constructed were by subpar builders with no regards to the neighbors, landscaping, architecture standards and any concerns to building a community that would enhance the value of the entire community and surroundings.

When we moved into the Legacy here in Colleyville, we were about the fifth or sixth home to be occupied. Today, out of the 38 plus lots located here in the Legacy subdivision, there has been about 28 homes built, occupied and/or under construction. The original developer of this community has done a spectacular job in sticking to his word about the quality, construction, approved builders and vendors and the residence within the community. I personally believe the philosophy behind one-acre plus tracks is garbage and can't stand up against time. What the Maykus', Hat Creek Development and other home owners have truly done in the Legacy is built a community that everyone is proud of and will become only stronger as the other residents move in.

When it was brought to my attention a few months back that there could be a "Legacy North" subdivision developed under the same ethics, guidelines, principals and standard as our subdivision I knew my home investment and location was PROTECTED and PERFECT. In fact, I have been telling several of my friends and neighbors from Southlake about this upcoming development and they can't wait to see it since they also experience what we did in the larger lots and promises that were never fulfilled.

The Starks FULLY SUPPORT the development of "THE LEGACY NORTH" subdivision as proposed to the City. We hope we can count on your vote as well to see this project get approved.

Sincerely,

The Starks

6201 Ridgewood Lane

Colleyville, TX 76034

Chris Cell: 817-247-3183

Chris email: Christopher.stark.sr@rewdbeemedia.com

Donna Stark

Letters of Support

Cell:817-538-3860

Email: donnasta620@gmail.com

ORDINANCE O-19-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 17.32 ACRES, BEING LOT C, MCEWING SUBDIVISION & 1B02A, 1B2, 1B3, AND 1B4, ABSTRACT 1154, IN THE R H MCEWING SURVEY, LOCATED AT 712 – 810 LAVACA TRAIL, FROM THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL 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. ZC18-033; 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; 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, among other things, to 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.

WHEREAS, The City Council acknowledges the existence of a binding letter of intent between the developer and the Lavaca Trail Estates HOA dated November 20, 2018 (LOI) containing certain mutual covenants between these two parties related to the development of the property described herein and that said parties intend on performing the covenants contained therein, provided said performance does not expressly conflict with applicable law or this ordinance.

WHEREAS, The City Council acknowledges the existence of a binding letter of intent between the developer and the Remington Park Estates HOA dated November, 2018 (LOI) containing certain mutual covenants between these two parties related to the development of the property described herein and that said parties intend on performing the covenants contained therein, provided said performance does not expressly conflict with applicable law or this ordinance.

WHEREAS, The City Council acknowledges the existence of a binding letter of intent between the developer and the Rosewood Villas HOA dated November, 2018 (LOI) containing certain mutual covenants between these two parties related to the development of the property described herein and that said parties intend on performing the covenants contained therein, provided said performance does not expressly conflict with applicable law or this ordinance.

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 17.32 Acres being Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154, located

in the RH McEwing Survey, located at 712-820 Lavaca trail from The R-40 Single Family Residential zoning district to the PUD-R Planned Unit Development - Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B", and as described in 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 for a single-family residential development of twenty-five (25) detached dwelling units, constructed at a minimum density of 20,000 square feet per single family dwelling unit and five (5) open space lots.
- b. This 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 Zoning Exhibit, 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
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following provisions:

- a. Minimum Lot Size 20,000 square feet.
- b. Minimum Lot Width 100 feet, except for cul-de-sac lots
- c. Minimum Lot Depth 125 feet.
- d. Front Building Line 30 feet.
- e. Side Building Line 10 feet.
- f. Rear Building Line 25 feet.
- g. Maximum Lot Coverage: 30 percent

5. OPEN SPACE

- a. This development shall provide 11.3% of common open space, which shall generally be configured as shown on Exhibit "B". 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.

6. PRIVATE STREETS

- a. This development shall provide streets within the Legacy North subdivision to be private streets with restricted access (gated).

- 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 22rd day of January 2019.

The second reading and public hearing being conducted on the 4th day of February 2019.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 4th day of February 2019.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kathy Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt Wyatt
City Attorney

The map displays a residential area with the following streets and lot numbers:

- Talbot Trail:** 6512, 6508, 6504, 6500, 6420, 6416, 6412, 6408, 6404, 6525, 909, 913.
- Bordeaux Park:** 6508, 6504, 6500, 6420, 6416, 6412, 6408, 6404, 6400, 721, 725, 713, 717, 709, 705, 701, 729.
- Lorraine Park:** 6507, 6510, 6503, 6506, 6423, 6502, 6419, 6418, 6415, 6414, 6411, 6410, 6407, 6406, 6403, 6402.
- Arcady Lane:** 6509, 6505, 6501, 6421, 6417, 6413, 6409, 6405, 6401.
- Horseshoe Bend:** 6516, 6512, 6508, 6504, 6500, 619.
- Shetland Drive:** 612, 608, 604, 600, 613, 609, 605, 601, 614, 610, 606, 602.
- Belmont Drive:** 511, 6500, 603, 615, 611, 607.
- Terrence Lane:** 615, 611, 607, 603.
- Lantana Court:** 6300, 6304, 6301, 6212, 6213, 6208, 6209, 6204, 6205, 6200, 6201.
- Mustang Trail:** 509, 505, 501, 506, 502, 511, 507, 503, 411, 504, 500, 6118, 6114, 501, 6111, 6110, 6106, 6100, 504, 508, 501.
- Lavaca Trail:** 810, 0, 712.
- Legacy Estate Drive:** 812, 800, 905, 901, 809, 6117, 6116, 6113, 6112, 6109, 6108, 6105, 6104, 801, 713, 709, 705, 701.
- Ridge Wood Lane:** 6201, 6212, 6208, 6204, 6109, 6105.
- Chantal Lane:** 6218, 6215, 6216, 6213, 6209, 6200, 6205, 6116, 6112, 6204, 6201, 6113, 6108.
- Emmas Court:** 6218, 6215, 6216, 6213, 6209, 6200, 6205, 6116, 6112, 6204, 6201, 6113, 6108.

The map also shows the locations of the Houston Community College (HCC) and the University of Houston (UH).

Site Data Summary Chart	25
Single Family Residential Lots	

Residential Lots	67.76%	11.74 ac.
Open Space	11.32%	1.96 ac.
R.O.W.	20.92%	3.62 ac.
Res. Gross Acreage	100.00%	17.32 ac.

Site Data	
Gross Acreage	17.32 ac.
Gross Density	1.44

Lot Summary	35
Confidential Note	

Average Building Lot Area
Common Areas
20,448 s.f.
5

L.U.D. / Zoning	Existing Zoning:
R-20 & R-40	

Notes:
-Front Setbacks are 30'

- Side Setbacks are 10', corner side setbacks are 15'
- There will be no outside storage on-site
- Open space lots & landscape easements will be

01	0005	TURNING	18
----	------	---------	----

Ralph Solis
2405 Southern Hills Court
Dallas, TX 75248

Engineer:
Hamilton Duffy, P.Eng.

North Richland Hills, TX 76182
Tel: 817-268-0408

Applicant: CPD

P.O. BOX 922/4/
Southlake, TX 76092
817-329-3111
Dial Creek
DEVELOPMENT

Planner: SAGE GROUP, INC.

Urban Design
Architecture
Landscape Architecture

17 DEC 18 1st = 50'

1

Legend

- 5 Concrete Showwalk
- 6 Concrete Trail
- Common Open Space
- Residential Lots

Scale: 0 100 Feet

North Arrow

Site Plan Details:

- Block A:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14. Open Space 1.00 ac.
- Block B:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14. Open Space 1.00 ac.
- Block C:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14. Open Space 1.00 ac.
- Block D:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14. Open Space 1.00 ac.
- Block E:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14. Open Space 1.00 ac.
- Block F:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14. Open Space 1.00 ac.

Development Plan

The Legacy North

Colleyville, Tarrant County, Texas



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 01/14/2019	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit for Food Packaging and Manufacturing on Lot 8R, Block 1, of the Colleyville Industrial Park, located at 1904 industrial Boulevard, Case ZC18-036

Explanation

Jill Marks, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a Food Packaging and Manufacturing business at 1904 Industrial Boulevard, Suite 103. The subject property is zoned ML-Light Manufacturing district. A Food Packaging and Manufacturing business is allowed in the ML-Light Manufacturing zoning district with the approval of an SUP.

Existing Conditions/Background: The subject property is currently known as the Colleyville Technical Center and is developed as an approximately 13,400 square foot commercial building with a mix of office, light manufacturing, and warehouse uses. Per the attached site plan and floor plan exhibits, the proposed business would occupy 1,500 square feet of lease space that is currently vacant.

Proposed Zoning Request: The applicant requests an SUP for Food Packaging and Manufacturing in the ML- Light Manufacturing zoning district.

The minimum standards for the ML zoning district are as follows:

Minimum Lot Size:	10,000 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	120 feet
Front Building Line:	40 feet
Side Building Line:	15 feet
Rear Building Line:	10 feet
Maximum Lot Coverage:	60 percent

Surrounding Development: The properties to the north, south and west all share ML-Light Manufacturing zoning and are improved with commercial buildings. The properties to the east are zoned PUD-R Planned Unit Development- Residential and are improved with single family residential homes.

Proposed Business: Per the attached Statement of Planning Objectives the proposed name of the business is "Cookies, Crumbs, and Crust". The business currently has four employees and plans to relocate from Irving to Colleyville upon approval of the Special Use Permit request.

According to the Statement of Planning Objectives the business will manufacture, package, and ship specialty cookies, currently sold in Chip and Joanna's Magnolia Table and Silos Bakery, Neiman Marcus, and Central Market. Their other clients include; Nadamoo dairy free ice cream, Watermark Church, Bent Tree Church, and Southlake Carroll School District.

The applicant has indicated that only the baking of food will take place on the premises. The process primarily consists of mixing ingredients, baking, packaging, and shipping.

Ordinance – Chapter 3 (Land Use) of the Land Development Code identifies the purpose of a Special Use Permit as:

"The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood."

Analysis – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property, and the governing zoning district. Based on the information provided by the applicant, the business appears to be a low intensity land use with few employees and standard hours of operation. Although residential adjacency exists to the east (Ross Downs Estates), the proposal does not appear to be of a nature anticipated to adversely impact the adjacent residential properties.

Hours of Operation: According to the applicant, the business will operate during the following hours:

- Monday – Friday: 7:00 am to 3:00 pm

Parking: The attached site plan identifies 43 parking spaces provided for 1904 Industrial Boulevard. The Land Development Code does not prescribe a specific number of parking spaces for the proposed land use. Rather, the Land Development Code requires that the number of parking spaces be defined in the approved ordinance for the Special Use Permit. Based on the limited number of employees and the nature of the business, staff recommends a parking ratio commensurate to a general office land use. This requirement is one parking space per 300 square feet of gross floor area. Utilizing this ratio, five parking spaces will be required for the proposed. Sufficient parking exists on the site.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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, no correspondence has been received.

Staff Recommendation: The proposed zoning change is generally consistent with the City's comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district. Staff recommends approval of the Special Use Permit.

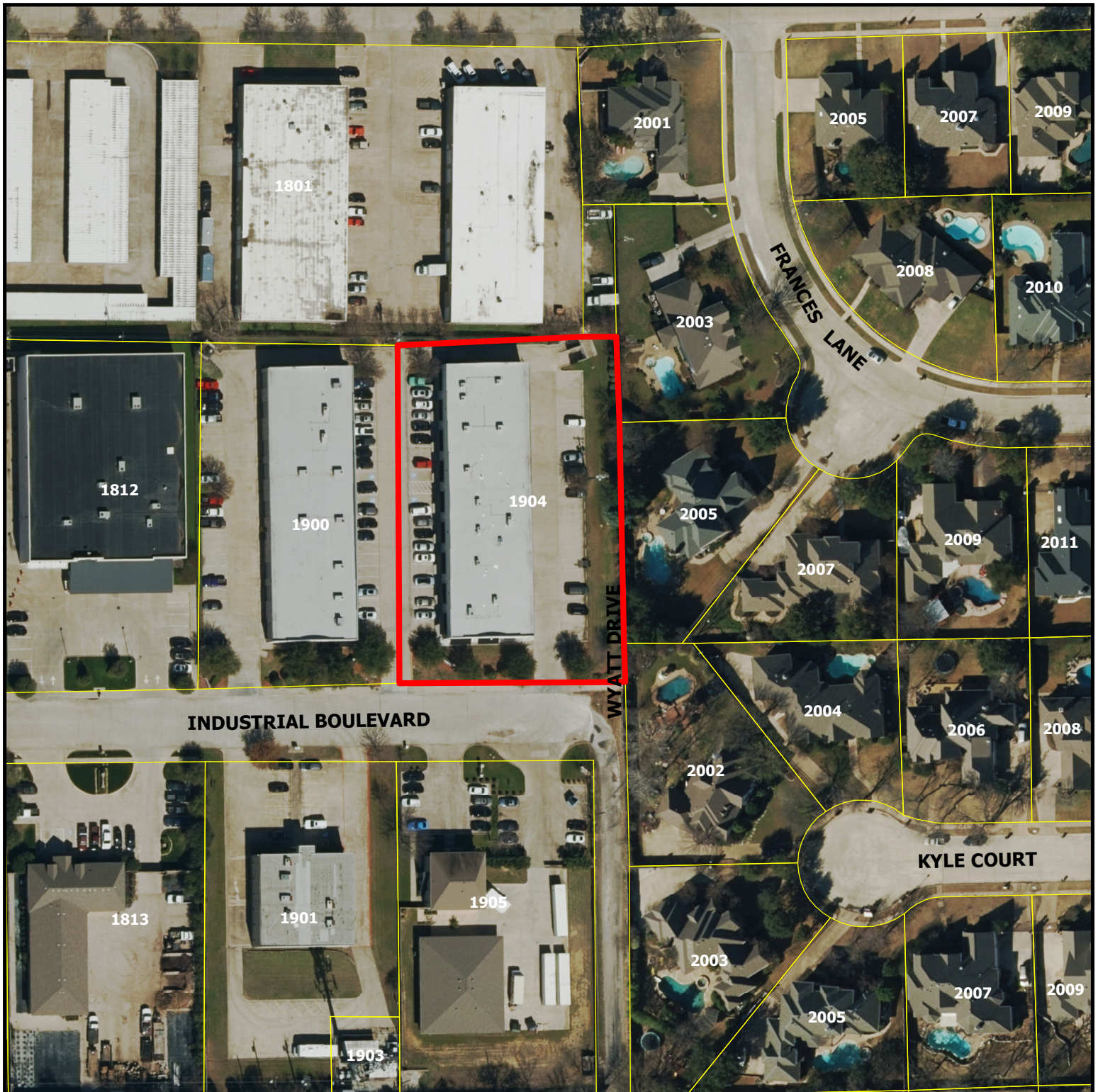
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Notification Map
7. Notification List
8. Property Owner Notification Letter
9. Draft Ordinance

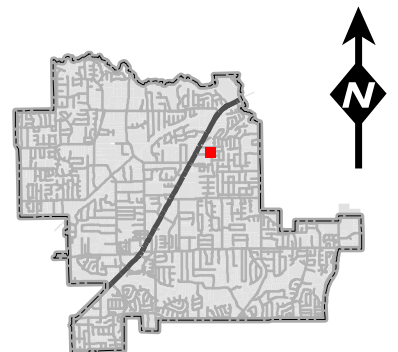
Aerial Map



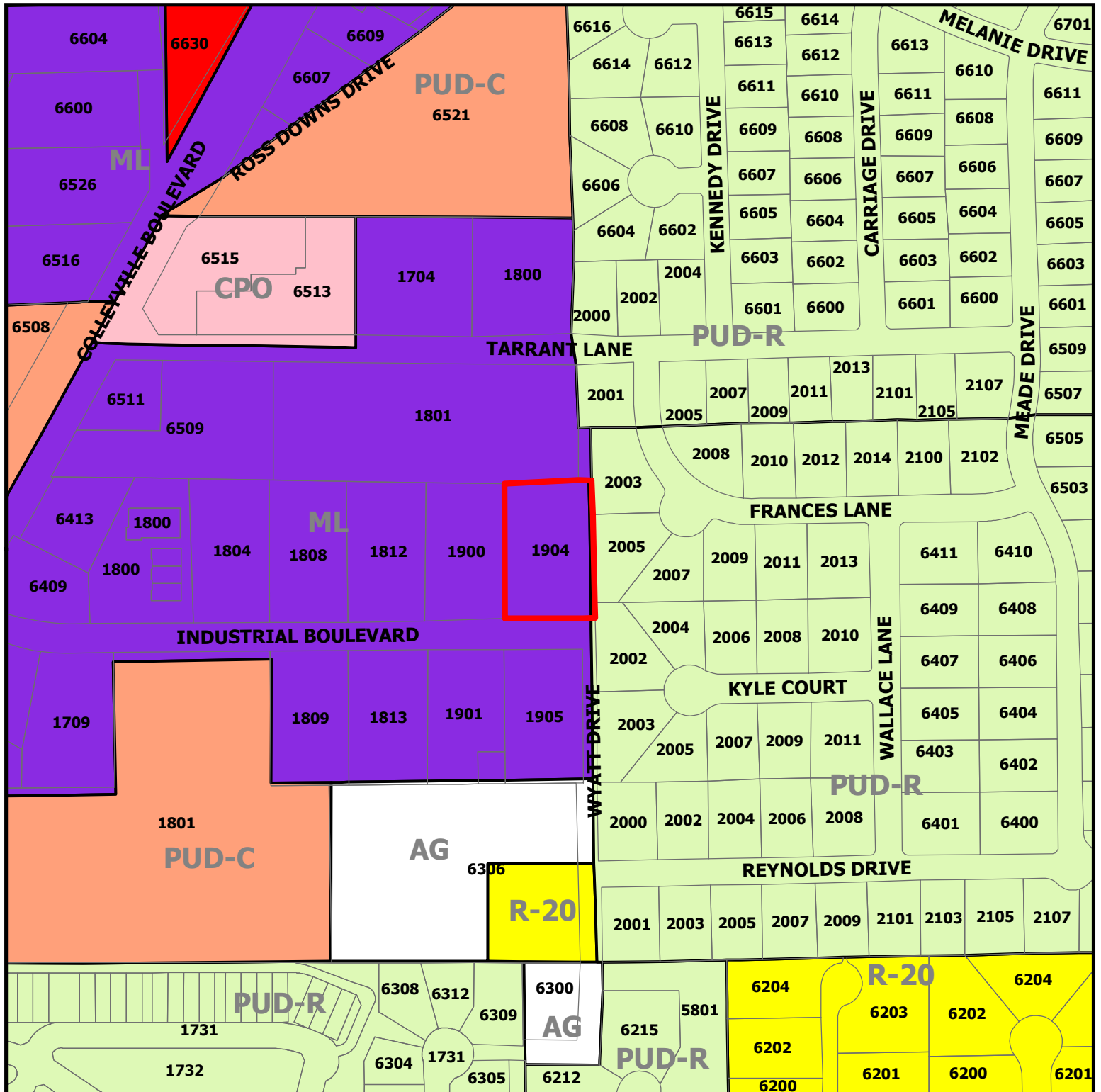
ZC18-036
1904 Industrial Blvd

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.

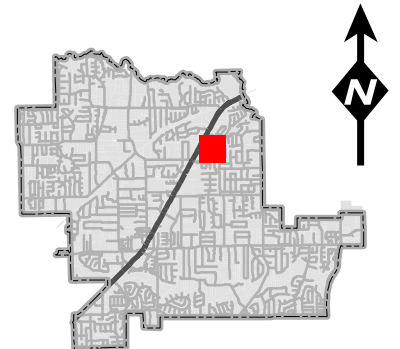
 Subject Property



Zoning Map



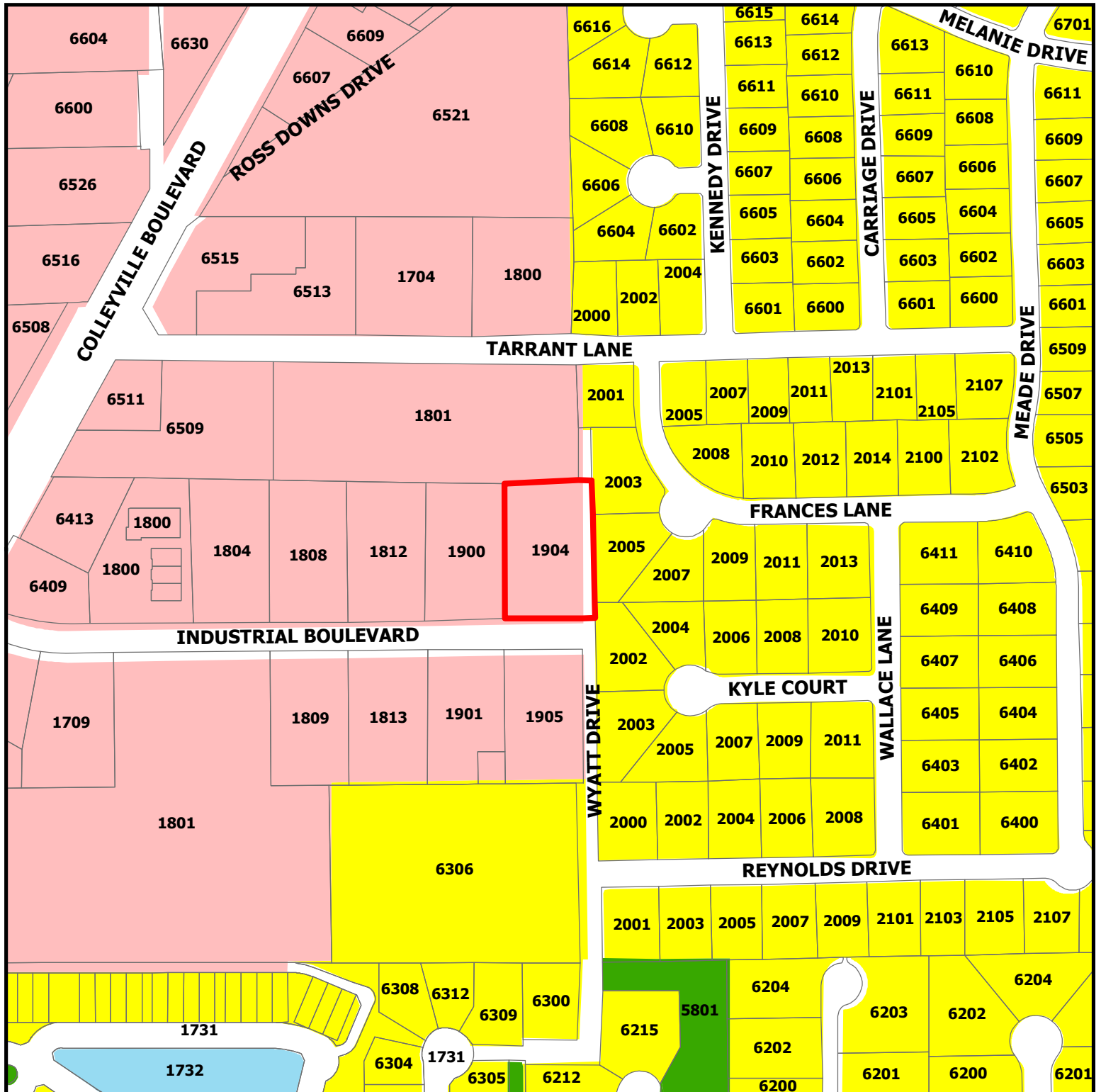
ZC18-036
1904 Industrial Blvd



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.

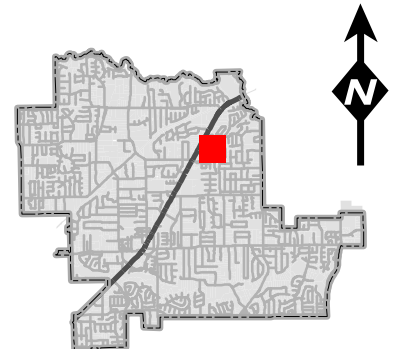
 Subject Property

Future Land Use Map



ZC18-036 1904 Industrial Blvd

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



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.

Statement of Planning Objectives



This is the written description of my business in a narrative format as requested. This is a supporting document for my application.

Cookies Crumbs and Crust is a small baking business that supplies retail stores with specialty baked goods.

- My clients include: Chip and Joanna's Magnolia Table and Silos Bakery, Neiman Marcus, Nadamoo dairy free ice cream, Central Market, Watermark Church, Bent Tree Church, Southlake Carroll school district and other retail establishment.
- My hours of operation is 7:00am - 3:00pm M-F, closed weekends.
- I have 2 bakers and 1 packager and one driver that picks up product during business hours.
- The boxes I use are 14 x 14 x 8. This can give you an idea of the size of the products. I will not be needing a forklift or anything big equipment to move my product.

My business is very similar to the previous tenant, Truelee foods. I will be basically doing the same type of production of natural specialty cookies. I might be a little smaller in volume than Truelee, but I am not sure. I am currently baking in Las Colinas, I have been with the Culinary Focus for 5 years. I need a larger kitchen and the walk in freezer is a perfect for my business. I live in Southlake and would love to get closer to my home. I have been written up in The Dallas Morning News, Southlake Style and 360West. I have no plans to have a retail/bakery set up. I am attaching a copy of my inspection report from the Texas Department of State Health. This was a surprise inspection.

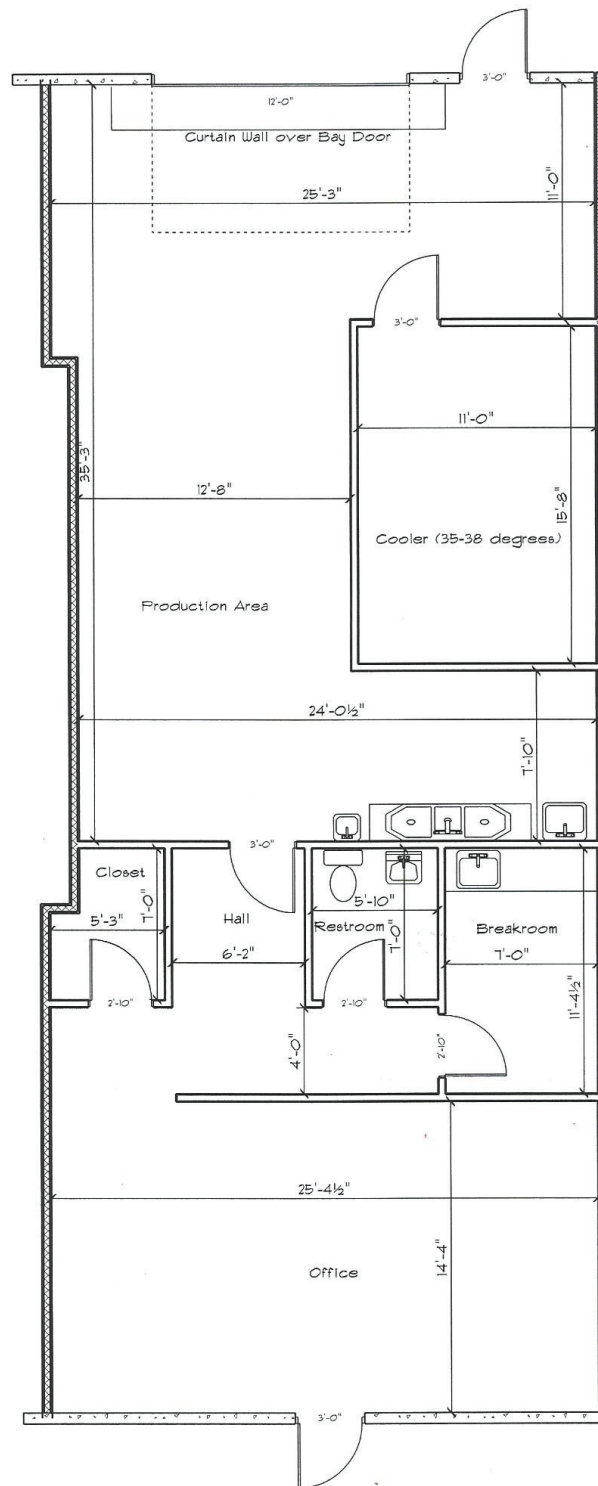
I look forward to growing my business in Colleyville. I am very excited to have a larger facility which will allow for my growth. I am also a member of the WBCS (Women's Business Council-Southwest)

I was awarded by American Airlines first class flight desserts to Hong Kong. The project was canceled due to budget restrictions. One of my goals is to get my products with American Airlines for inflight food service.

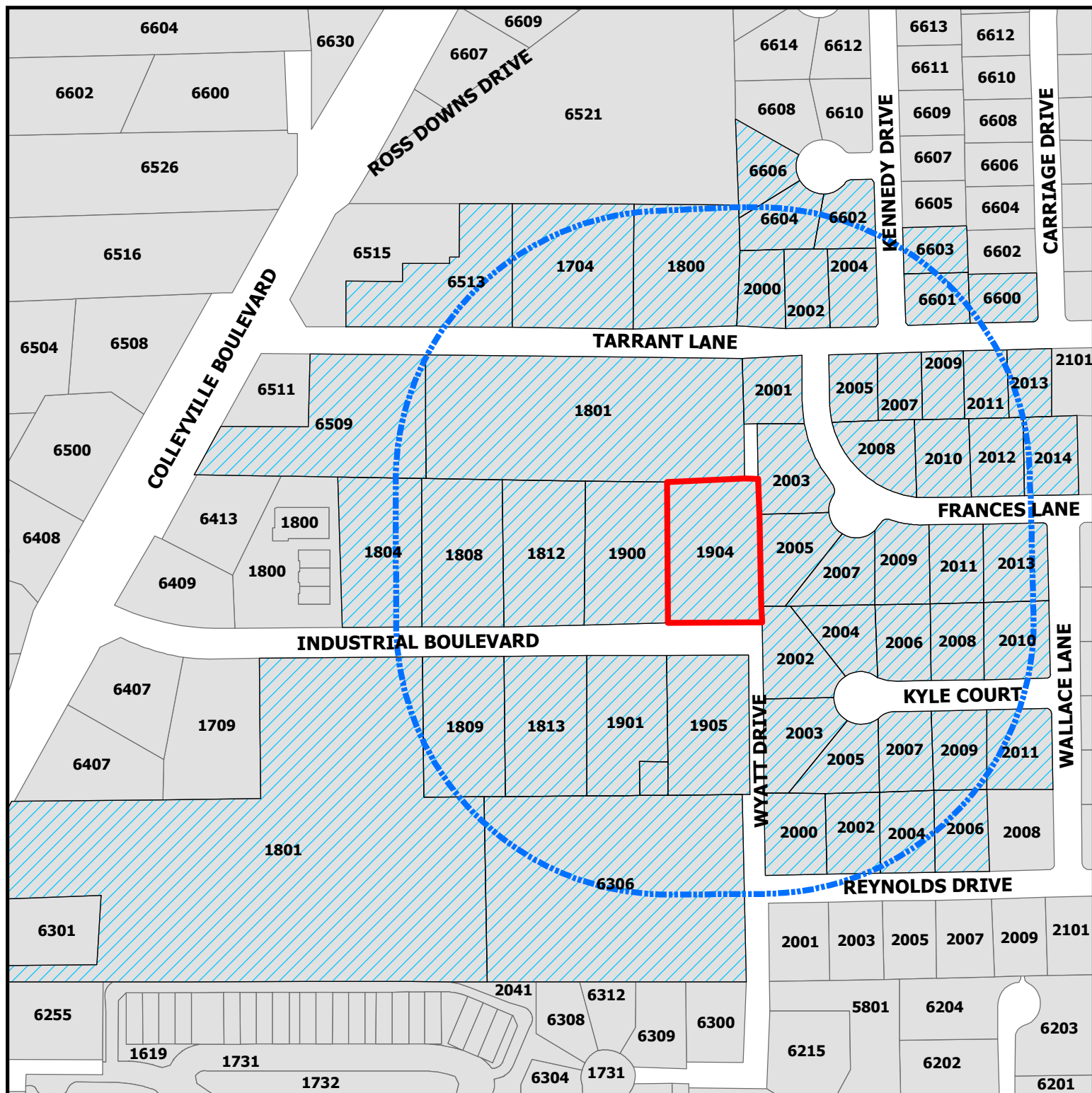
Statement of Planning Objectives

Please feel free to call me with any other questions you may have. Thank you, Jill Marks 817 703 9341

Colleyville Tech Center Ste 103



Notification Map



ZC18-036
1904 Industrial Blvd

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.



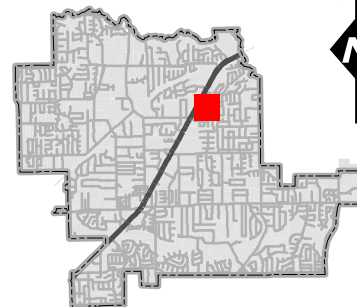
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
HOVERSON PROPERTIES LLC	1808 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1808 INDUSTRIAL BLVD
PRINCE, DOUG D	2003 KYLE CT	COLLEYVILLE, TX	76034	2003 KYLE CT
GORE, CHARLES E	27025 BIG BUFFALO RD	STOVER, MO	65078	1903 INDUSTRIAL BLVD
LAND, BRAD	6811 CURTIS RD	COLLEYVILLE, TX	76034	1813 INDUSTRIAL BLVD
WEDEMEYER, R J	2010 FRANCES DR	COLLEYVILLE, TX	76034	2010 FRANCES DR
MEDLENKA, CHRISTOPHER	4601 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	2006 KYLE CT
LINDLEY, SWIFT L	2002 KYLE CT	COLLEYVILLE, TX	76034	2002 KYLE CT
SAULS, HOWARD	2011 KYLE CT	COLLEYVILLE, TX	76034	2011 KYLE CT
GAJEWSKY, STEVE	2009 TARRANT LN	COLLEYVILLE, TX	76034	2009 TARRANT LN
WEILER, ERIC W	2011 FRANCES DR	COLLEYVILLE, TX	76034	2011 FRANCES DR
ALEXANDER, DAVID	2009 KYLE CT	COLLEYVILLE, TX	76034	2009 KYLE CT
BOONE, TERESA LEE JONES	2011 TARRANT LN	COLLEYVILLE, TX	76034	2011 TARRANT LN
LOFTIN, STACEY B	6306 WYATT DR	COLLEYVILLE, TX	76034	6306 WYATT DR
VIENNA CHANNELS REALTY LLC	1905 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1905 INDUSTRIAL BLVD
BISHOP, LANCE G	2002 REYNOLDS DR	COLLEYVILLE, TX	76034	2002 REYNOLDS DR
COLLEYVILLE INDUSTRIAL CENTER	5605 TYLER ST	PEARLAND, TX	77581	1904 INDUSTRIAL BLVD
KIEFER, KAREN	6601 KENNEDY DR	COLLEYVILLE, TX	76034	6601 KENNEDY DR
CARMEN, MICHAEL	6603 KENNEDY DR	COLLEYVILLE, TX	76034	6603 KENNEDY DR
BOOKBINDER, ERIC B	6606 BAKER CT	COLLEYVILLE, TX	76034	6606 BAKER CT
BIGGERS, MICHAEL R	2004 TARRANT LN	COLLEYVILLE, TX	76034	2004 TARRANT LN
HORN, BILLY J	2604 FM 514	YANTIS, TX	75497	1809 INDUSTRIAL BLVD
SBJ RESCH FAMILY LTD	2900 E 7TH AVE STE 200	TAMPA, FL	33605	1800 TARRANT LN
PARKER REVOCABLE TRUST	2006 REYNOLDS DR	COLLEYVILLE, TX	76034	2006 REYNOLDS DR
JENKINS, P J	2010 KYLE CT	COLLEYVILLE, TX	76034	2010 KYLE CT
ECHOLS, BRENT K	2001 TARRANT LN	COLLEYVILLE, TX	76034	2001 TARRANT LN
PABON, EFREN A	6602 BAKER CT	COLLEYVILLE, TX	76034	6602 BAKER CT
MEDI-DYNE HEALTHCARE PRODUCTS	1812 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1812 INDUSTRIAL BLVD
MENDIOLA, DAWN RENEE	6604 BAKER CT	COLLEYVILLE, TX	76034	6604 BAKER CT
LUERS FAMILY REVOCABLE TRUST	3509 WINDVIEW CT	GRAPEVINE, TX	76051	1901 INDUSTRIAL BLVD
GELLES, KEITH D	2008 KYLE CT	COLLEYVILLE, TX	76034	2008 KYLE CT
KIM, KEVIN K	2000 TARRANT LN	COLLEYVILLE, TX	76034	2000 TARRANT LN
TAREEN, KHURRAM A	2013 FRANCES DR	COLLEYVILLE, TX	76034	2013 FRANCES DR
GURLEY, JAY D	2014 FRANCES DR	COLLEYVILLE, TX	76034	2014 FRANCES DR
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	1801 TARRANT LN
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1804 INDUSTRIAL BLVD
WALIZADEH, AL	2004 KYLE CT	COLLEYVILLE, TX	76034	2004 KYLE CT
LINZ, WILLIAM J	2005 FRANCES DR	COLLEYVILLE, TX	76034	2005 FRANCES DR
COLLEYVILLE INDUSTRIAL CENTER	5605 TYLER ST	PEARLAND, TX	77581	1900 INDUSTRIAL BLVD
HAGEN, WILLIAM R	2005 TARRANT LN	COLLEYVILLE, TX	76034	2005 TARRANT LN
NICKEL, DAVID M	2005 KYLE CT	COLLEYVILLE, TX	76034	2005 KYLE CT
MOAN, MICHAEL RAYMOND	2002 TARRANT LN	COLLEYVILLE, TX	76034	2002 TARRANT LN
PULLEY, THOMAS	2004 REYNOLDS DR	COLLEYVILLE, TX	76034	2004 REYNOLDS DR
HANCOCK, LUID T	2007 FRANCES DR	COLLEYVILLE, TX	76034	2007 FRANCES DR
GARRETT, BOBBY	6600 CARRIAGE DR	COLLEYVILLE, TX	76034	6600 CARRIAGE DR
GILLIAM, MARK D	2007 TARRANT LN	COLLEYVILLE, TX	76034	2007 TARRANT LN
DELLECASE FAMILY TRUST	2007 KYLE CT	COLLEYVILLE, TX	76034	2007 KYLE CT
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6509 COLLEYVILLE BLVD
HUCKINS, BRETT R	2013 TARRANT LN	COLLEYVILLE, TX	76034	2013 TARRANT LN
BALLARD, RONALD P	2012 FRANCES DR	COLLEYVILLE, TX	76034	2012 FRANCES DR
LOFTUS, DONNA M	2008 FRANCES DR	COLLEYVILLE, TX	76034	2008 FRANCES DR
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX	75234	1801 INDUSTRIAL BLVD
NEIL, KEITH A	2000 REYNOLDS DR	COLLEYVILLE, TX	76034	2000 REYNOLDS DR
SCANLAND, JOHN J	2009 FRANCES DR	COLLEYVILLE, TX	76034	2009 FRANCES DR
CAMERON, DAVID A	2003 FRANCES DR	COLLEYVILLE, TX	76034	2003 FRANCES DR
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	1704 TARRANT LN
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6513 TARRANT LN
BROUGHTON	2557 SW GRAPEVINE PKWY SUITE 100	GRAPEVINE, TX	76051	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MARKS, JILL	1255 SHADY OAKS DR	SOUTHLAKE, TX	76092	APPLICANT

Public hearing notices were mailed on December 28, 2018



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-036
Applicant: Jill Marks
Owner: Colleyville Industrial Center, LLC
Location: 1904 Industrial Boulevard
Property Description: Lot 8R, Block 1, of the Colleyville Industrial Park
Present Zoning: ML Light Manufacturing
Request: Consideration of a Special Use Permit for Food Packaging and Manufacturing. The purpose is to allow for food packaging and manufacturing under the name of Jill Marks, dba Cookies, Crumbs, and Crust.

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

Planning and Zoning Commission Meeting: Monday, January 14, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, February 5, 2019 & Tuesday, February 19, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

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.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-19-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 8R, BLOCK 1, OF THE COLLEYVILLE INDUSTRIAL PARK, LOCATED AT 1904 INDUSTRIAL BOULEVARD, SUITE 103, BY AUTHORIZING A SPECIAL USE PERMIT FOR FOOD PACKAGING AND MANUFACTURING; 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 Food Packaging and Manufacturing under Case No. ZC18-036; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to 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 and designed to lessen congestion in the streets; 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 Lot 8R, Block 1, of the Colleyville Industrial Park, located at 1904 Industrial Boulevard, by authorizing a Special Use Permit for Food Packaging and Manufacturing, as depicted on 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 the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. This Special Use Permit shall apply only to "Exhibit "B" as shown on the Zoning Exhibit as attached.
- b. The hours of operation shall be Monday through Friday from 7:00 a.m. to 3:00 p.m.
- c. A minimum of 5 parking spaces shall be required for this use.
- d. This Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

e. 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 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 4th day of February 2019.

The second reading and public hearing being conducted on the 18th day of February 2019.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 18TH DAY OF FEBRUARY 2019.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

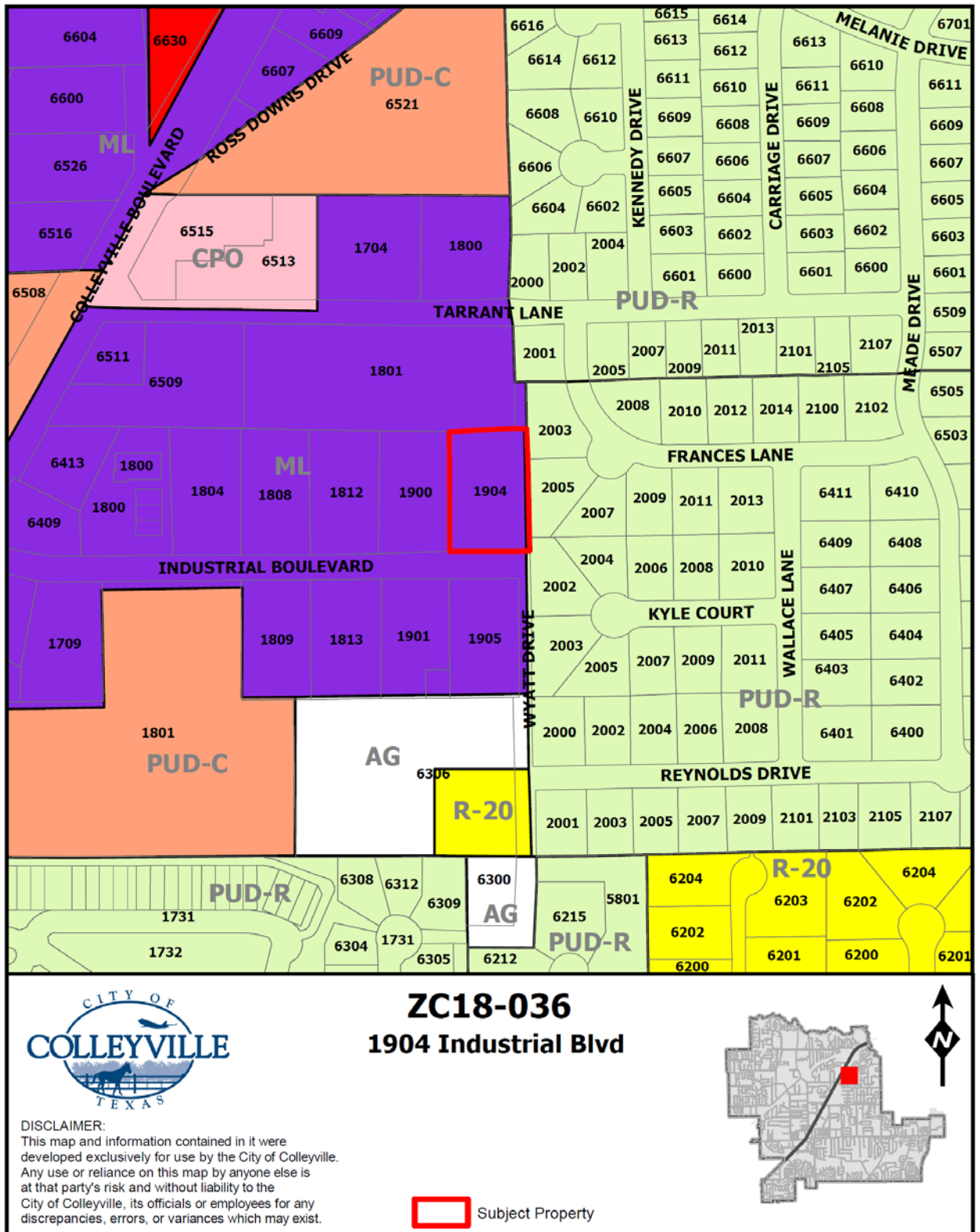


Exhibit “B” – Statement of Planning Objectives and Suite Floor Plan

Exhibit

Statement of Planning Objectives



This is the written description of my business in a narrative format as requested. This is a supporting document for my application.

Cookies Crumbs and Crust is a small baking business that supplies retail stores with specialty baked goods.

- My clients include: Chip and Joanna's Magnolia Table and Silos Bakery, Neiman Marcus, Nadamoo dairy free ice cream, Central Market, Watermark Church, Bent Tree Church, Southlake Carroll school district and other retail establishment.
- My hours of operation is 7:00am - 3:00pm M-F, closed weekends.
- I have 2 bakers and 1 packager and one driver that picks up product during business hours.
- The boxes I use are 14 x 14 x 8. This can give you an idea of the size of the products. I will not be needing a forklift or anything big equipment to move my product.

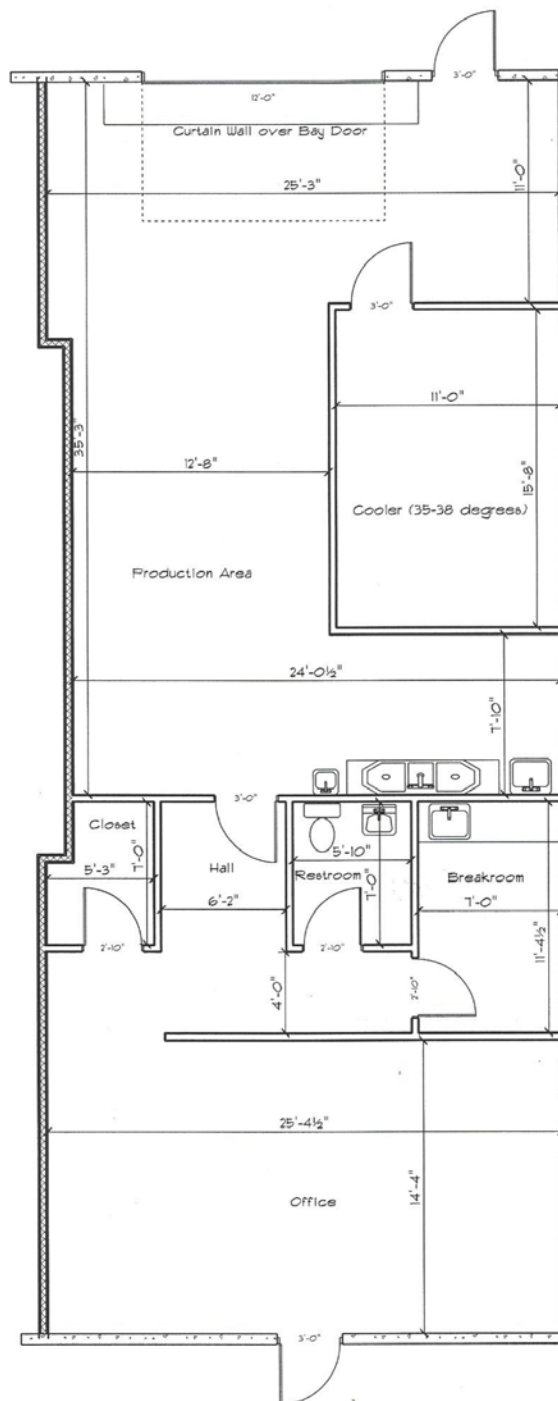
My business is very similar to the previous tenant, Truelee foods. I will be basically doing the same type of production of natural specialty cookies. I might be a little smaller in volume than Truelee, but I am not sure. I am currently baking in Las Colinas, I have been with the Culinary Focus for 5 years. I need a larger kitchen and the walk in freezer is a perfect for my business. I live in Southlake and would love to get closer to my home. I have been written up in The Dallas Morning News, Southlake Style and 360West. I have no plans to have a retail/bakery set up. I am attaching a copy of my inspection report from the Texas Department of State Health. This was a surprise inspection.

I look forward to growing my business in Colleyville. I am very excited to have a larger facility which will allow for my growth. I am also a member of the WBCS (Women's Business Council-Southwest)

I was awarded by American Airlines first class flight desserts to Hong Kong. The project was canceled due to budget restrictions. One of my goals is to get my products with American Airlines for inflight food service.

Please feel free to call me with any other questions you may have. Thank you, Jill Marks 817 703 9341

Colleyville Tech Center Ste 103





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 01/14/2019	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit for Warehouse and Distribution Facilities on Lot 1R1A, Block 1, of the West Industrial Addition, located at 6705 Colleyville Boulevard, Case ZC18-037

Explanation

Ramzi Gillespie, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for Warehouse and Distribution Facilities at 6705 Colleyville Boulevard. The subject property is zoned ML Light Manufacturing district. A Warehouse and Distribution Facilities business is allowed in the ML Light Manufacturing zoning district with the approval of an SUP.

Existing Conditions/Background: The subject property is currently known as All Pro Glass and Mirror and is developed as an approximately 6,033 square foot commercial building. Per the attached site plan and exhibits, the proposed business would occupy 1,757 square feet of the building.

Proposed Zoning Request: The applicant requests an SUP for Warehouse and Distribution Facilities in the ML- Light Manufacturing zoning district.

The minimum standards for the ML zoning district are as follows:

Minimum Lot Size:	10,000 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	120 feet
Front Building Line:	40 feet
Side Building Line:	15 feet
Rear Building Line:	10 feet
Maximum Lot Coverage:	60 percent

Surrounding Development: The properties to the north, south, east and west all share ML-Light Manufacturing zoning and improved with commercial buildings.

Proposed Business: Per the attached Statement of Planning Objectives the proposed name of the business is "Auto Ricambi". The business currently has six employees and is operating a business next door at 6705 Colleyville Boulevard. The business is an

auto parts and accessory mail order business and is the largest distributor of classic Fiat parts in the United States and second largest in the world.

The applicant desires to use a portion of the building for storage while allowing the remaining tenant, All Pro Glass, to remain in operation.

Ordinance – Chapter 3 (Land Use) of the Land Development Code identifies the purpose of a Special Use Permit as:

“The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood.”

Analysis – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property and the governing zoning district. Based on the information provided by the applicant, the business appears to be a low intensity land use with few employees. They desire to upgrade the façade and sites for both properties, 6705 and 6707 Colleyville Boulevard, which meets the intent of the Destination Colleyville Comprehensive plan.

Parking: The attached site plan identifies 10 parking spaces provided for 6705 Colleyville Boulevard. The Land Development Code does not prescribe a specific number of parking spaces for the proposed land use. Rather, the Land Development Code requires that the number of parking spaces be defined in the approved ordinance for the Special Use Permit. Based on the limited number of employees and the nature of the business, 10 spaces meet the needs of this business.

Comprehensive Plan: The City’s comprehensive plan, Destination Colleyville, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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, no correspondence has been received.

Staff Recommendation: The proposed zoning change is generally consistent with the City’s comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district. Staff recommends approval of the Special Use Permit.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Photo Provided by Applicant
7. Building Elevations
8. Notification Map
9. Notification List
10. Property Owner Notification Letter
11. Draft Ordinance

Aerial Map



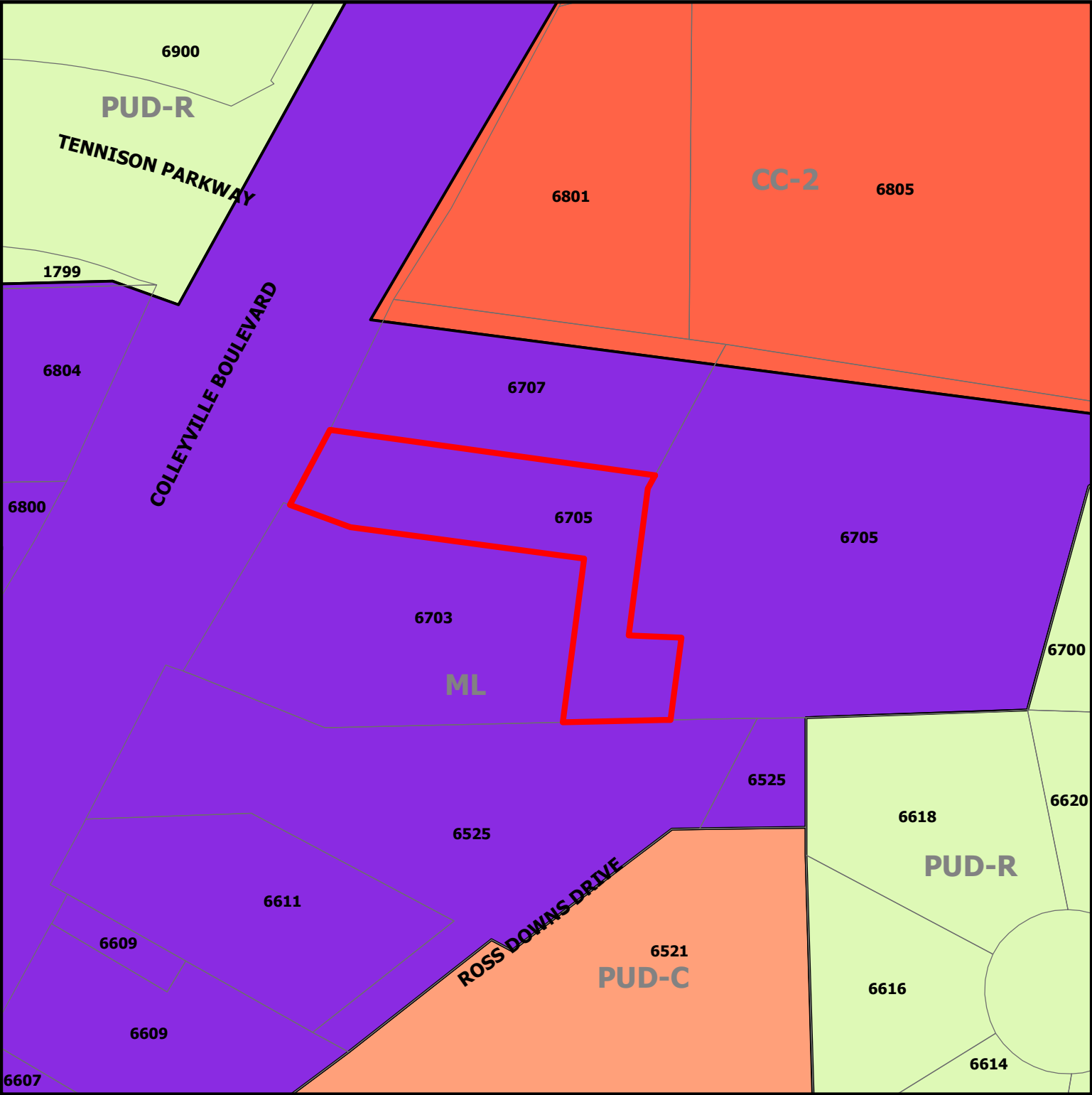
ZC18-037
6705 Colleyville Blvd

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



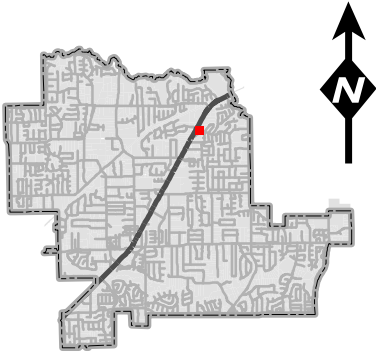
Zoning Map



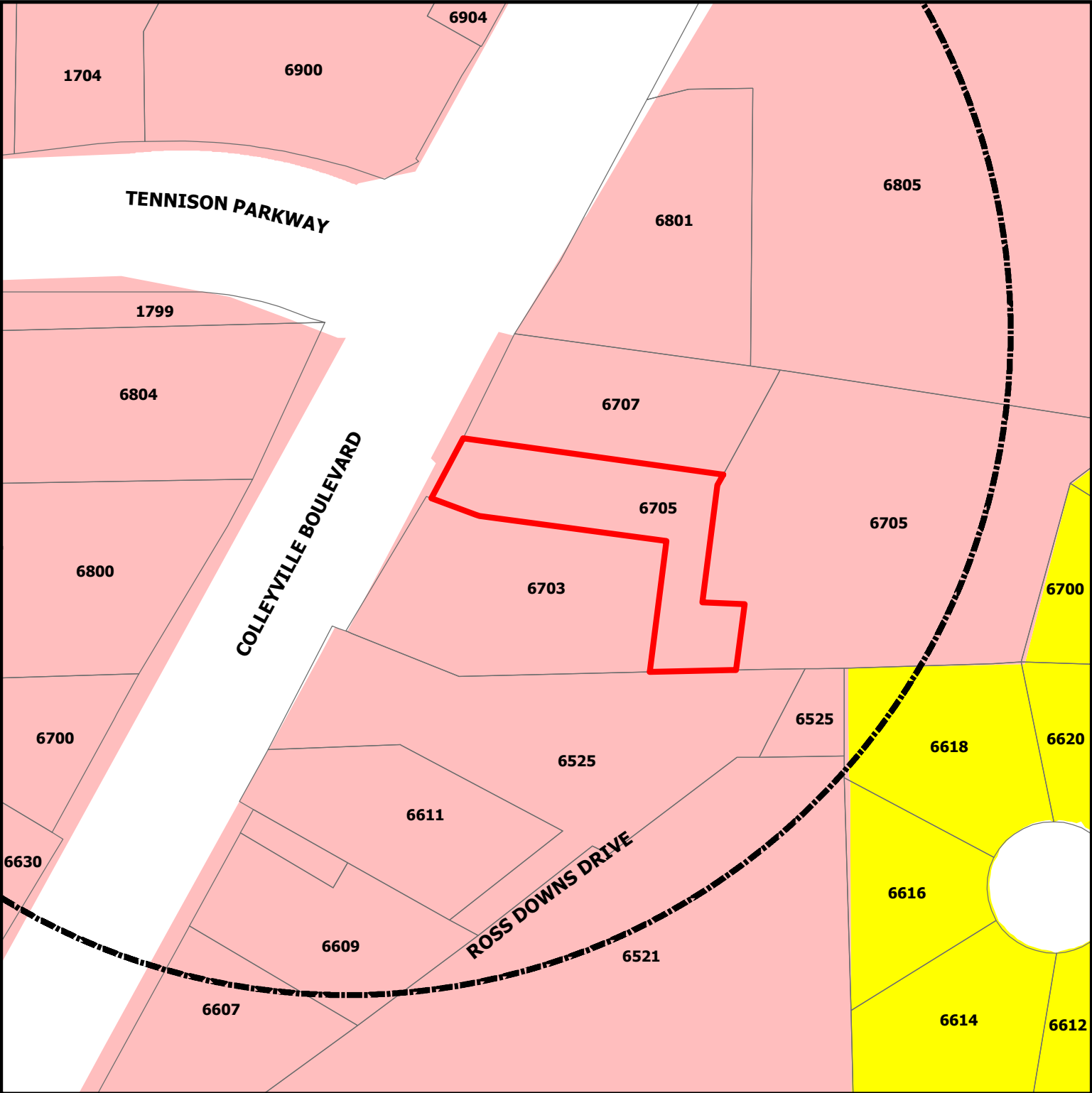
ZC18-037
6705 Colleyville Blvd

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



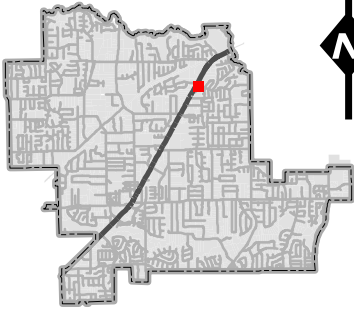
Future Land Use Map



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.

ZC18-037
6705 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

The logo for Auto Ricambi features the word "AUTORICAMBI" in a bold, sans-serif font. The "O" is replaced by a circular emblem containing a stylized "AR" monogram.

November 27, 2018

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

**Re: Specific Use Permit Request – Auto Ricambi
6705 Colleyville Blvd.**

Statement of Planning Objectives

Our planning objectives associated with the property at 6705 Colleyville Blvd. are to achieve permission via a Specific Use Permit to operate an Auto Parts and Accessory Store / on-line sales Warehouse and Distribution Facility and a glass and mirror sales facility (Building Materials Sales). Our goal is to improve the appearance of this property located along Colleyville Blvd. by completing improvements to the façade of the existing building and introducing landscaping along the front of the structure. By virtue of the existing building already penetrating the front yard setback, we would like to obtain permission to install a new canopy with a new exterior wing wall thus improving the aesthetics of the one-story, concrete structure.



Statement of Planning Objectives

November 27, 2018

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

**Re: Specific Use Permit Request – Auto Ricambi
6705 Colleyville Blvd.**

Development Schedule

The construction of the proposed development regarding the property located at 6705 Colleyville Blvd. will commence when the SUP is approved and any necessary permits for the façade improvements are obtained. The target date for construction is March 2019 with completion in May 2019.

Statement of Planning Objectives



November 27, 2018

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

**Re: Specific Use Permit Request – Auto Ricambi
6705 Colleyville Blvd.**

Economic Development Information

ECONOMIC DEVELOPMENT INFORMATION			
The logo for Auto Ricambi, featuring the company name in a bold, sans-serif font. The 'A' and 'R' are stylized, with the 'R' having a circular element around it. The logo is underlined.		6705 Colleyville Blvd.	
Total S.F. Of Building Area	Estimated Sales Per S.F.	Estimated Sales Per Year	Estimated Ad Valorum Taxes Per Year
6,033	\$15.75	\$95,000.00	

Statement of Planning Objectives



November 27, 2018

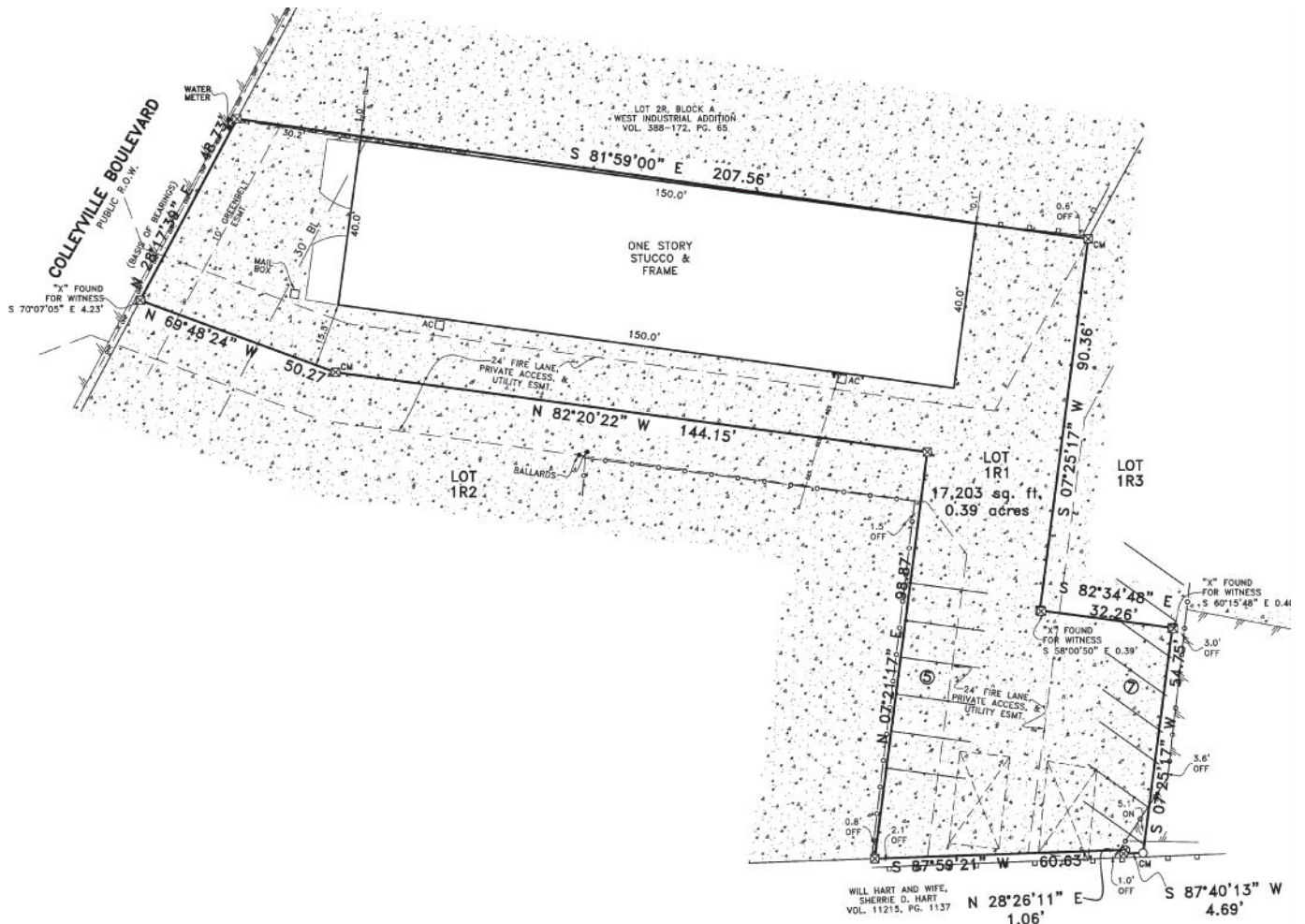
City of Colleyville
Community Development Services
100 Main Street
Colleyville, Texas 76034

**Re: Specific Use Permit Request – Auto Ricambi
6705 Colleyville Blvd.**

Legal Description

6705 Colleyville Boulevard:

Being Lot 1R1, Block 1, West Industrial Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Map or Plat recorded in Cabinet A, Slide 720, Plat Records of Tarrant County, Texas. Save and Except that portion of sold lot conveyed to the State of Texas by deed filed November 28, 2007, recorded in C.C. File No. D207422647, Real Property Records, Tarrant County, Texas.

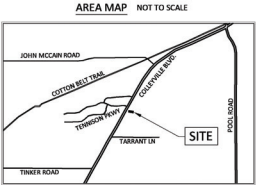


Zoning Exhibit

ZONING EXHIBIT FOR:



6705 COLLEYVILLE BOULEVARD
COLLEYVILLE, TEXAS 76034



APPLICANT

AUTO RICAMBI
RAMO GILLESPIE
6707 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034
682-233-3428

OWNER

AUTO RICAMBI
RAMO GILLESPIE
6707 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034
682-233-3428

LAND PLANNER

CALLAHAN & FREEMAN ARCHITECTS
FRANK CALLAHAN
PO BOX 15577
FORT WORTH, TEXAS 76119
817-478-1765

P.O. BOX 15577
FORT WORTH, TX 76119
817-478-1765
www.callahanfreeman.com

CALLAHAN & FREEMAN
ARCHITECTS

ZONING EXHIBIT FOR:
AUTO RICAMBI BUILDING #2
6705 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

PRELIMINARY
NOT FOR CONSTRUCTION
ARCHITECT: CHARLES E. FREEMAN

DATE: 11/27/2018

REVISIONS:

12/14/18

DRAWN BY: SB

JOB NO.: 80006

SHEET NO.

1

1 OF 3 SHEETS



SITE PLAN

SCALE: 1/16" = 1'-0"

0.39 ACRES



ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM _____ TO _____

PARKING CALCULATIONS
1,707 S.F. OF STORAGE/WAREHOUSE
4,243 S.F. OF GLASS AND MIRROR SHOWROOM AND OFFICES
TOTAL EMPLOYEES: AUTO RICAMBI STORAGE/WAREHOUSE = 1
GLASS AND MIRROR = 3
TOTAL = 4 EMPLOYEES
PARKING PROVIDED = 11 SPACES

A. GROSS AREA: 0.39 ACRES (17,209 S.F.)
B. BUILDING AREA: 8,033 S.F. WHICH IS 35% OF
TOTAL PROPERTY AREA
C. PAVED SURFACES: 10,905 S.F. WHICH IS 63.4%
OF TOTAL PROPERTY AREA
D. OPEN SPACE: 265 S.F. WHICH IS 1.6% OF
TOTAL PROPERTY AREA

BEING LOT 181, BLOCK 1, WEST INDUSTRIAL ADDITION,
AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT
COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT
RECORDED IN CABINET A, SLIDE 720, PLAT RECORDS OF
TARRANT COUNTY, TEXAS.

SAVE AND EXCEPT THAT PORTION OF SAID LOT
CONVEYED TO THE STATE OF TEXAS BY DEED FILED
NOVEMBER 28, 2007, RECORDED IN C.C. FILE NO.
D207422647, REAL PROPERTY RECORDS, TARRANT
COUNTY, TEXAS.

Photos Provided by Applicant



AUTARICAMBI

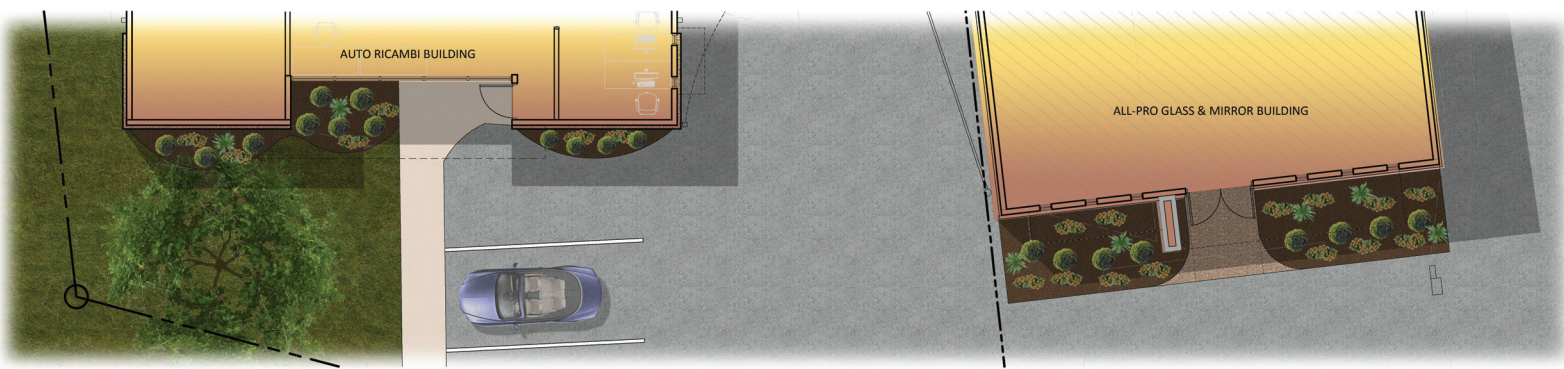
6705 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

EXISTING CONDITIONS

Economic Development Exhibit
Nov. 27, 2018

CF
CALLAHAN & FREEMAN
ARCHITECTS

Building Elevations



PARTIAL SITE PLAN
SCALE: 3/16" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"

- UPDATED FACADES MATERIALS
(TOTAL AREAS REPRESENT FRONT FACADES ONLY)
- PAINTED FINISH ON EXISTING CONCRETE PANELS - 395 SF
 - PAINTED FINISH ON EXISTING METAL COPING AND DOWNSPOUTS - 45 SF
 - HORIZONTAL WOOD COMPOSITE CLADDING - 75 SF
 - ALUMINUM COMPOSITE MATERIAL PANELS - 48 SF
 - ALUMINUM AWNINGS - 15 SF
 - MANUFACTURED STONE VENEER - 119 SF
 - MANUFACTURED STONE VENEER WATER TABLE - 11 SF



PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"

P.O. BOX 1587
COLLEGE STATION, TX 77841
817.474.1700
dustin@cfarchitects.com
1100 E. KENNEDY BLVD.
HOUSTON, TX 77002

CF ARCHITECTS

ZONING EXHIBIT FOR:
AUTO RICAMBI BUILDING #2
6705 COLLEVILLE BLVD.
COLLEVILLE, TEXAS 76034

PRELIMINARY
NOT FOR REGULATORY APPROVAL
DATE: 11/27/2018
REVISIONS:
12/14/18
DRAWN BY: SB
JOB NO.: 60308

DATE: 11/27/2018
REVISIONS:
12/14/18
DRAWN BY: SB
JOB NO.: 60308

SHEET NO.
2
2 OF 3 SHEETS

Building Elevations



PROPOSED FRONT ELEVATION



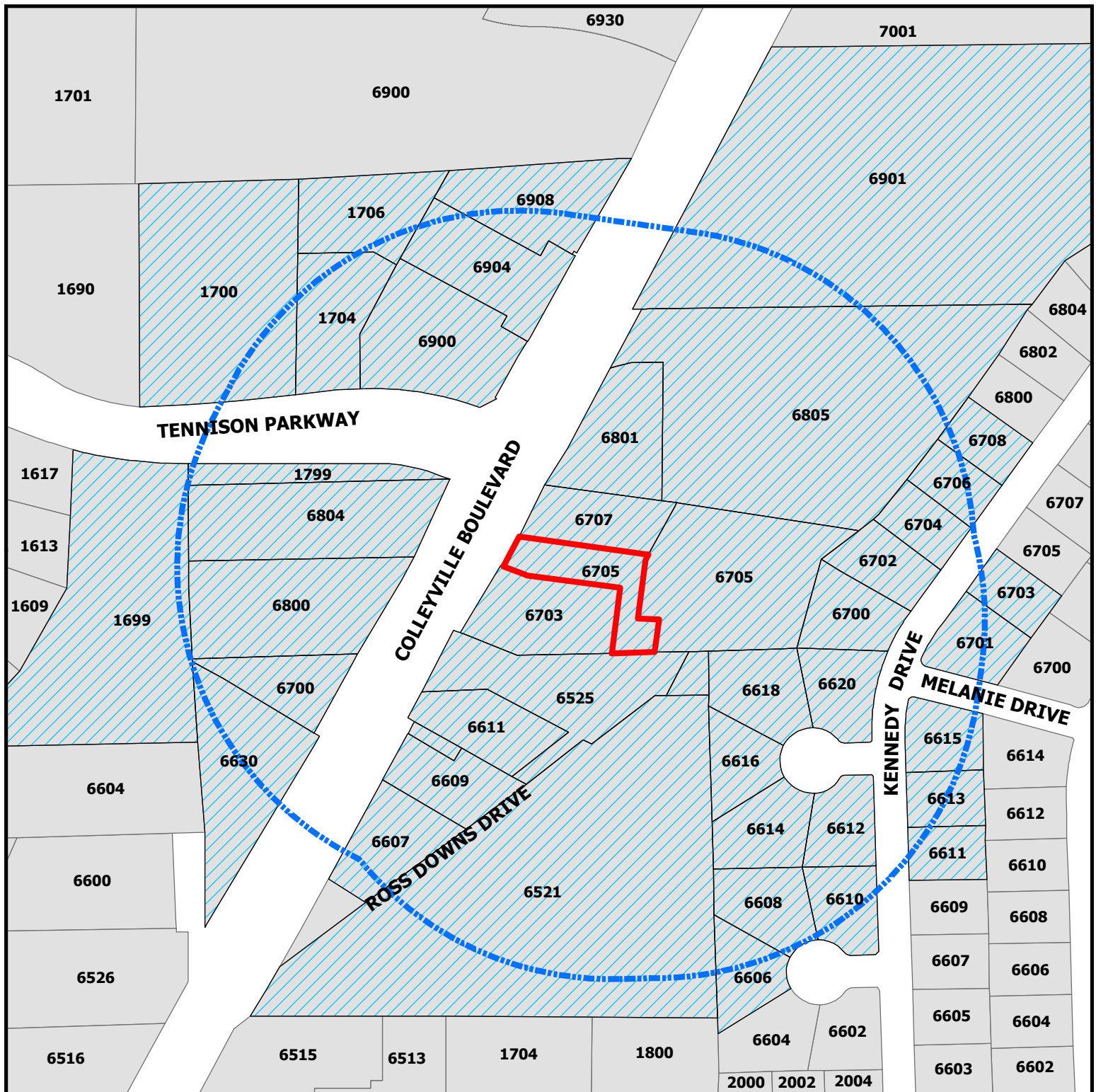
6705 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

- UPDATED FACADES MATERIALS
(TOTAL AREAS REPRESENT FRONT FACADES ONLY)
- PAINTED FINISH ON EXISTING CONCRETE PANELS - 395 SF
 - PAINTED FINISH ON EXISTING METAL COPING AND DOWNSPOUTS - 45 SF
 - HORIZONTAL WOOD COMPOSITE CLADDING - 75 SF
 - ALUMINUM COMPOSITE MATERIAL PANELS - 48 SF
 - ALUMINUM AWNINGS - 15 SF
 - MANUFACTURED STONE VENEER - 118 SF
 - MANUFACTURED STONE VENEER WATER TABLE - 11 SF

12/14/18
Economic Development Exhibit
Nov. 27, 2018

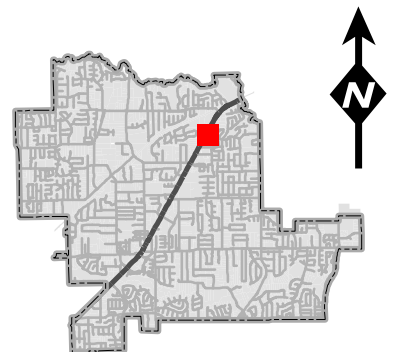
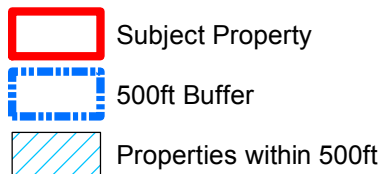


Notification Map



ZC18-037
6705 Colleyville Blvd

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.



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
FILEWOOD, MARK A	6613 KENNEDY DR	COLLEYVILLE, TX	76034	6613 KENNEDY DR
STANUTZ, NICHOLAS E	6708 KENNEDY DR	COLLEYVILLE, TX	76034	6708 KENNEDY DR
HART, NEIL J	6703 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6703 COLLEYVILLE BLVD
SUN VALLEY PROPERTIES	5301 SUN VALLEY DR	FORT WORTH, TX	76119	6611 COLLEYVILLE BLVD
MCENTIRE, KENNETH G	PO BOX 224	COLLEYVILLE, TX	76034	6608 BAKER CT
COLLEYVILLE CREME DE LA CREME	8400 E PRENTICE AVE STE 1320	GREENWOOD VILLAGE, CO	80111	6801 COLLEYVILLE BLVD
RYAN, MICHAEL J	6702 KENNEDY DR	COLLEYVILLE, TX	76034	6702 KENNEDY DR
ANDERSON, GARY D	6618 MCMAKIN CT	COLLEYVILLE, TX	76034	6618 MCMAKIN CT
FERRIS, DARRELL K	6610 BAKER CT	COLLEYVILLE, TX	76034	6610 BAKER CT
SMITH, BYRON E	6611 KENNEDY DR	COLLEYVILLE, TX	76034	6611 KENNEDY DR
LARMON, PAUL W	6615 KENNEDY DR	COLLEYVILLE, TX	76034	6615 KENNEDY DR
MONTERRA HOME OWNER'S ASSOC	6707 BRENTWOOD STR RD	FORT WORTH, TX	76112	1799 TENNISON PKWY
BOOKBINDER, ERIC B	6606 BAKER CT	COLLEYVILLE, TX	76034	6606 BAKER CT
FRANKS, JAY R	6706 KENNEDY DR	COLLEYVILLE, TX	76034	6706 KENNEDY DR
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	6630 COLLEYVILLE BLVD
SHELTER E320 LLC	1700 TENNISON PKWY # 100	COLLEYVILLE, TX	76034	1700 TENNISON PKWY
MONTERRA HOME OWNER'S ASSOC	6707 BRENTWOOD STR RD	FORT WORTH, TX	76112	1699 TENNISON PKWY
WILEY, PAUL	6620 MCMAKIN CT	COLLEYVILLE, TX	76034	6620 MCMAKIN CT
WILSON, KATHY	211 MEADOWLARK LN	DUNCANVILLE, TX	75137	6609 COLLEYVILLE BLVD
LANI PROPERTIES LLC	3317 STONECREST DR	GRAPEVINE, TX	76051	6707 COLLEYVILLE BLVD
HART, NEIL	1600 GLADE RD	COLLEYVILLE, TX	76034	6525 COLLEYVILLE BLVD
KIMRADDE LLC	3131 ROLLING HILL LN	GRAPEVINE, TX	76051	6908 COLLEYVILLE BLVD
HART, NEIL	1600 GLADE RD	COLLEYVILLE, TX	76034	6525 COLLEYVILLE BLVD
LANI PROPERTIES LLC	3317 STONECREST DR	GRAPEVINE, TX	76051	6705 COLLEYVILLE BLVD
WILLIAMSON, KENNY	6704 KENNEDY DR	COLLEYVILLE, TX	76034	6704 KENNEDY DR
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6521 COLLEYVILLE BLVD
ATWELL, JEFFREY O	6701 KENNEDY DR	COLLEYVILLE, TX	76034	6701 KENNEDY DR
STRATEGY REAL ESTATE HOLDING	1817 LAKESHORE CT	MCKINNEY, TX	75070	6800 COLLEYVILLE BLVD
RADDE GROUP LLC	6700 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6700 COLLEYVILLE BLVD
LFP PROPERTIES INC	7505 GLENVIEW DR STE 150	RICHLAND HILLS, TX	76180	1706 TENNISON PKWY
LFP PROPERTIES INC	7505 GLENVIEW DR STE 150	RICHLAND HILLS, TX	76180	1704 TENNISON PKWY
STEVENS, MICHAEL	6612 MCMAKIN CT	COLLEYVILLE, TX	76034	6612 MCMAKIN CT
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6607 COLLEYVILLE BLVD
HUBBARD, VANCE M	1812 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6700 KENNEDY DR
FLOWERS, GREGG W	6614 MCMAKIN CT	COLLEYVILLE, TX	76034	6614 MCMAKIN CT
CTAJ LTD	6904 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	6904 COLLEYVILLE BLVD
FELLER-DAVIS ENTERPRISES LLC	3300 SPRING VALLEY DR	BEDFORD, TX	76021	6900 COLLEYVILLE BLVD
LONE STAR COLLISON LTD	6804 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	6804 COLLEYVILLE BLVD
WILSON, KATHY	211 MEADOWLARK LN	DUNCANVILLE, TX	75137	6609 COLLEYVILLE BLVD
GRAHAM, JAS W	6616 MCMAKIN CT	COLLEYVILLE, TX	76034	6616 MCMAKIN CT
TX14 COLLEYVILLE LLC	1521 WESTBRANCH DR STE 100	MC LEAN, VA	22102	6805 COLLEYVILLE BLVD
DANCO PROPERTIES LLC	6804 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6705 COLLEYVILLE BLVD
COTTEN, JANICE R S	6703 KENNEDY DR	COLLEYVILLE, TX	76034	6703 KENNEDY DR
DIETRICH, CHARLOTTE	7001 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6901 COLLEYVILLE BLVD
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
GILLESPIE, RAMZI	3317 STONECREST DR	GRAPEVINE, TX	76051	APPLICANT

Public hearing notices were mailed on December 28, 2018



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-037
Applicant: Ramzi Gillespie
Owner: Ramzi Gillespie
Location: 6705 Colleyville Boulevard
Property Description: Lot 1R1A, Block 1, of the West Industrial Addition
Present Zoning: ML Light Manufacturing
Request: Consideration of a Special Use Permit for Warehouse and Distribution Facilities. The purpose is to allow for auto parts storage and mail order distribution under the name of Ramzi Gillespie, dba Auto Ricambi – All Pro Glass & Mirror.

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

Planning and Zoning Commission Meeting: Monday, January 14, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, February 5, 2019 & Tuesday, February 19, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

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.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-19-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 1R1, BLOCK 1, OF THE WEST INDUSTRIAL ADDITION, LOCATED AT 6705 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR WAREHOUSE AND DISTRIBUTION FACILITIES; 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 an auto repair shop under Case No. ZC18-037; 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 and designed to lessen congestion in the streets; 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 Lot 1R1, Block 1, of the West Industrial addition, located at 6705 Colleyville Boulevard, by authorizing a Special Use Permit for Warehouse and Distribution Facilities, as depicted on 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 the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. This Special Use Permit shall apply only to "Exhibit "B" as shown on the Zoning Exhibit and "Exhibit C" as shown on the Elevations Exhibit as attached.
- b. No storage of parts or containers shall be allowed outside the building.
- c. This Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

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

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

Sec. 6. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of February 2019.

The second reading and public hearing being conducted on the 19th day of February 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF FEBRUARY 2019.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

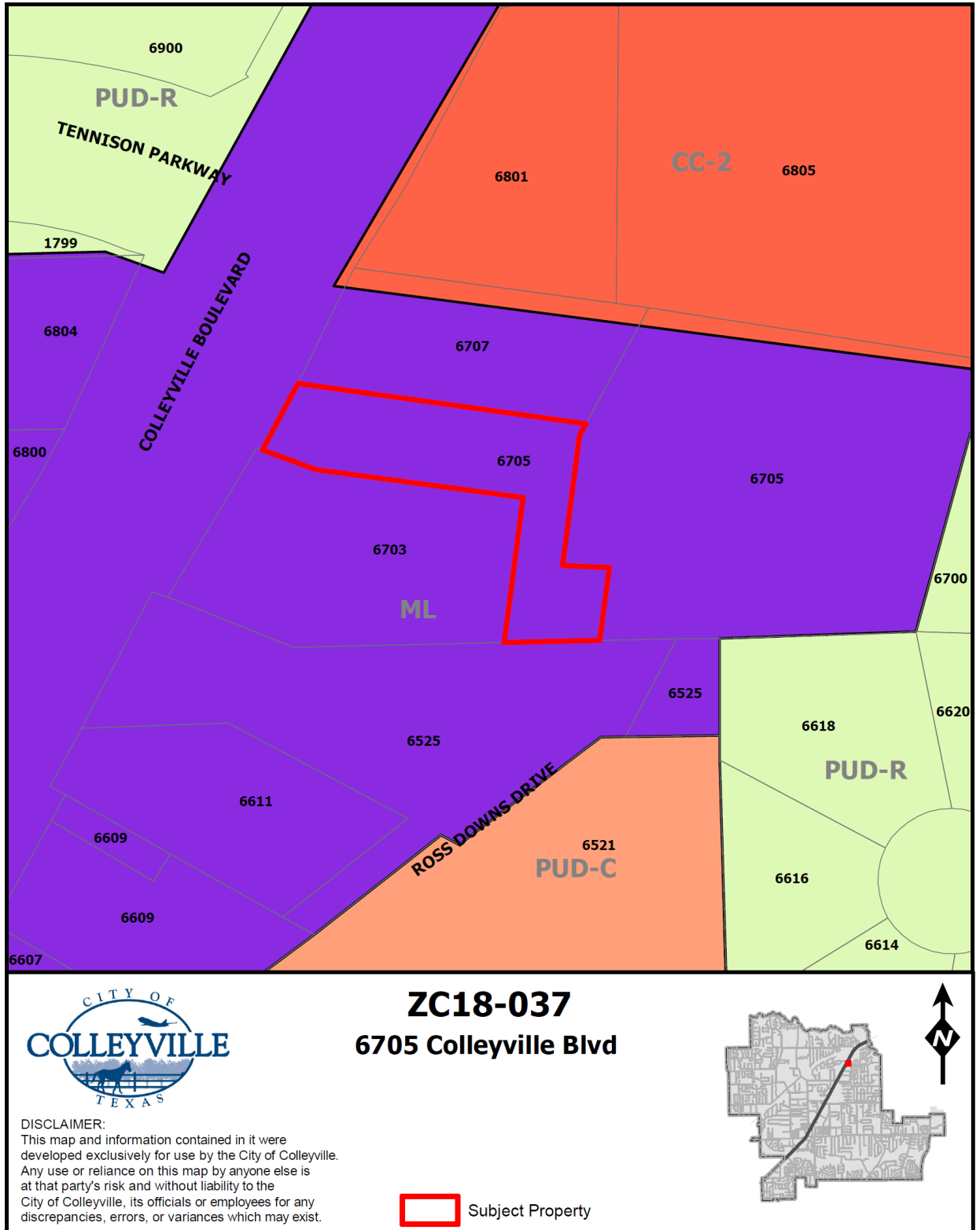


Exhibit "B" – Statement of Planning Objectives and Zoning Exhibit



November 27, 2018

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

**Re: Specific Use Permit Request – Auto Ricambi
6705 Colleyville Blvd.**

Statement of Planning Objectives

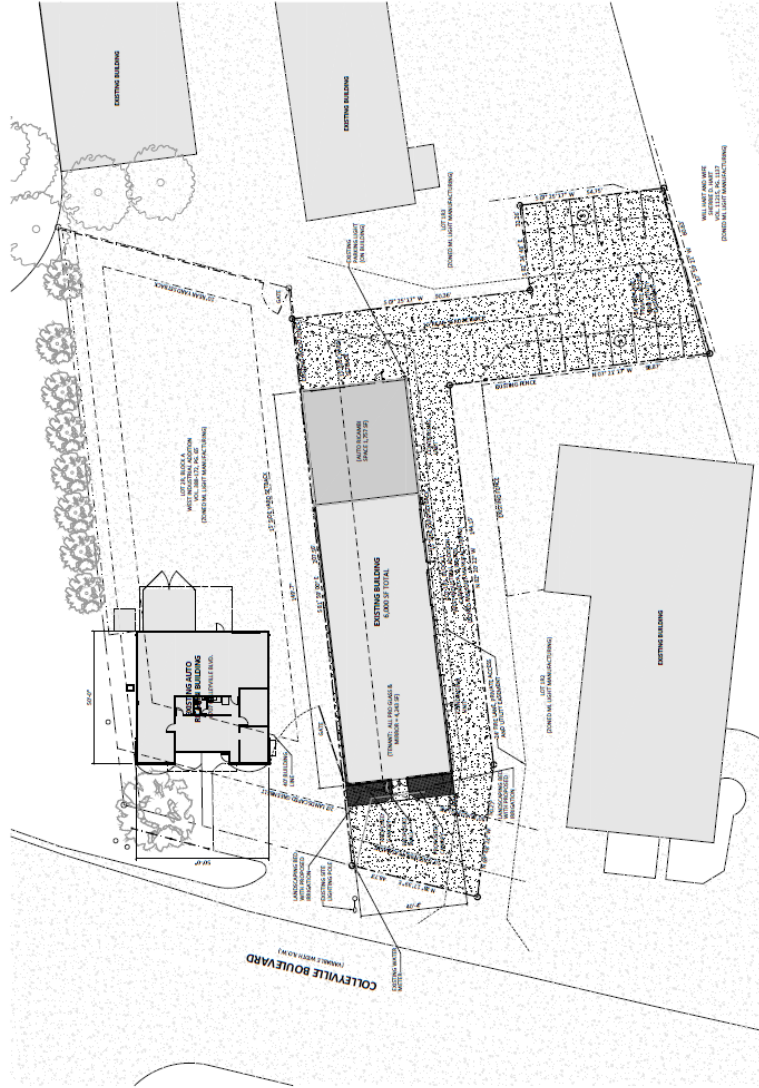
Our planning objectives associated with the property at 6705 Colleyville Blvd. are to achieve permission via a Specific Use Permit to operate an Auto Parts and Accessory Store / on-line sales Warehouse and Distribution Facility and a glass and mirror sales facility (Building Materials Sales). Our goal is to improve the appearance of this property located along Colleyville Blvd. by completing improvements to the façade of the existing building and introducing landscaping along the front of the structure. By virtue of the existing building already penetrating the front yard setback, we would like to obtain permission to install a new canopy with a new exterior wing wall thus improving the aesthetics of the one-story, concrete structure.

ARCHITECTS
CATTALAN & FREEMAN
P.O. BOX 10077
FORT WORTH, TEXAS 76116
CITY OF FORT WORTH
1000 W. 7TH ST., SUITE 1000
FORT WORTH, TEXAS 76102

LAND PLANNER
CALLAHAN & FREEDMAN ARCHITECTS
FRANK CALLAHAN
PO BOX 15577
FORT WORTH, TEXAS 76119
817.478.1785

OWNER
AUTO BEARER
NAMES GILES
6207 COLLETT
COLLETTVILLE,
682-233-3408

AFFILIANT
AUTO-INCAMBI
NAMES GUILDFORD
6207 COLLEYS
COLLEYSVILLE, TN
603.233.3628



SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING EXEMPT FOR ZONING CHANGE
REQUEST FROM _____ TO _____

1

PARKING CALCULATIONS

5,275 S.F. OF STORAGE/WAREHOUSE
4,343 S.F. OF GLASS AND MIRROR SHOWROOMS AND OFFICES
TOTAL EMPLOYED: AUTO KRAMER STORAGE/WAREHOUSE 45
GLASS AND MIRROR 71
 $\frac{5,275 + 4,343}{45 + 71} = 11$ EMPLOYEES
PARKING PROVIDED = 11 SPACES

A. GROSS AREA: 0.39 ACRES (17,203 S.F.)
B. BUILDING AREA: 6,030 S.F., WHICH IS 35% OF TOTAL PROPERTY AREA
C. PAVED SURFACES: 10,095 S.F., WHICH IS 63.4% OF TOTAL PROPERTY AREA
D. OPEN SPACE: 362 S.F., WHICH IS 2.1% OF TOTAL PROPERTY AREA

BEING LOT 181, BLOCK 1 WEST INDUSTRIAL ADDITION, IN AN ADDITION TO THE CITY OF COLLETSVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT RECORDED IN CABINET A, SLIDE 720, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

SAVE AND EXCEPT THAT PORTION OF SAID LOT CONVEYED TO THE STATE OF TEXAS BY DEED FILED NOVEMBER 28, 2005, RECORDED IN L.C. PLAT NO. 200507222647, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

Attachment "C" – Elevations

