



# TOWN OF DOUBLE OAK

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Double Oak, Texas 75077  
972.539.9464

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September 26, 2017

Town of Copper Canyon  
400 Woodland Dr.  
Copper Canyon, Texas 75077

Dear Town of Copper Canyon Mayor Tejml, Town Council, Planning and Zoning Commission and staff,

The purpose of this letter is to provide the Town of Double Oak's comments in writing regarding items that have been previously discussed with Copper Canyon town officials as to the future development of Copper Canyon Town Center South. Double Oak understands that this land is all within the Town of Copper Canyon, and as such, Double Oak has no real say in how its developed, however, our town does have the responsibility to protect and represent our residents' concerns and interest.

Double Oak has communicated in the past that it desired the property be zoned one-acre lots so compatible with existing one-acre Double Oak Ranch Estates properties. The Town of Copper Canyon zoned the property high density 1/3 acre lots.

Double Oak has asked that there be substantial greenbelt - green space buffer from existing Double Oak properties.

Double Oak and Copper Canyon have agreed there will be no entry drives/streets/access onto Double Oak streets.

Double Oak and Copper Canyon have an understanding that the development will not have any drainage impact that would harm Double Oak. Double Oak stresses that drainage from the entire property is a major concern and requests that the Town of Copper Canyon, Developer and Engineers be very aware of drainage concerns, especially because this Copper Canyon development is zoned higher density and ensure the drainage from this Copper Canyon property does not adversely affect Double Oak properties.

Double Oak has communicated to the Town of Copper Canyon previously that our residents have concerns with future elevations of new construction on the property and the impact it will have on privacy in their back yards. Double Oak hopes special attention will be given to this and our residents privacy be respected and maintained so homes built adjoining Double Oak properties are constructed so that there are no views from second story windows into Double Oak neighbors back yards.

Double Oak has requested an 8ft masonry screening wall be built around the development

Double Oak has asked that the natural vegetation growth and tree canopy, on all sides of the development which exists today, not be disturbed and be left to remain so to provide screening from development. It is hoped that more trees and large bushes will be required for the development along the buffer and properties adjoining Double Oak so over the years the trees and bushes will grow to provide even more natural live growth screening.

The Town of Copper Canyon owns the entire sanitary sewer line servicing the development and the Town of Double Oak has no legal responsibilities associated with the sanitary sewer line and there exists a joint letter signed by both towns stating such.

Double Oak appreciates our neighbors in Copper Canyon and believes that the Town of Copper Canyon Officials, engineers, the Vickery Family and the developer/builder will take into consideration all of Double Oak's concerns and will include any and all development improvements to promote compatibility between new Copper Canyon development and the long-time existing one-acre Double Oak Ranch Estate properties and our residents.

Submitted for the record on behalf of the Double Oak Town Council and Double Oak Residents on September 26, 2017.

Regards,

  
Mayor Mike Donnelly  
Town of Double Oak