

**AGENDA
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
JULY 22, 2014**

After determining that a quorum is present, the Planning and Zoning Commission of the City of The Colony, Texas will convene into regular session which will be held on Tuesday, July 22, 2014 at 6:30 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items will be addressed:

1.0	CALL REGULAR SESSION TO ORDER
1.1	Citizen Input
2.0	CONSENT AGENDA
2.1	Consider approval of the minutes of the July 8, 2014 Regular Session.
2.2	<i>FP14-0006, Balmerino at The Tribute, Phase 3</i> Consider approval of a final plat of Lots 23 through 40, Block D; Lots 10 through 20, Block G for a total of twenty-nine (29) residential lots and Lots 41X and 42X, Block D for a total of two (2) common area lots of Balmerino at The Tribute, Phase 3, being a 14.95 acre tract of land in the S. Payton Survey, Abstract No. 1009, located on the southeast side of Lebanon Road and approximately 150 feet southwest of Haywick Drive.
2.3	<i>FP14-0007, The Lochs at The Tribute, Phase 3</i> Consider approval of a final plat of Lots 1 through 8, Block K; Lots 3 through 11, Block L; Lots 3 through 9 and Lots 11 through 66, Block M; and Lots 1 and 14 through 24, Block N; for a total of ninety-two (92) residential lots and Lots 10X, 67X and 68X, Block M for a total of three (3) common area lots of The Lochs at The Tribute, Phase 3, being a 31.87 acre tract of land in the BBB and CRR Survey, Abstract No. 182, located east of Lebanon Road at the intersection of Inverness Drive and Ladybank Drive.
3.0	PUBLIC HEARING ITEMS
3.1	<i>SUP14-0005, Holiday Inn Limited Service Hotel</i> Conduct a public hearing, discuss and consider making a recommendation to City Council on an application for a Specific Use Permit (SUP) to allow a limited service hotel, Holiday Inn, to be located on a 3.03 acre tract of land on the south side of Memorial Drive at Paige Road.
4.0	DISCUSSION ITEMS
4.1	<i>SP14-0008, Holiday Inn Site Plan</i> Discuss and consider making a recommendation to City Council on an application for a Site Plan to allow a 122-room Holiday Inn to be located on a 3.03 acre tract of land on the south side of Memorial Drive at Paige Road.
4.2	<i>Monthly Director's Report</i>

"Pursuant to the Texas Open Meetings Act, Government Code Chapter 551, one or more of the above items may be considered in executive session closed to the public. Any decision held on such matter will be taken or conducted in open session following the conclusion of the executive session".

Persons with disabilities who plan to attend this meeting who may need auxiliary aids such as interpreters for persons who are deaf or hearing impaired, readers or, large print are requested to contact Christie Wilson, City Secretary, at 972-624-3106 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

CERTIFICATION

I hereby certify that above notice of meeting was posted outside the front door of City Hall by 5:00 p.m. on the 18th day of July, 2014.



Christie Wilson
Christie Wilson, City Secretary

**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
JULY 8, 2014**

After determining that a quorum was present, the Planning and Zoning Commission of the City of The Colony, Texas convened into Regular Session which was held on Tuesday, July 8, 2014 at 6:30 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items were addressed:

Board Members Present: Brian Wade, Vice-Chairman (Acting Chairman); Shannon Hebb; Cesar Molina, Jr.; Detrick DeBurr; Cody Hall and Brian Buffington.

Board Members Absent: Karen Hames, Chairman, Cesar Molina,

City Council Liaison Present: David Terre, City Council Place 4

Staff Present: J. Michael Joyce, AICP, Planning Director, Gordon Scruggs, Engineering Director and Brian McNulty, Recording Secretary.

1.0	CALL REGULAR SESSION TO ORDER
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Acting Chairman Wade called the meeting to order at 6:30 PM.

1.2	CITIZEN INPUT
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No citizens came forward during Citizen Input.

2.0	CONSENT AGENDA
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2.1	Consider approval of the minutes of the June 10, 2014 Regular Session.
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2.2	<i>FP14-0008, Grandscape Addition, Lots 6 and 7, Block A</i> Consider approval of a Final Plat of Lots 6 and 7, Block A of the Grandscape Addition, Phase 2, being a 4.12 acre tract of land in the BBB and CRR Survey, Abstract Nos. 173 and 174, located on the southeast corner of Nebraska Furniture Mart Drive and Bargain Way.
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Acting Chairman Wade read the Consent Agenda items into the record.

Commissioner Hebb moved to approve the Consent Agenda. Commissioner Hall seconded the motion. Motion carried (5-0).

3.0	PUBLIC HEARING ITEMS
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3.1	None
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4.0	DISCUSSION ITEMS
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4.1	<i>SP14-0007, Luby's Restaurant Development Plan</i> Discuss and consider making a recommendation to City Council on an application for a Development Plan for a 12,639 square foot dual restaurant, with one restaurant being Luby's, on approximately 2.99 acres of land, located on the north side of the Sam Rayburn Tollway (S.H. 121) at Morning Star Drive, or 5801 S.H. 121
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Mr. Joyce presented the Staff Report.

Commissioner Hall asked if the 12,639 square feet shown is for both restaurants.

Mr. Joyce answered affirmatively and added that the approval is for the building and the site, not the tenants.

Commissioner Hall asked if Luby's plans on leasing or selling the space to another restaurant or will the restaurant be one in their own chain.

Mr. Joyce answered that conversations with the applicant indicate that the second restaurant would be a part of the Luby's /Fuddruckers Corporation.

Commissioner Hall asked if Jackson Shaw or Luby's owned the land.

Mr. Joyce answered that the pad sites located along S.H. 121 will be sold to the future pad site owners, in this case Luby's/Fuddruckers.

Commissioner DeBurr asked about the Gateway amenities provided.

Mr. Joyce responded that there are both Gateway Landscape points and Public Amenities required based on the size of the tract of land.

Commissioner DeBurr asked about the parking for the restaurant.

Mr. Joyce responded that the parking is based on the square footage of the building and its land use.

There being no further comments or questions from the Commissioners, Acting Chairman Wade called the question.

Commissioner DeBurr moved to approve Item 4.1. Commissioner Hebb seconded the motion. Motion carried (5-0).

There being no further business to come before the Commission, Acting Chairman Wade adjourned the Regular Session of the Planning and Zoning Commission at 6:42 PM.

Brian Wade, Acting Chairman

Brian McNulty, Recording Secretary

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: July 22, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner - 972-624-3164

SUBJECT *FP14-0006, Balmerino at The Tribute, Phase 3*

Consider approval of a final plat of Lots 23 through 40, Block D; Lots 10 through 20, Block G for a total of twenty-nine (29) residential lots and Lots 41X and 42X, Block D for a total of two (2) common area lots of Balmerino at The Tribute, Phase 3, being a 14.95 acre tract of land in the S. Payton Survey, Abstract No. 1009, located on the southeast side of Lebanon Road and approximately 150 feet southwest of Haywick Drive.

APPLICANT/OWNER/ENGINEER

Owner/Developer:	Tribute Partners, LP	Lewisville, Texas
Engineer/Surveyor:	JBI Partners, Inc.	Addison, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

The applicant is proposing to develop twenty-nine (29) residential lots and two (2) common area lots in The Tribute as Phase 3 of the Balmerino Village.

ADJACENT ZONING AND LAND USE

North - PD-18, Balmerino, Phase 2 and Lebanon Road
 South - PD-18, Old American Golf Course and Lewisville Lake
 East- PD-18, Lewisville Lake
 West- PD-18, Old American Golf Course and Lewisville Lake

PLAT DETAILS

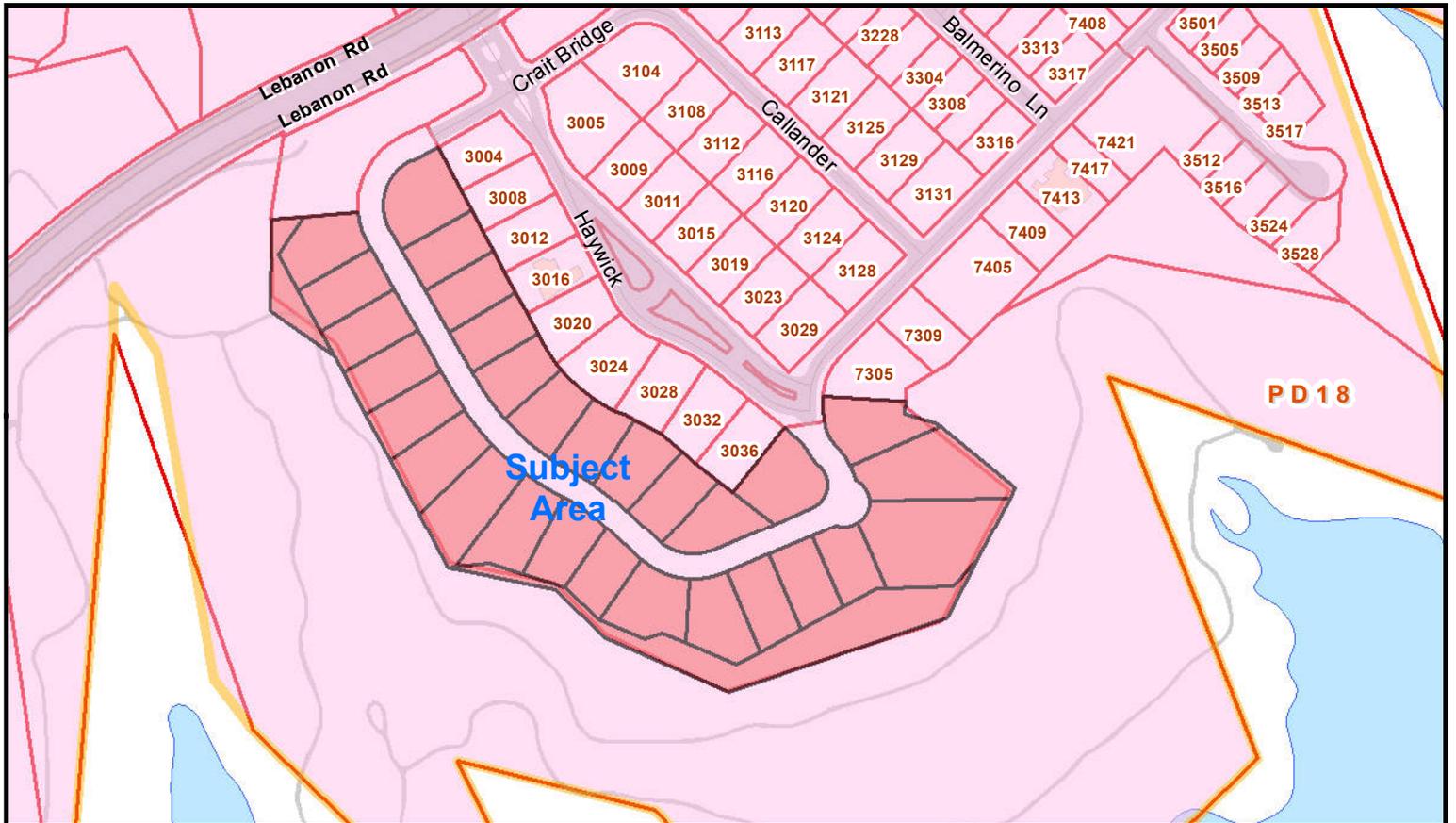
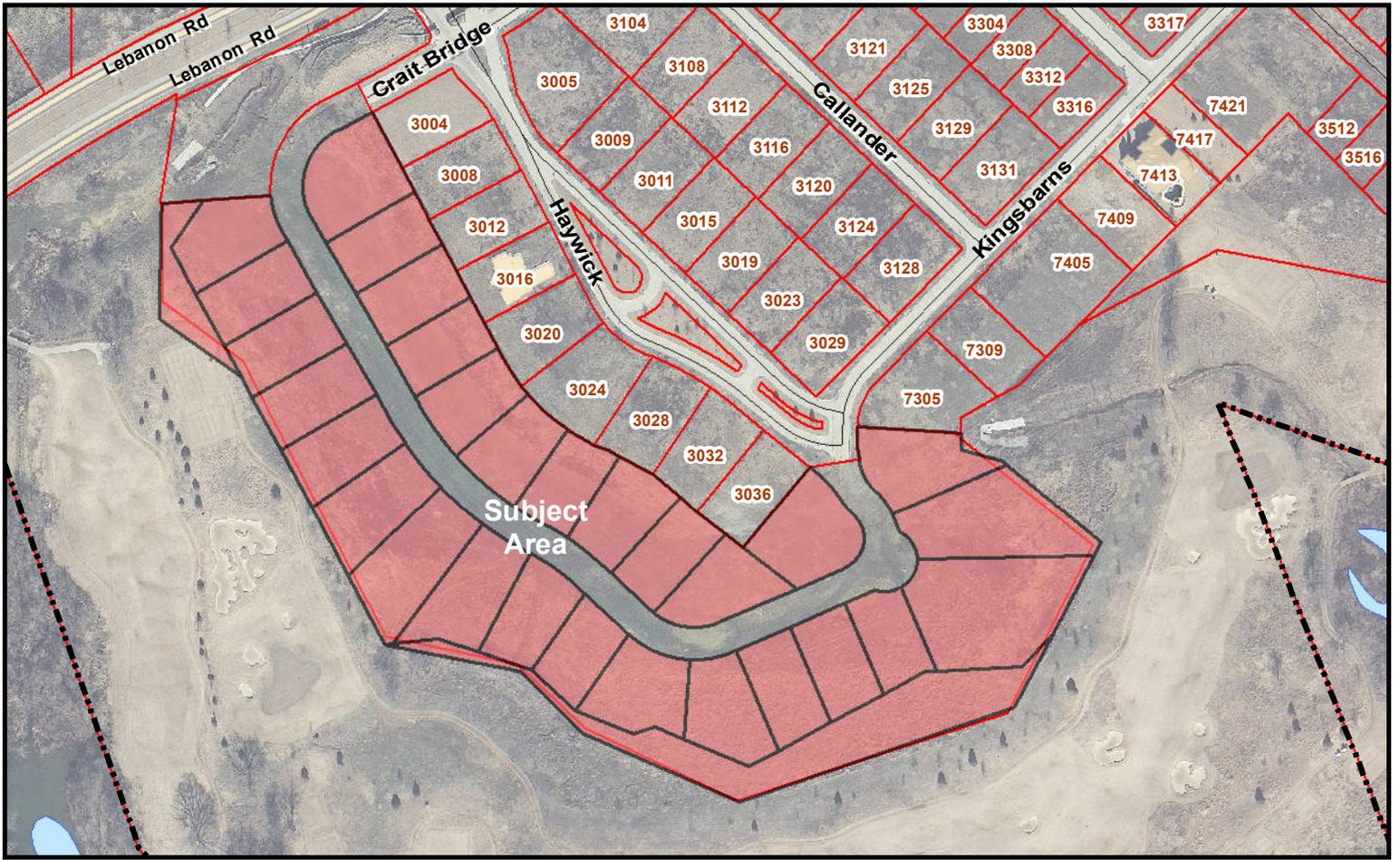
The subject property is located on the southeast side of Lebanon Road and approximately 150 feet southwest of Haywick Drive. The applicant is proposing to develop twenty-nine (29) residential lots and two (2) common area lots in The Tribute as Phase 3 of the Balmerino Village. The final plat generally conforms to the preliminary plat (PP06-0004) approved by the Planning and Zoning Commission on July 11, 2006.

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) finds the final plat meets the requirements of the requirements of Appendix B, Subdivision Ordinance.

ATTACHMENTS

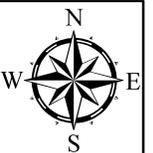
1. Location Map
2. Proposed Final Plat

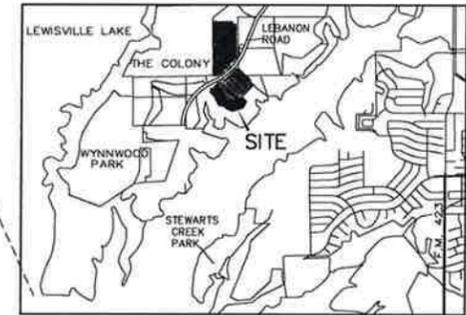


Project No. FP14-0006 - Project Name: Balmerino Phase 3

- | | | | | | |
|-------------------|--------------------------|------------------|----------------------|---------------------|------------------------|
| Balmerino Phase 3 | Business Park/Industrial | General Retail | Light Commercial | Office District 1 | Single Family Dwelling |
| Agricultural | Duplex Dwelling | Heavy Commercial | Mobile Home | Planned Development | Building Footprints |
| Business Park | Fire Station | Industrial | Neighborhood Service | Shopping Center | |

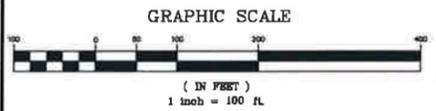
This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.





LOCATION MAP
NOT TO SCALE

- NOTES:
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - A 10'x10' SITE VISIBILITY PUBLIC ACCESS AND UTILITY EASEMENT AT ALL STREET INTERSECTIONS.
 - ALL RESIDENTIAL LOTS ARE OUTSIDE OF THE 537'-FT CONTOUR LINE.
 - SIDEWALKS (WHICH ARE REQUIRED IN ALL RESIDENTIAL DISTRICTS AND WHEREVER PEDESTRIAN TRAFFIC MAY BE GENERATED) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF THE COLONY'S SPECIFICATIONS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE LOTS THAT ABUT THOROUGHFARES OR WHICH ABUT PERIMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A THOROUGHFARE THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS INTERNAL STREETS.
 - ALL FINISHED FLOORS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 537' CONTOUR OR THE 100-YEAR FLOODPLAIN, WHICHEVER IS GREATER.
 - THE FLOWAGE EASEMENT, 537'-FT CONTOUR, AS SHOWN ON THIS PLAT HAS BEEN SURVEYED AND STAKED IN THE FIELD, ACCORDING TO THE BENCHMARK SHOWN ON THIS PLAT.
 - NO FILL SHALL BE PLACED BELOW THE 537' CONTOUR.
 - THIS SUBDIVISION IS A GATED COMMUNITY. STREETS AND RIGHTS-OF-WAY SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA AND THE WIDTH OF THE RIGHTS-OF-WAY SHALL ALSO BE DEDICATED AS DRAINAGE AND UTILITY EASEMENTS TO THE CITY OF THE COLONY.
 - LOTS 23-26, 31-34, AND 40; BLOCK D HAVE BEEN REMOVED FROM THE FEMA MAPPED ZONE AE FLOODPLAIN (SPECIAL FLOOD HAZARD AREA) PER LOMR CASE NO. _____, DATED _____.



BLOCK/LOT	SQUARE FEET	ACRES
D-23	18,220	0.418
D-24	29,215	0.671
D-25	38,519	0.884
D-26	13,206	0.303
D-27	14,231	0.327
D-28	14,943	0.343
D-29	16,951	0.389
D-30	17,527	0.402
D-31	13,158	0.302
D-32	15,211	0.349
D-33	19,539	0.449
D-34	22,810	0.524
D-35	18,834	0.432
D-36	16,438	0.377
D-37	15,304	0.351
D-38	15,050	0.345
D-39	14,898	0.342
D-40	16,420	0.377
D-41X	11,070	0.254
D-42X	51,443	1.181
G-10	20,077	0.461
G-11	15,830	0.363
G-12	14,723	0.339
G-13	15,523	0.356
G-14	13,683	0.314
G-15	14,631	0.336
G-16	14,580	0.335
G-17	13,732	0.315
G-18	14,013	0.322
G-19	14,293	0.328
G-20	20,614	0.473

RECEIVED
 JUN 25 2014
PLANNING DEPARTMENT

LINE	BEARING	DISTANCE
L1	S68°12'51"E	14.10'
L2	S52°02'32"E	138.20'
L3	S33°43'57"W	89.83'
L4	S29°02'03"E	225.54'
L5	N84°22'08"E	81.20'
L6	S71°44'35"E	153.92'
L7	S47°23'21"E	92.08'
L8	S67°38'58"E	95.17'
L9	N69°33'21"E	36.44'
L10	S67°18'48"E	157.97'
L11	N81°52'28"E	308.28'
L12	N87°40'41"E	150.09'
L13	N52°35'28"E	69.05'
L14	N27°22'49"E	137.69'

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	174.47°	2585.00'	56.24'	28.12'	N63°02'15"E	56.23'
C2	83°40'22"	125.00'	204.36'	133.28'	S16°49'27"W	182.35'
C3	32°59'11"	512.50'	295.06'	151.74'	S46°30'19"E	291.00'
C4	15°14'17"	350.00'	79.78'	40.13'	S65°22'49"W	79.84'
C5	65°22'08"	125.00'	142.79'	80.33'	S80°29'17"E	135.18'
C6	112°28'45"	75.00'	147.23'	112.20'	N10°32'47"E	124.21'
C7	35°01'18"	125.00'	76.40'	39.44'	S28°10'58"E	75.22'

- LEGEND**
- IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE SETBACK
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - SVE SIGHT VISIBILITY EASEMENT
 - MIN FT MINIMUM FINISHED FLOOR
 - ◇ STREET NAME CHANGE

FLOOD STATEMENT: According to Community Panel No. 48121C0560 G, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within the shaded Zone "X", (area determined to be inside the 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

BENCHMARKS

- Square cut in center of inlet located in the northwest curb line of Cratt Bridge approximately 85 feet southwest of the centerline of Haywick. Elevation = 539.02'
- Square cut in center of inlet located in the southeast curb line of Kingsbarne approximately 160 feet southwest of the centerline of Calander. Elevation = 538.29'

**ATTACHMENT 2
Proposed Final Plat**

**FP14-0006
FINAL PLAT
BALMERINO
AT TRIBUTE
PHASE 3**

28 RESIDENTIAL LOTS AND
2 COMMON AREA LOTS
LOTS 23-40, 41X, AND 42X, BLOCK D;
LOTS 10-20, BLOCK G;
14.953 ACRES OUT OF THE
S. PAYTON SURVEY, ABSTRACT NO. 1008
CITY OF THE COLONY, DENTON COUNTY, TEXAS

TRIBUTE PARTNERS, L.P. OWNER/DEVELOPER
1880 S Stemmons Freeway, Suite 280
Lewisville, Texas 75067
Contact: Kristian Taha

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addicks, Texas 75001
Contact: Jason Kober
TBP# NO. F-436 TRPLS NO. 10076000

SUBMITTED: MARCH 24, 2014 Sheet 1 of 2

Drawing: H:\Projects\MSW033 - Balmerino 3\dwg\MSW033-BALMERINO(PL3)-Plat.dwg Saved By: bjoagard

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: July 22, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner - 972-624-3164

SUBJECT *FP14-0007, The Lochs at The Tribute, Phase 3*

Consider approval of a final plat of Lots 1 through 8, Block K; Lots 3 through 11, Block L; Lots 3 through 9 and Lots 11 through 66, Block M; and Lots 1 and 14 through 24, Block N; for a total of ninety-two (92) residential lots and Lots 10X, 67X and 68X, Block M for a total of three (3) common area lots of The Lochs at The Tribute, Phase 3, being a 31.87 acre tract of land in the BBB and CRR Survey, Abstract No. 182, located east of Lebanon Road at the intersection of Inverness Drive and Ladybank Drive.

APPLICANT/OWNER/ENGINEER

Owner/Developer:	Tribute Partners, LP	Lewisville, Texas
Engineer/Surveyor:	JBI Partners, Inc.	Addison, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

The applicant is proposing to develop ninety-two (92) residential lots and three (3) common area lots of Phase 3 of The Lochs Village in The Tribute.

ADJACENT ZONING AND LAND USE

North - PD-18, The Lochs at The Tribute, Phase 2
 South - PD-18, future development of The Glen at The Tribute
 East- PD-18, Lewisville Lake
 West- PD-18, The Lochs at The Tribute, Phase 1B

PLAT DETAILS

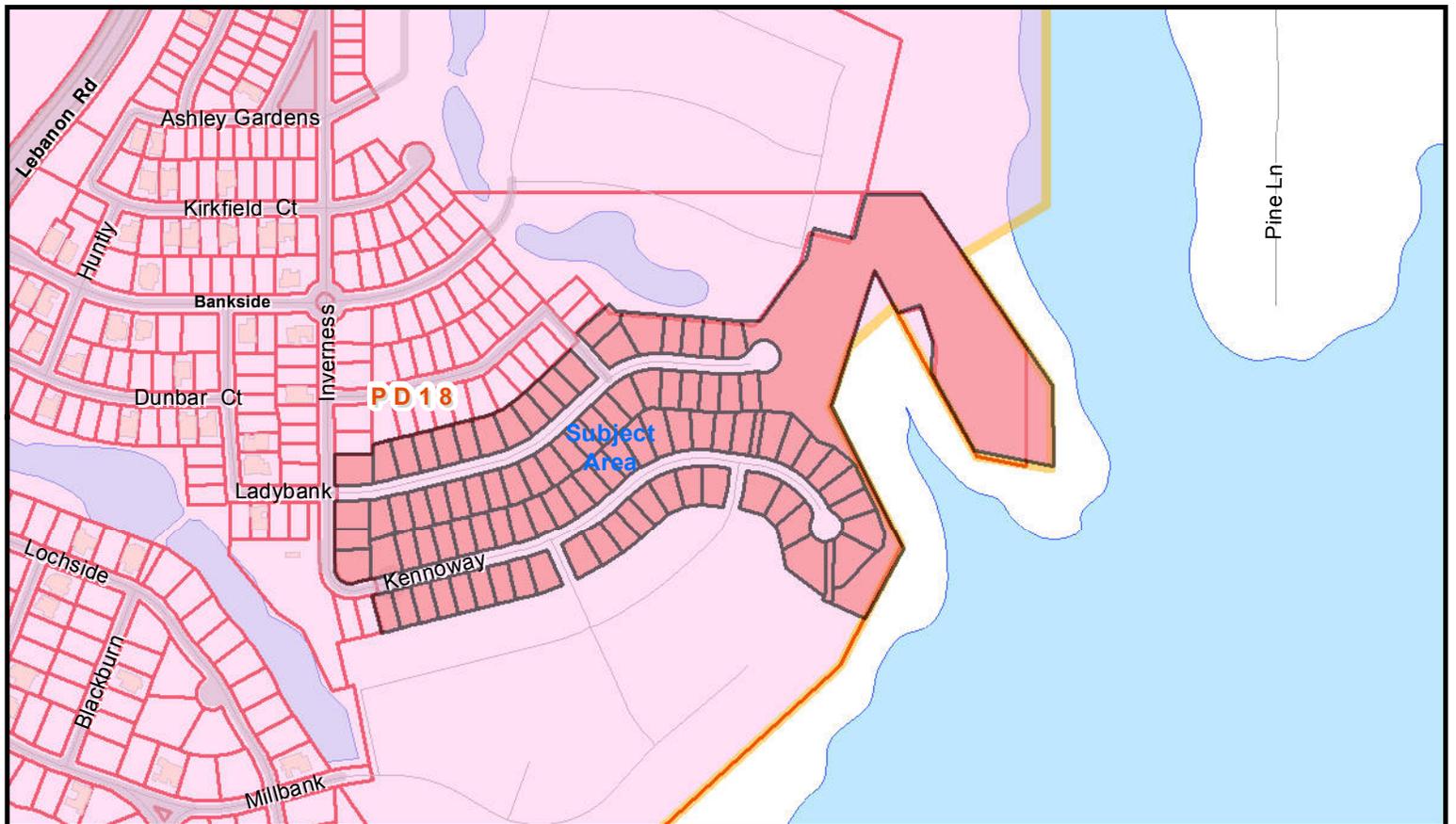
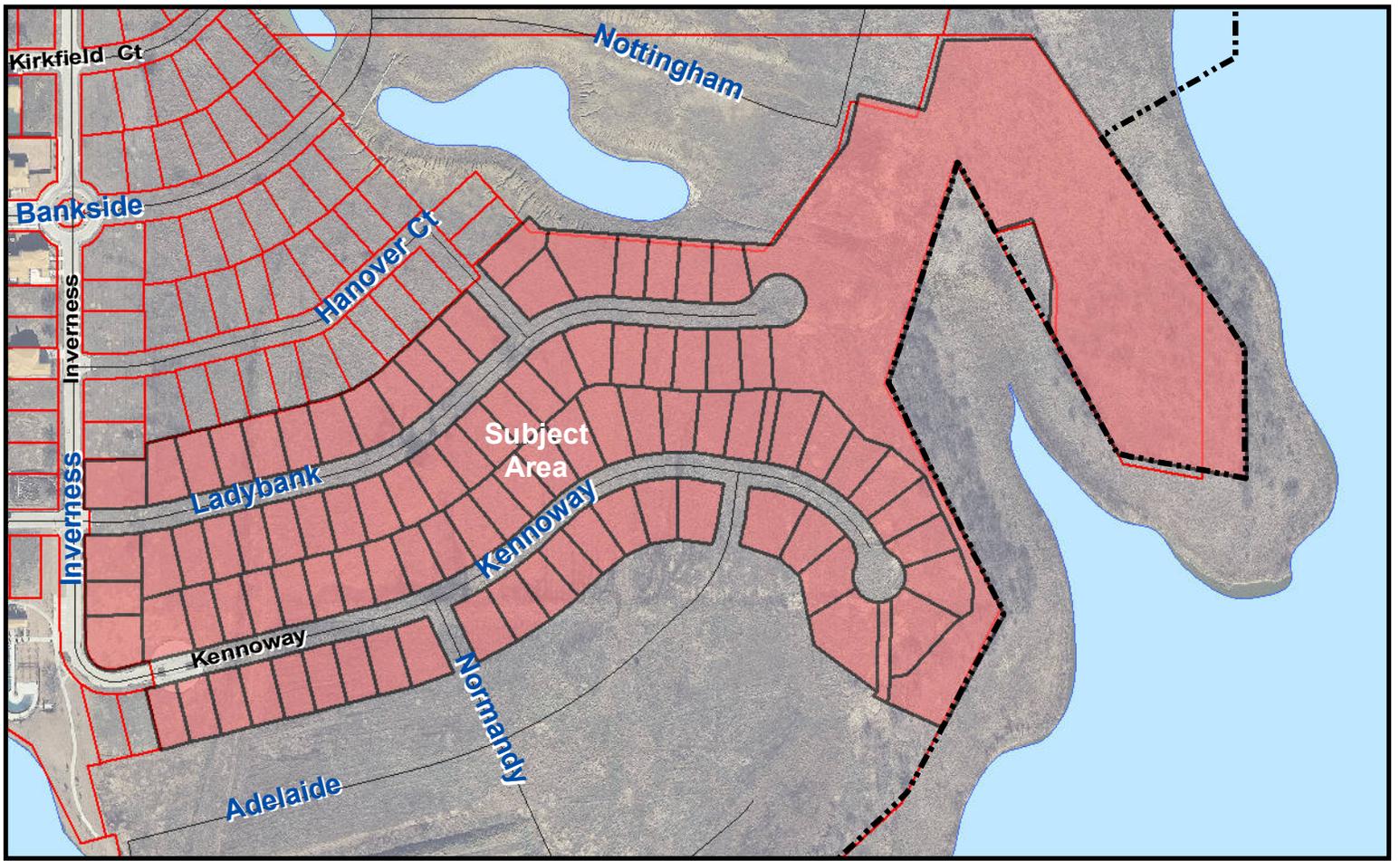
The subject property is located east of Lebanon Road at the intersection of Inverness Drive and Ladybank Drive. The applicant is proposing to develop ninety-two (92) residential lots and three (3) common area lots of Phase 3 of The Lochs Village in The Tribute. The final plat generally conforms to the preliminary plat (PP13-0007) approved by the Planning and Zoning Commission on August 27, 2013.

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) finds the final plat meets the requirements of the requirements of Appendix B, Subdivision Ordinance.

ATTACHMENTS

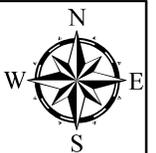
1. Location Map
2. Proposed Final Plat



Project No. FP14-0007 - Project Name: The Lochs Phase 3

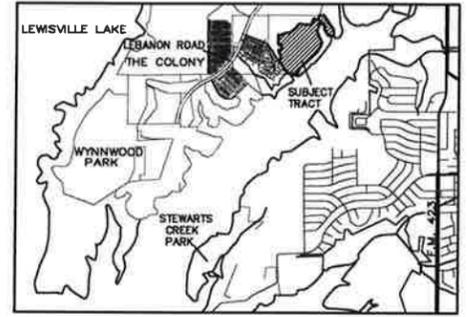
- | | | | | | |
|-------------------|--------------------------|------------------|----------------------|---------------------|------------------------|
| The Lochs Phase 3 | Business Park/Industrial | General Retail | Light Commercial | Office District 1 | Single Family Dwelling |
| Agricultural | Duplex Dwelling | Heavy Commercial | Mobile Home | Planned Development | Building Footprints |
| Business Park | Fire Station | Industrial | Neighborhood Service | Shopping Center | |

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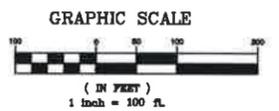


FLOOD STATEMENT: According to Community Panel No. 48121C0560 G, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within the shaded Zone "X", (areas determined to be inside the 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

U.S.A.
VOL. 381, PG. 423
D.R.D.C.T.



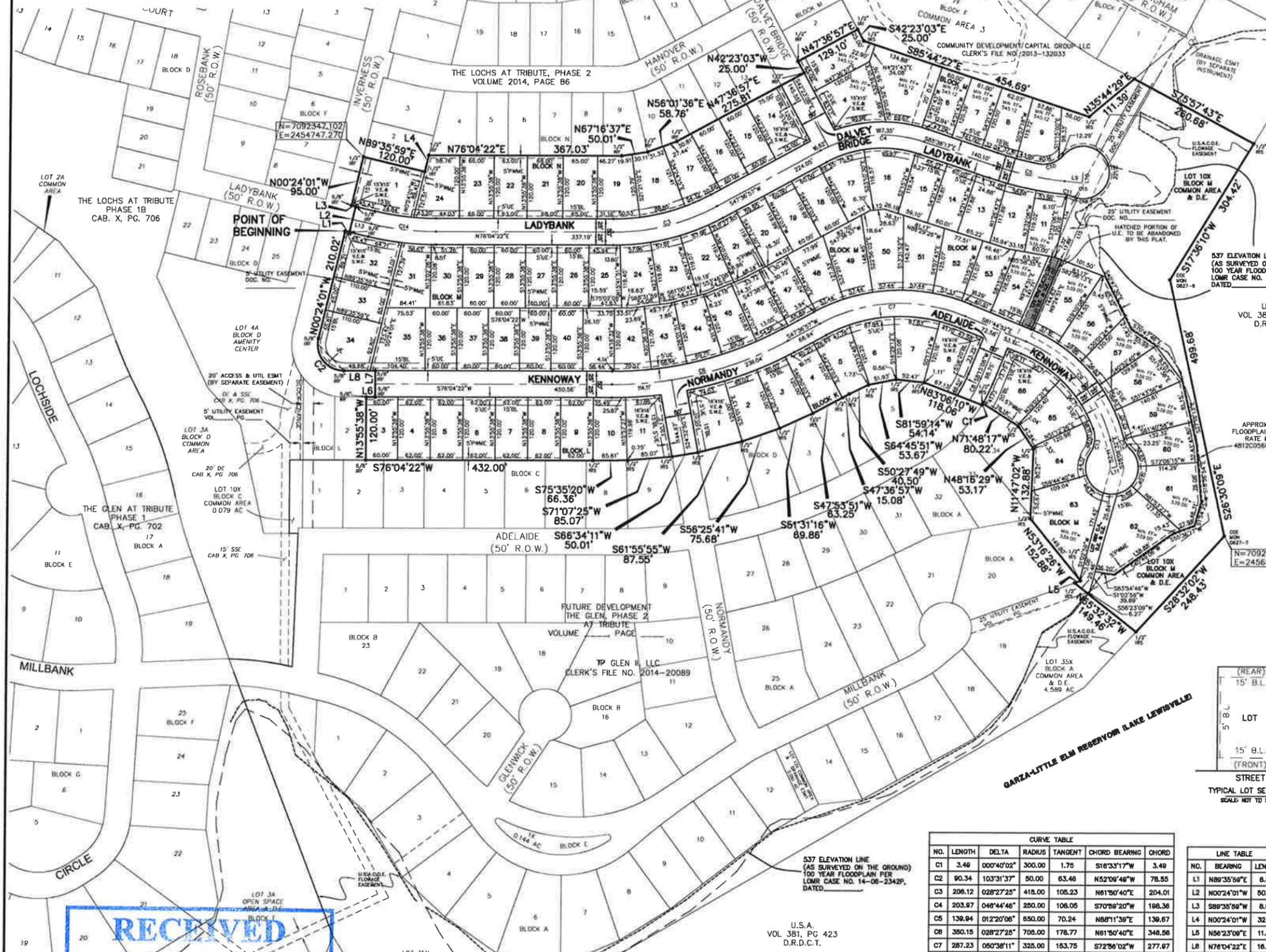
LOCATION MAP NOT TO SCALE



- LEGEND**
- IRON ROD SET
 - IRON ROD FOUND
 - CORP OF ENGINEERS MONUMENT
 - BUILDING LINE
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - COMMON AREA
 - PRIVATE WALL MAINTENANCE EASEMENT

FP14-0007
FINAL PLAT
OF
THE LOCHS, PHASE 3 TRIBUTE
92 RESIDENTIAL LOTS AND
3 COMMON AREA LOTS
LOTS 1-8, BLOCK K; LOTS 3-11, BLOCK L; LOTS 3-9 & 11-88, 10X, 67X & 68X, BLOCK M; LOTS 1, 14-24, BLOCK N; TO BE DEVELOPED TO THE LOCHS STANDARDS
25.247 ACRES OUT OF THE
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 182
THE CITY OF THE COLONY, DENTON COUNTY, TEXAS

ATTACHMENT 2
Proposed Final Plat



APPROXIMATE LOCATION OF 100-YR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48121C0560G, EFFECTIVE APRIL 18, 2011.

REMAINDER TRACT 1
TRIBUTE PARTNERS, L.P.
CLERK'S FILE NO. 2010-69114
(UNPLATTED AND VACANT)

APPROXIMATE LOCATION OF 100-YR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48121C0560G, EFFECTIVE APRIL 18, 2011.

- NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - ALL FINISHED FLOORS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 537 CONTOUR LINE OR THE 100-YEAR FLOODPLAIN, WHICHEVER IS GREATER.
 - THE FLOWAGE EASEMENT, 537-FT. CONTOUR, AS SHOWN ON THIS PLAT HAS BEEN SURVEYED AND STAKED IN THE FIELD, ACCORDING TO THE BENCHMARK SHOWN ON THIS PLAT.
 - NO FILL SHALL BE PLACED BELOW THE 537 CONTOUR.
 - COMMON AREAS ARE TO BE CONVEYED TO THE HOME OWNER'S ASSOCIATION (HOA).
 - COMMON AREAS ARE TO MAINTAINED PURSUANT TO THE CERTAIN MAINTENANCE AGREEMENT BETWEEN THE CITY OF THE COLONY AND THE TRIBUTE HOMEOWNERS ASSOCIATION DATED 2014 AND RECORDED IN THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AS SUCH AGREEMENT IS AMENDED FROM TIME TO TIME.
 - A 10'x10' SIGHT VISIBILITY PUBLIC ACCESS AND UTILITY EASEMENT WILL BE AT ALL RIGHT-OF-WAY INTERSECTIONS.
 - SIDEWALKS (WHICH ARE REQUIRED IN ALL RESIDENTIAL DISTRICTS AND WHEREVER PEDESTRIAN TRAFFIC MAY BE GENERATED) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF THE COLONY'S SPECIFICATIONS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE LOTS THAT ADJUT THOROUGHFARES OR WHICH ADJUT PERMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A THOROUGHFARE. THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS INTERNAL STREETS.
 - LOTS 11 & 55-83, BLOCK M HAVE BEEN REMOVED FROM THE FEMA MAPPED ZONE AE FLOODPLAIN (SPECIAL FLOOD HAZARD AREA) PER LOMR CASE NO. _____ DATED _____.
 - BASES OF BEARINGS: BASED ON MONUMENTS FOUND ALONG THE SOUTH LINE OF THE LOCHS AT TRIBUTE, PHASE 2, AS RECORDED IN VOL. 2014, PG. 86, DENTON COUNTY PLAT RECORDS.

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	3.49	000°40'02"	300.00	1.75	S16°31'17"W	3.49
C2	90.34	103°31'37"	50.00	63.46	N52°09'49"W	78.55
C3	208.12	028°27'25"	418.00	106.23	N81°50'40"E	204.01
C4	203.97	048°44'48"	280.00	108.05	S70°58'20"W	188.36
C5	138.94	012°20'08"	850.00	70.24	N88°11'38"E	138.97
C6	350.15	028°27'25"	705.00	178.77	N81°50'40"E	348.56
C7	287.23	050°38'11"	325.00	163.75	S72°58'02"W	277.97
C8	45.86	009°33'18"	275.00	22.88	N13°01'47"E	45.81
C9	287.45	083°38'21"	275.00	138.03	N64°55'42"W	248.15
C10	52.43	080°04'36"	50.00	28.81	N86°53'01"E	50.06
C11	16.01	018°20'28"	50.00	8.07	N88°56'42"W	16.94
C12	27.88	031°41'42"	50.00	14.19	S44°03'00"E	27.31
C13	48.00	058°00'10"	80.00	28.03	N07°08'23"W	48.18
C14	123.95	013°31'37"	525.00	62.28	N82°50'11"E	123.68
C15	10.15	011°37'41"	50.00	5.09	S85°38'20"E	10.13
C16	28.47	032°37'45"	50.00	14.83	N72°18'58"E	28.09

LINE TABLE

NO.	BEARING	LENGTH
L1	N88°35'58"E	8.50
L2	N00°24'01"W	50.00
L3	S88°35'58"W	8.50
L4	N00°24'01"W	32.10
L5	N56°23'06"E	11.78
L6	N78°04'22"E	16.93
L7	N13°58'38"W	50.00
L8	S78°04'22"W	59.97
L9	N82°01'35"E	33.02
L10	S07°58'25"E	20.00
L11	N81°53'28"E	10.00
L12	S70°32'55"W	28.63
L13	N88°35'58"E	38.93
L14	S09°24'51"W	121.14
L15	N08°24'51"E	131.51

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- BENCHMARKS:**
- "X" SET ON CENTER OF INLET, EAST SIDE OF LEBANON ROAD, 325' SOUTH OF GLENDEVON. ELEV. 539.88'
 - "Y" SET ON CENTER OF INLET, EAST SIDE OF LEBANON ROAD. 275' NORTH OF HAYWICK. ELEV. 538.40'
 - "Z" SET ON CENTER OF INLET, EAST SIDE OF LEBANON ROAD. 1000' SOUTH OF HAYWICK. ELEV. 536.28'

APPROXIMATE LOCATION OF 100-YR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48121C0560G, EFFECTIVE APRIL 18, 2011.



U.S.A.
VOL. 381, PG. 423
D.R.D.C.T.

Printed by: biogadon Plot Date: 7/9/2014 8:45 AM
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PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: July 22, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, 972-624-3164

SUBJECT SUP14-0005, *Holiday Inn Limited Service Hotel*

Conduct a public hearing, discuss and consider making a recommendation to City Council on an application for a Specific Use Permit (SUP) to allow a limited service hotel, Holiday Inn, to be located on a 3.03 acre tract of land on the southwest corner of Memorial Drive and Paige Road.

APPLICANT/OWNER

Owner/Developer:	Western International	Dallas, Texas
Engineer/Surveyor:	5G Studio Collaborative, LLC	Dallas, Texas

ESTIMATED PROJECT SCHEDULE

The City Council must approve the request for a Specific Use Permit for limited service hotels in order to establish the proper zoning for this type of hotel product. In addition, the City Council must approve the Site Plan (SP14-0008) prior to construction. The Planning and Zoning Commission approved a Preliminary Plat for this tract on May 27, 2014 (PP13-0012) designating the subject area as a portion of Lot 2, Block A of the Assured Storage Addition. A Final Plat must be submitted, approved by the Planning and Zoning Commission and be filed for record with Denton County prior to the onset of vertical construction.

BACKGROUND, LIMITED SERVICE HOTEL

On January 7, 2014, City Council adopted Ordinance No 2014-2038, which defined full service hotels, limited service hotels and motels. The ordinance went on to require specific criteria in order to meet the “full service” and “limited service” hotel definitions. The ordinance also proscribed which zoning districts each type of hotel could be placed. In addition, the ordinance required that all limited service hotels obtain a Specific Use Permit to ensure that the minimum development standards, as listed in Section 10-2400 of the Zoning Ordinance, have been observed and are provided.

OPTIONS

1. Approve as submitted, with the stipulation that the Board of Adjustment grant the variance request for a reduced landscape buffer along Paige Road.
2. Approve with other conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

DEVELOPMENT REVIEW COMMITTEE REVIEW

The Development Review Committee (DRC) recommends approval of the Specific Use Permit.

NOTIFICATION

Specific Use Permits require newspaper notification a minimum of ten (10) days prior to the Planning and Zoning Commission meeting. The Planning and Zoning Commission legal notice was published in *The NeighborsGO* section of *The Dallas Morning News* on 7/11/14. In addition, property owners within 200 feet of the subject property were notified of the public hearing by postcards sent ten (10) days before the Planning and Zoning Commission meeting. Three (3) property owners were notified. No comments either in favor or against the granting of the SUP were received by the date of the printing of this packet.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Applicant's Letter of Intent

Staff Analysis

Summary of Request

The applicant is requesting approval of an application for a Specific Use Permit (SUP) to allow a limited service hotel, Holiday Inn, to be located on a 3.03 acre tract of land on the southwest corner of Memorial Drive and Paige Road.

Adjacent Zoning/Land Use

- North - BP-Business Park – Five Star Complex
- South - LC-Light Commercial and the Gateway Overlay District – Proposed Assured Storage Mini Warehouse & Office (under construction)
- East- PD-16 and the Gateway Overlay District – Home Depot
- West- BP-Business Park and the Gateway Overlay District – undeveloped land

Existing Condition of Property

The property is currently undeveloped.

Development Review Analysis: Limited Service Hotel

On January 7, 2014, City Council adopted Ordinance No 2014-2038 which defined full service and limited service hotels. The ordinance requires all limited service hotels to obtain a Specific Use Permit to ensure that the regulations for a limited service hotel, as listed in Section 10-2400 of the Zoning Ordinance, have been observed and are provided.

Ordinance No. 2014-2038 defines limited service hotel as follows:

“Limited Service Hotel. A building designed for the temporary overnight or temporary lodging accommodations for travelers containing six (6) or more guest rooms, suites or units for compensation on a daily rate providing basic hotel services such as linen, maid service and the use of furnishings.”

The applicant has provided a letter of intent which describes the proposed hotel with the same wording as the adopted definition. The site plan shows that the proposed hotel meets the requirements of a limited service hotel, as follows:

Holiday Inn Comparison with Hotel Ordinance	
<i>Minimum Criteria For Limited Service Hotel</i>	<i>Provided</i>
A minimum of 700 square feet of meeting room space	1,321 square feet
Limited food and beverage service, including breakfast buffet service	provided
Guest room access from an interior hallway	provided
Minimum of 400 square feet of pool surface area	610 square feet
Attached covered drive-through area adjacent to the hotel lobby	provided
Parking at a ratio of 1 space per guest room (122 guest rooms)	Providing 124 spaces

Staff conducted research on the pricing structure of existing Holiday Inns within the Metroplex area. The results are as follows:

Holiday Inn Area Hotels			
<i>Location</i>	<i>Address</i>	<i>City</i>	<i>Fri/Sat room rate</i>
Dallas Market Center	4500 Harry Hines	Dallas	\$98.00
Dallas Central	6070 N. Central	Dallas	\$81.00
North Addison	4960 Arapaho Road	Addison	\$57.00
Richardson/No. Dallas	1655 N. Central	Richardson	\$88.00
DFW Airport	14320 Center Street	Fort Worth	\$108.00
Rangers Stadium	1311 Wet N Wild Way	Arlington	\$143.00
Garland	5110 GW Bush Tollway	Garland	\$95.00
DFW Airport North	3005 Airport Freeway	Bedford	\$71.00
Median Price:			\$92.63

Existing hotels in The Colony command a comparable rate. Staff had researched the pricing on these hotels when the first of the hotel applications were submitted in 2014. However, during a recent review of the websites, three of the hotels show reduced rates than were shown in previous staff reports. The more recent rates per room are listed below with their locations. The prices range from a low of \$40 (Budget Suites, which is priced on a weekly rate, divided by seven) to a high of \$96 (Residence Inn). The average room rate is just over \$70/night. By eliminating the extended stay hotel from the calculation, the average room rate is approximately \$80/night. The average Holiday Inn room rate is approximately \$12/night higher than the comparable hotels in The Colony.

<i>Hotel Name</i>	<i>City</i>	<i>Address</i>	<i>Fri/Sat room rate</i>
Residence Inn	The Colony	6600 Cascades Court	\$96.00
Fairfield Inn	The Colony	5900 Stone Creek Drive	\$81.00
Comfort Suites	The Colony	4796 Memorial Drive	\$63.00
Budget Suites (weekly rate/7)	The Colony	5289 SH 121	\$40.00
Median Room Rate/Night			\$70.00
Median Room Rate/Night excluding the Extended Stay Hotel			\$80.00

Specific Use Permit Criteria – Limited Service Hotel

In accordance with Section 10-905 of the Zoning Ordinance: The Planning and Zoning Commission and City Council shall review and evaluate Specific Use Permit applications using the following criteria:

1. Conformance with the City of The Colony’s Comprehensive Plan;

The Future Land Use Map identifies this area as “S.H. 121 Corridor Development” which includes commercial, entertainment and support services. BP-Business Park zoning allows hotels as an allowed use. A limited service hotel is a preferred use and is allowed with the approval of a Specific Use Permit (SUP) in this zoning district. The request for a Specific Use Permit meets this review criterion.

2. Conformance with applicable regulations and standards established by the zoning regulations;

The site plan proposed for the Holiday Inn complies with all requirements of the Zoning Ordinance and the Gateway Overlay District, with the exception of the reduced

landscape buffer along a small portion of Paige Road. A request for a variance (BOA14-0002) from this Gateway Overlay District regulation will be considered by the Board of Adjustment on July 30, 2014. The Board of Adjustment was supposed to have heard this case on July 16, 2014, but due to a notification error, the public hearing was postponed until July 30th. It is expected that this variance will be granted.

3. Compatibility with existing or permitted uses on abutting sites, in terms of building height, build and scale, setbacks on open spaces, landscaping and site development, access and circulation features, architectural compatibility;

The hotel use is compatible with the approved uses immediately adjacent to the subject property, which includes a sports complex, a mini storage facility (under construction) and Home Depot. The building height, scale, setbacks, landscaping, circulation, site development and architectural style are compatible with the adjacent architecture. The request for a Specific Use Permit meets this review criterion.

4. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area, existing zoning and land uses in the area;

The proposed site circulation, fire lanes, pedestrian sidewalks and bike racks comply with all city regulations. The request for a Specific Use Permit meets this review criterion.

5. Protection of persons and property from erosion, flood, or water damage, fire, noise, glare, air quality, generation of dust and odors, and similar hazards and impacts;

The proposed development shall site shall be constructed in accordance with applicable regulations at the time of construction. The request for a Specific Use Permit meets this review criterion.

6. Location, lighting and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties;

All proposed lighting meets the City's regulations and future signs shall comply with the adopted sign ordinance. The request for a Specific Use Permit meets this review criterion.

7. Adequacy and convenience of off-street parking and loading facilities;

The proposed site has provided adequate parking for the proposed use. The request for a Specific Use Permit meets this review criterion.

8. Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity;

The proposed hotel use is compatible with surrounding uses in the vicinity. The request for a Specific Use Permit meets this review criterion.

9. Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses in the same district and surrounding area; and

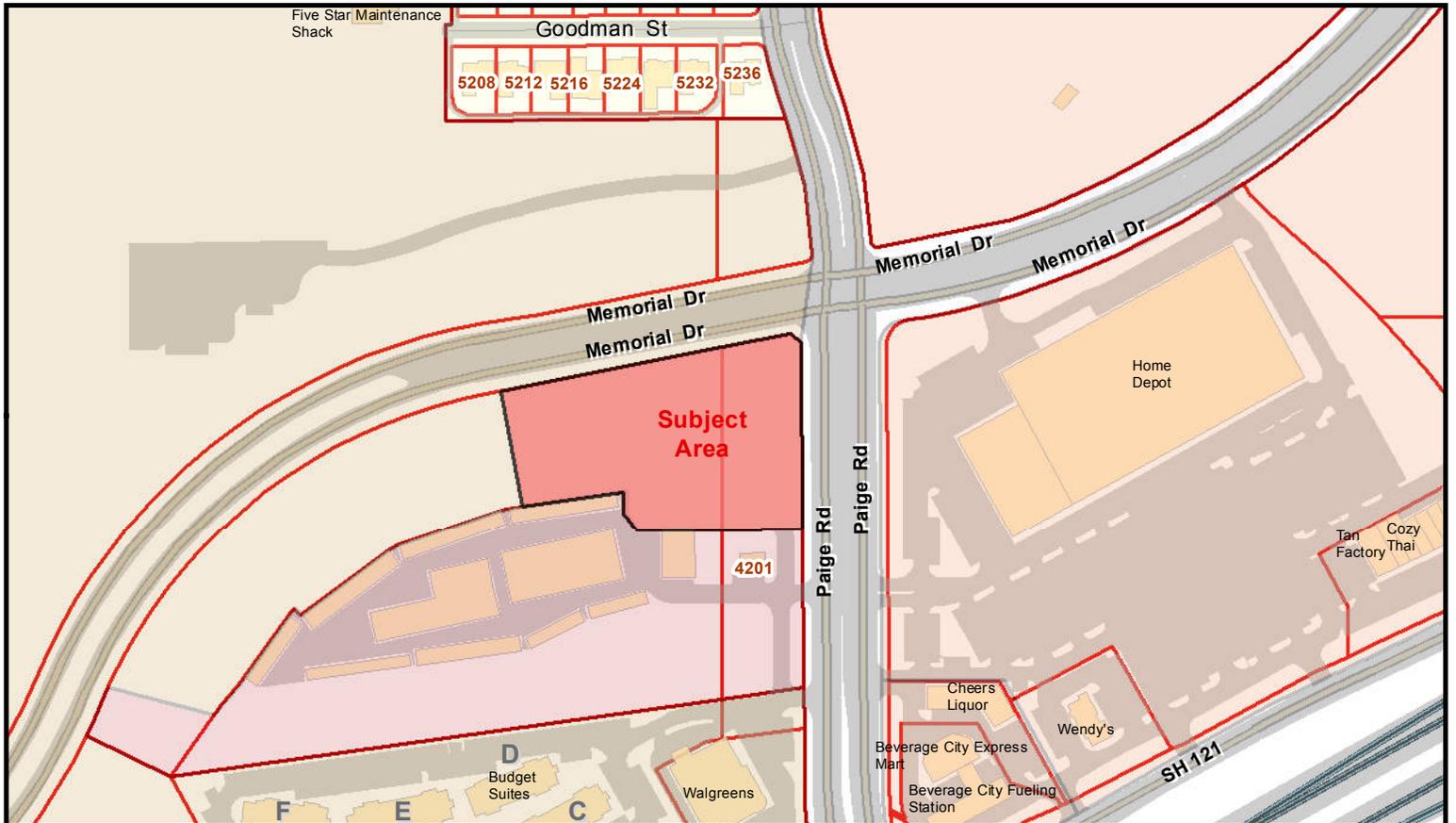
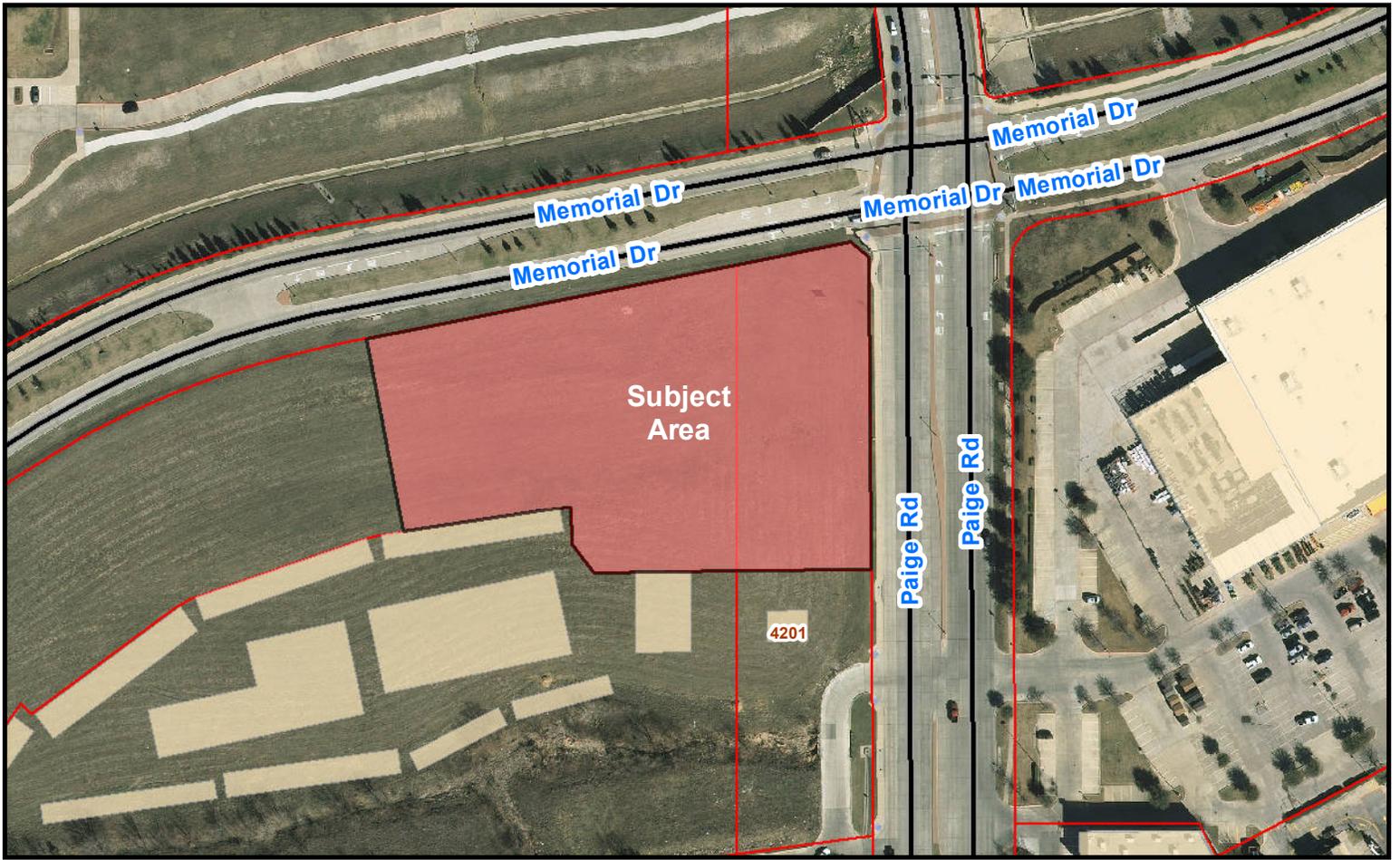
Staff recommends that no additional conditions be placed on this SUP.

10. Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare of materially injurious to properties or improvements in the vicinity.

It is the opinion of staff that the proposed hotel use should not be detrimental to the public health, safety, or welfare of materially injurious to properties or improvements in the vicinity. The request for a Specific Use Permit meets this review criterion.

DRC Recommendation

In authorizing a Specific Use Permit, the Planning and Zoning Commission may recommend and the City Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community. No additional conditions are proposed by staff. Since the proposed hotel meets the standards set by City Council for a limited service hotel, and meets the criteria for approval of Specific Use Permits, the Development Review Committee recommends approval of the Specific Use Permit.



Project No. SUP14-0005 - Project Name: Holiday Inn



- | | | | | | |
|--------------|--------------------------|------------------|----------------------|---------------------|------------------------|
| City Limits | Business Park | General Retail | Light Commercial | Office District 1 | Single Family Dwelling |
| Holiday Inn | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development | Building Footprints |
| Agricultural | Duplex Dwelling | Industrial | Neighborhood Service | Shopping Center | |

This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.





Western International

13647 Montfort Drive
Dallas, TX 75240
972-934-8699

ATTACHMENT 3
Letter of Intent

7/1/2014

The City of The Colony
Planning Department

Letter of Intent for Specific Use Permit

We are requesting a Specific Use Permit allowing for a limited service hotel use located at the Southwest Intersection of Memorial Drive and Paige Road. The existing zoning is BP with 121 Corridor Development Zone Gateway Overlay District. Current zoning allows for hotel use with the approval of a Specific Use Permit which we are hereby requesting. There are existing public facilities in place to support the development, including roads and all utilities. Any utilities found by the City's engineering department required to be installed shall be installed by the development – for example, but not limited to, fire hydrants. We look forward to your approval of this request and developing the project and becoming a member of your community.

Respectfully,

Cary Fisher

Development Manager
Western International



PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: July 22, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner, 972-624-3164

SUBJECT SP14-0008, *Holiday Inn Site Plan*

Discuss and consider making a recommendation to City Council on an application for a Site Plan to allow a 122-room Holiday Inn to be located on a 3.03 acre tract of land on the southwest corner of Memorial Drive and Paige Road.

APPLICANT/OWNER

Owner/Developer:	Western International	Dallas, Texas
Engineer/Surveyor:	5G Studio Collaborative, LLC	Dallas, Texas

ESTIMATED PROJECT SCHEDULE

City Council must approve the Site Plan prior to construction. The Planning and Zoning Commission approved a Preliminary Plat for this tract on May 27, 2014 (PP13-0012) designating the subject area as a portion of Lot 2, Block A of the Assured Storage Addition. A Final Plat submission is forthcoming. In addition, an associated request for a Specific Use Permit (SUP14-0005) to allow a limited service hotel was heard during the Public Hearing portion of tonight’s meeting. The approved Final Plat must be filed for record with Denton County prior to the onset of vertical construction.

OPTIONS

1. Approve as submitted, subject to the approval of the associated Specific Use Permit to establish zoning.
2. Approve with conditions that are not met (regulations from the Zoning Ordinance, governing PD and/or the Gateway Overlay regulations).
3. Postpone consideration.
4. Table item.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the Site Plan assuming that the associated SUP is also approved by City Council.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Proposed Site Plan
4. Proposed Landscape Plan
5. Proposed Elevations

ATTACHMENT 1

Staff Analysis

Summary of Request

The applicant is proposing to construct a 122-room Holiday Inn to be located on a 3.03 acre tract of land on the southwest corner of Memorial Drive and Paige Road. The 72,575 square foot hotel is proposed to be four (4) stories in height.

Existing Condition of Property

The subject property is undeveloped.

Platting Status

The property is unplatted. A preliminary plat for the subject property was approved by the Planning and Zoning Commission on May 27, 2014 (PP13-0012). A final plat for Lot 2, Block A must be approved by the Planning and Zoning Commission and filed for record in Denton County prior to the onset of vertical construction on the site.

Adjacent Zoning/Land Use

The subject property is zoned BP-Business Park and Gateway Overlay District. An associated application for a Specific Use Permit to allow a Limited Service Hotel (SUP14-0005) was considered earlier tonight. The SUP must be approved in order to establish the proper zoning classification for the hotel use to be allowed on the subject property.

North - BP-Business Park – Five Star Complex

South - LC-Light Commercial and the Gateway Overlay District – Proposed Assured Storage Mini Warehouse & Office (under construction)

East- PD-16 and the Gateway Overlay District – Home Depot

West- BP-Business Park and the Gateway Overlay District – undeveloped land

Infrastructure Improvements

Memorial Drive is slated for widening to six lanes along its entire length within The Colony and the underpass which will connect Memorial Drive to Spring Creek Parkway in Frisco and Plano is currently under construction.

Circulation and Parking

The proposed facility will have two points of indirect access via fire lanes and mutual access drives off of both Memorial Drive and Paige Road. A proposed interior connection to future development west of the hotel is planned at the southwest corner of the property.

The parking ratio for a limited service hotel is one space for every guest room. The parking provided meets the specific requirements of Section 13, Vehicle Parking Regulations, of the Zoning Ordinance.

Parking Standard	Rooms	Parking Required	Parking Provided
Parking calculation for limited service hotel uses: one (1) space for every one (1) hotel room	122	122 spaces	124 spaces

Exterior Materials

The entire first floor of the hotel is proposed to be Leuders Limestone in a buff color. The façade adjacent to the main entrance will extend the limestone vertically into the second story and the limestone will also be used on the column supports of the porte cochere. All elevations meet or exceed the 25% minimum use of stone or brick. The remainder of the exteriors will be stucco, with color articulation in cream, tan and terra cotta shades.

Gateway Public Area Amenities

The Gateway Overlay District requires additional public area amenities based on the size of the development. For this development (3.03 acres), one public area amenity is required. The applicant has provided a stone fountain near the front of the hotel to meet this requirement of the Gateway Overlay District.

Landscaping and Irrigation

The applicant is proposing extensive landscaping on the site, with a combination of Cedar Elm, Live Oak, Red Oak and Lacebark Elm to meet the requirements of the Gateway Overlay District. A combination of Dwarf Yaupon Holly, Mexican Feather Grass and Knockout Roses, among other plantings, will be used to screen the parking spaces along both Memorial Drive and Paige Road. The proposed landscape plan includes the required irrigation notations and meets all the requirements of the Gateway Overlay District.

Gateway Landscaping Requirements

In addition, a development of this size (between three and ten acres) in the Gateway Overlay District must provide additional landscaping or development amenities to meet the requirement of 20 Landscape Points. The applicant has provided the following landscaping amenities, which meet the 20 Point requirement:

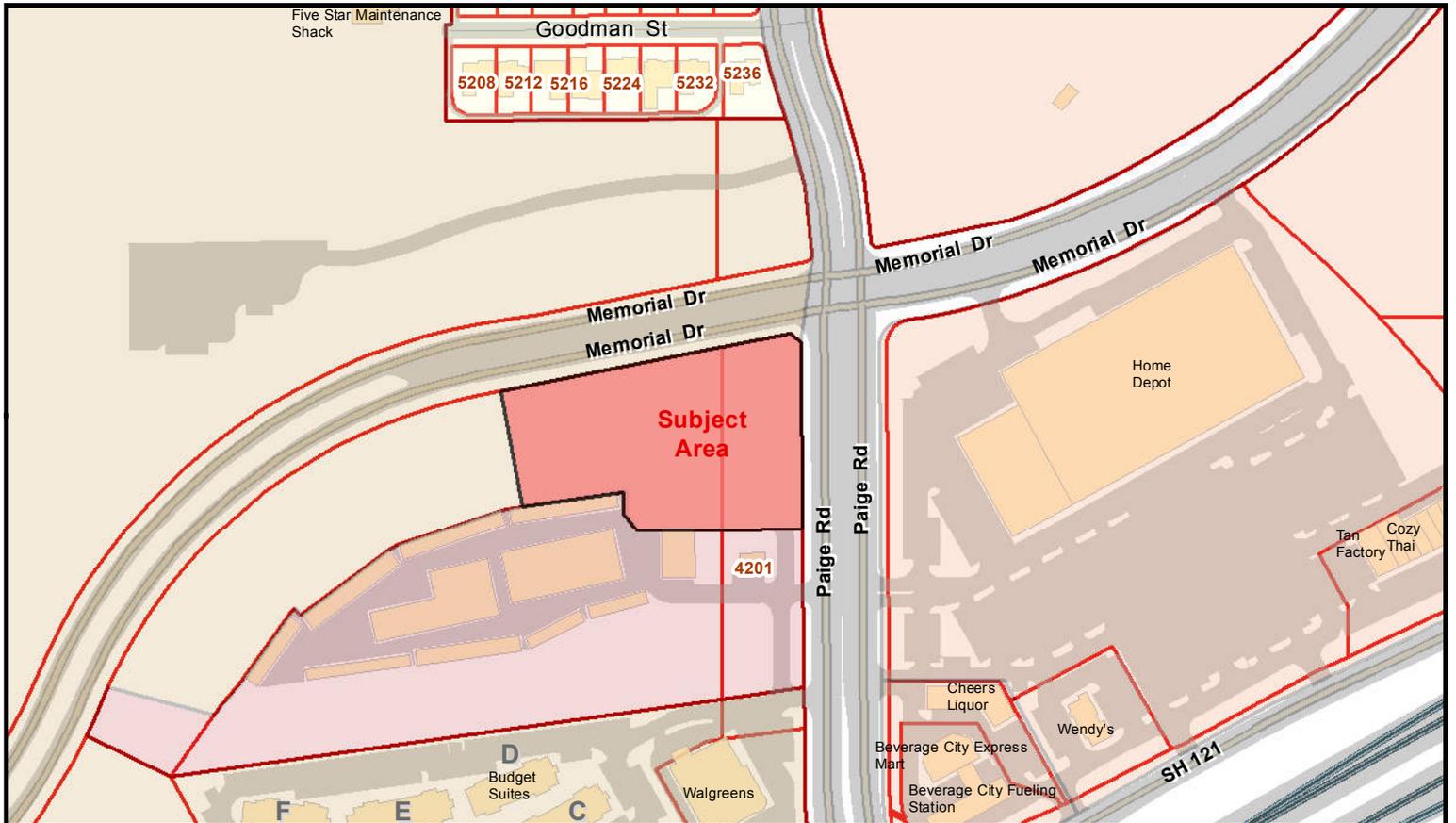
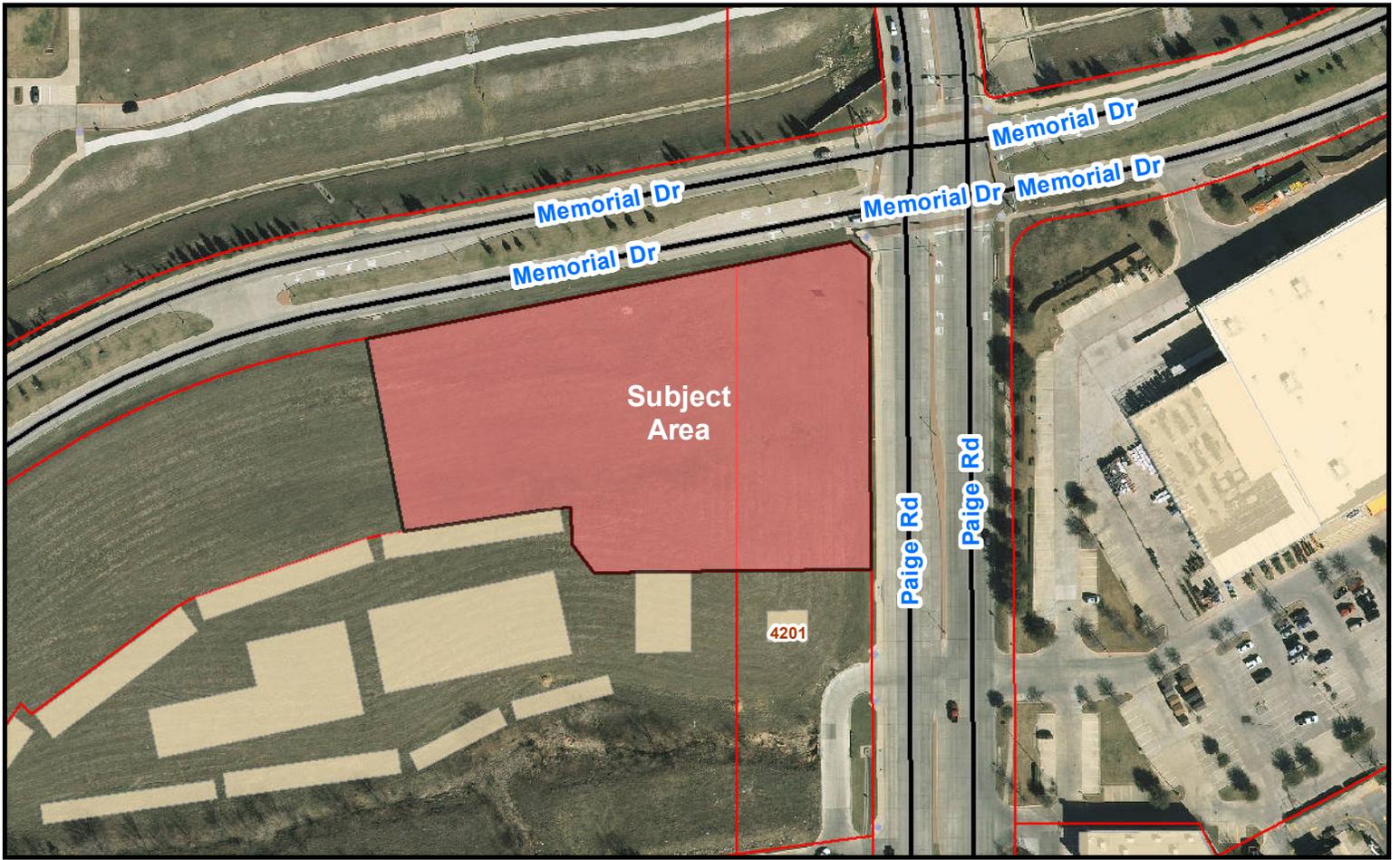
- Enhanced landscaping at monument sign – 5 points
- Use of masonry planters (minimum 3) – 5 points
- Use of decorative seating (3 benches) – 5 points
- Foundation planting along 75% of building's primary facade – 5 points.

Pedestrian/Bicycle Requirements

The applicant has provided racks for 24 bicycles near the front entrance, as required by the Gateway Overlay District. The applicant is also providing the 10-foot hike and bike trail along Paige Road. This will replace the current 6-foot sidewalk.

Development Review Committee Review

The Development Review Committee finds that the Site Plan meets all applicable requirements of the Zoning Ordinance and the Gateway Overlay District and therefore recommends approval, pending approval of a variance request to be heard by the Board of Adjustment on July 30, 2014 regarding a reduction in a portion of a landscape buffer to accommodate required parking spaces.

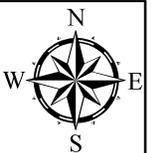


Project No. SP14-0008 - Project Name: Holiday Inn



- | | | | | | |
|--------------|--------------------------|------------------|----------------------|---------------------|------------------------|
| City Limits | Business Park | General Retail | Light Commercial | Office District 1 | Single Family Dwelling |
| Holiday Inn | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development | Building Footprints |
| Agricultural | Duplex Dwelling | Industrial | Neighborhood Service | Shopping Center | |

This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.





NORTH ELEVATION 30% MASONRY



SOUTH ELEVATION 25% MASONRY

ATTACHMENT 5
Elevations



HOLIDAY INN
EXTERIOR ELEVATIONS AND FINISHES

The Colony, TX
June 23, 2014

MAYSE & ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
www.mayseassociates.com 972.386.0338





WEST ELEVATION

25% MASONRY



EAST ELEVATION

25% MASONRY



HOLIDAY INN
EXTERIOR ELEVATIONS AND FINISHES

The Colony, TX
June 23, 2014

MAYSE & ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
www.mayseassociates.com 972.386.0338



PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: July 22, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: J. Michael Joyce, AICP, Planning Director, 972-624-3162

SUBJECT: *Director's Report*

June 17, 2014 – 1 item

SI14-0007, Austin Ranch Annexation Petition

Discuss and consider a resolution accepting a petition filed by landowners requesting annexation of an approximately 23.466 acre tract of land into the corporate limits of the City of The Colony, Texas, on property generally located on the north side of Plano Parkway between Parker Road (FM 544) and Windhaven Parkway; authorizing the publication of all notices; scheduling public hearings on the proposed annexation and disannexation; and authorizing the preparation of an annexation service plan for the approximately 23.466 acre tract of land.

Item approved by City Council on a vote of 7-0.

July 1, 2014 - 2 Items

1. *SI14-0007, Austin Ranch Boundary Adjustment Agreement*

Discuss and consider adoption of an ordinance approving a Boundary Adjustment Agreement with the City of Carrollton and the Town of Hebron. The subject property is located on the west and east sides of Plano Parkway, south of Windhaven.

Item approved by City Council on a vote of 6-0.

2. *SP14-0005, Cheddar's Restaurant Development Plan*

Discuss and consider making a recommendation to City Council on an application for a Development Plan to allow an 8,066 square foot Cheddar's Restaurant to be located on a 2.02 acre tract of land on the south side of Nebraska Furniture Mart Drive and approximately 1,600 feet northeast of Plano Parkway.

Item approved by City Council on a vote of 6-0.

July 15, 2014 – 5 items

1. *SP14-0007, Luby's Restaurant Development Plan*

Discuss and consider an application for a Development Plan for a 12,639 square foot dual restaurant, with one restaurant being Luby's, on approximately 2.99 acres of land, located on the north side of the Sam Rayburn Tollway (S.H. 121) at Morning Star Drive.

Item approved by City Council on a vote of 7-0.

2. ***A14-0002, Austin Ranch Annexation – First Annexation Public Hearing***
Conduct a public hearing annexing into the corporate limits of the City of The Colony, an approximately 23.466 acre tract of land, generally located on the north side of Plano Parkway between Parker Road (FM 544) and Windhaven Parkway.
The City Council held the 1st public hearing on the proposed annexation with no one speaking either if favor or against the item.

3. ***A14-0001, Austin Ranch Disannexaton – First Disannexation Public Hearing***
Conduct a public hearing disannexing from the corporate limits of the City of The Colony, an approximately 25.024 acre tract of land and an approximately 2.124 acre tract of right-of-way, generally located on the north side of Plano Parkway between Parker Road (FM 544) and Windhaven Parkway.
The City Council held the 1st public hearing on the proposed disannexation with no one speaking either if favor or against the item.

4. ***A14-0002, Austin Ranch Annexation – Second Annexation Public Hearing***
Conduct a second public hearing annexing into the corporate limits of the City of The Colony, an approximately 23.466 acre tract of land, generally located on the north side of Plano Parkway between Parker Road (FM 544) and Windhaven Parkway.
The City Council held the 2nd public hearing on the proposed annexation with no one speaking either if favor or against the item.

5. ***A14-0001, Austin Ranch Disannexaton – Second Disannexation Public Hearing***
Conduct a second public hearing disannexing from the corporate limits of the City of The Colony, an approximately 25.024 acre tract of land and an approximately 2.124 acre tract of right-of-way, generally located on the north side of Plano Parkway between Parker Road (FM 544) and Windhaven Parkway.
The City Council held the 2nd public hearing on the proposed disannexation with no one speaking either if favor or against the item.

Future Items

1. ***SUP14-0005, Holiday Inn Limited Service Hotel***
Conduct a public hearing, discuss and consider an application for a Specific Use Permit (SUP) to allow a limited service hotel, Holiday Inn, to be located on a 3.03 acre tract of land on the south side of Memorial Drive at Paige Road.
The City Council to consider this item on August 4, 2014 (Monday night).

2. ***SP14-0008, Holiday Inn Site Plan***

Discuss and consider making a recommendation to City Council on an application for a Site Plan to allow a 122-room Holiday Inn to be located on a 3.03 acre tract of land on the south side of Memorial Drive at Paige Road.

The City Council to consider this item on August 4, 2014 (Monday night).

3. *Z14-0002, Rezoning Land Annexed From Carrollton Land Swap*

Conduct a public hearing, discuss and consider making a recommendation to City Council regarding a zoning change on a tract of land totaling approximately 23.47 acres, generally located on the north side of Plano Parkway between Parker Road (FM544) and Windhaven Parkway, from an A-Agriculture zoning district to a PD-Planned Development zoning district (PD-22); with an underlying zoning of BP-Business Park.

The Planning and Zoning Commission to consider this item on August 12, 2014 with City Council consideration on August 19, 2014.