

**AGENDA  
CITY OF THE COLONY  
PLANNING AND ZONING COMMISSION  
AUGUST 12, 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, August 12, 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:

<b>1.0</b>	<b>CALL REGULAR SESSION TO ORDER</b>
<b>1.1</b>	Citizen Input

<b>2.0</b>	<b>CONSENT AGENDA</b>
<b>2.1</b>	Consider approval of the minutes of the July 22, 2014 Regular Session.
<b>2.2</b>	<b><i>RP14-0003, Gateway 121 Commercial Subdivision</i></b> Consider approval of a replat of Lot 4, Block A of the Gateway 121 Commercial Subdivision into two (2) lots, Lots 4R and 5, Block A of the Gateway 121 Commercial Subdivision, being a 2.24 acre tract of land, located at the north side of the Sam Rayburn Tollway (S.H. 121) approximately 450 feet east of Blair Oaks Drive.
<b>2.3</b>	<b><i>FP14-0011, Austin Waters East, Phase 1</i></b> Consider approval of a Final Plat of Lots 2-14, Block A; Lots 2-53, Block B; Lots 1-21, Block C; Lots 2-11, Block D; Lots 2-26, Block E; Lots 2-8, Block F for a total of 125 residential lots plus Lot 1X, Block A; Lot 1X, Block B; Lot 1X, Block D; Lot 1X, Block E; Lot 1X, Block F and Lot 1X, Block J for a total of six (6) common areas of Austin Waters East, Phase 1, being a 53.02 acre tract of land located in the B. Schoonover Survey, Abstract No. 1208 and the S. Brown Survey, Abstract No. 111, and located on the south side of Windhaven Parkway and west of the BNSF Railroad line in Austin Ranch (PD-22).

<b>3.0</b>	<b>PUBLIC HEARING ITEMS</b>
<b>3.1</b>	<b><i>SUP14-0006, Wingate by Wyndham Limited Service Hotel</i></b> 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, Wingate by Wyndham to be located on a 1.42 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 250 feet east of Standridge Drive, 3909 S.H. 121. (to be continued to the September 9, 2014 public hearing)
<b>3.2</b>	<b><i>SUP14-0007, La Quinta Limited Service Hotel</i></b> 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, La Quinta, to be located on a 1.62 acre tract of land on the southeast corner of Memorial Drive and Market Street Drive.

<b>4.0</b>	<b>DISCUSSION ITEMS</b>
<b>4.1</b>	<b><i>SP14-0011, Methodist Urgent Care Site Plan</i></b> Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 6,700 square foot medical clinic, Methodist Urgent Care, to be located on a 0.87 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 450 feet east of Blair Oaks Drive.

"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 8<sup>th</sup> day of August, 2014.



Christie Wilson  
Christie Wilson, City Secretary

**MINUTES  
CITY OF THE COLONY  
PLANNING AND ZONING COMMISSION  
JULY 22, 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 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 were addressed:

**Board Members Present:** Karen Hames, Chairman; Brian Wade, Vice-Chairman; Shannon Hebb; Cesar Molina, Jr.; Detrick DeBurr; Cody Hall and Brian Buffington.

**Board Members Absent:**

**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.

<b>1.0</b>	<b>CALL REGULAR SESSION TO ORDER</b>
------------	--------------------------------------

Chairman Hames called the meeting to order at 6:31 PM.

<b>1.2</b>	<b>CITIZEN INPUT</b>
------------	----------------------

No citizens came forward during Citizen Input.

<b>2.0</b>	<b>CONSENT AGENDA</b>
<b>2.1</b>	Consider approval of the minutes of the July 8, 2014 Regular Session.
<b>2.2</b>	<b><i>FP14-0006, Balmerino at The Tribute, Phase 3</i></b> 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.
<b>2.3</b>	<b><i>FP14-0007, The Lochs at The Tribute, Phase 3</i></b> 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.

Chairman Hames read the Consent Agenda items into the record.

**Commissioner Hall moved to approve the Consent Agenda. Commissioner Hebb seconded the motion. Motion carried (7-0).**

<b>3.0</b>	<b>PUBLIC HEARING ITEMS</b>
<b>3.1</b>	<b><i>SUP14-0005, Holiday Inn Limited Service Hotel</i></b> 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.

Mr. Joyce presented the staff report.

Cary Fisher, Western International, 13647 Montfort Drive, Dallas, Texas, representing the owner, agreed with the staff report and stated that the Holiday Inn will have a positive effect on the city's development.

Commissioner Hall pointed out that the numbers for the hotel on the presentation do not match the staff report.

Ms. Fisher said that the staff report numbers are correct.

Mr. Joyce agreed.

Commissioner Wade asked staff what would occur should the variance in the landscape buffer not be approved by the Board of Adjustment.

Mr. Joyce responded that the site plan was contingent upon the granting of the variance.

Chairman Hames opened the Public Hearing. No one came forward to speak. Chairman Hames closed the Public Hearing.

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

**Commissioner Hall moved to approve Item 3.1, subject to the Board of Adjustment approval of a landscape variance. Commissioner Buffington seconded the motion. Motion carried (7-0).**

4.0	DISCUSSION ITEMS
4.1	<b><i>SP14-0008, Holiday Inn Site Plan</i></b> 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.

Mr. Joyce presented the Staff Report.

Commissioner Hall asked about the gas easement and the parking spaces encroaching into the landscape buffer.

Ms. Fisher responded that the gas company will allow only drive aisles that cross the easement perpendicularly and the planting of sod above the easement.

Commissioner Hall asked about the widening of Memorial Drive to six lanes and whether there would be a need for right-of-way dedication.

Mr. Scruggs responded that the widening would be taken from the median.

Commissioner Molina asked about the free right turn lane from Memorial Drive into the property.

Mr. Scruggs said that the free-right turn into the property is not planned at this time. He went on to explain that due to the additional costs associated with the Memorial Drive underpass, that the planned widening of Memorial Drive to a six lanes may be delayed. The current plan is to widen the entire length of Memorial Drive to four lanes, with additional turn lanes at major intersections. The design of the widening would be to shift the through lanes toward the centerline and allow the free right turn to be located in line with the future sixth lane alignment. This would require no additional right-of-way from the properties located along Memorial Drive.

Commissioner Hebb asked about the left turn lane off Memorial Drive into the property.

Mr. Scruggs responded that the applicant would construct the protected left turn lane from westbound Memorial Drive to the driveway and mutual access easement.

Commissioner Hebb asked about the high pressure line within the Atmos easement.

Ms. Fisher stated that on-site inspections would occur during construction to ensure safety is maintained.

Mr. Scruggs added that Atmos has specific construction requirements that will be observed.

Ms. Fisher added that Co-Serve will be adding a line within the Atmos easement during the hotel construction as well.

Chairman Hames asked commended the applicant on providing the hike and bike trail and removing the current narrow sidewalk along Paige Road.

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

**Commissioner Wade moved to approve Item 4.1, subject to the Board of Adjustment approval of a landscape variance. Commissioner Hebb seconded the motion. Motion carried (7-0).**

4.0	<b>DISCUSSION ITEMS</b>
4.2	<i>Monthly Director's Report</i>

Mr. Joyce presented the Director's Report.

There being no further business to come before the Commission, Chairman Hames adjourned the Regular Session of the Planning and Zoning Commission at 7:15 PM.

---

Karen Hames, Chairman

---

Brian McNulty, Recording Secretary

## PLANNING AND ZONING COMMISSION REPORT

**AGENDA DATE:** August 12, 2014  
**DEPARTMENT:** Development Services Department  
**PLANNER:** Brooks Wilson, AICP, Senior Planner, 972-624-3164

---

**SUBJECT** *RP14-0003 Gateway 121 Commercial Subdivision*

Consider approval of a replat of Lot 4, Block A of the Gateway 121 Commercial Subdivision into two (2) lots, Lots 4R and 5, Block A of the Gateway 121 Commercial Subdivision, being a 2.24 acre tract of land, located at the north side of the Sam Rayburn Tollway (S.H. 121) approximately 450 feet east of Blair Oaks Drive.

**APPLICANT**

Owner/Developer:	NDC Blair Oaks Project, LP	Dallas, Texas
Engineer:	Cross Engineering, Inc.	McKinney, Texas
Surveyor:	Ringley & Associates, Inc.	McKinney, Texas

**EXISTING CONDITION OF PROPERTY**

The tract is undeveloped.

**PROPOSED DEVELOPMENT**

The applicant is proposing to replat the lots in order to sell a portion of the development.

**ADJACENT ZONING**

North - PD-26 and the Gateway Overlay District - Top Golf  
South - Sam Rayburn Tollway (S.H. 121) and City of Lewisville  
East- BP-Business Park and the Gateway Overlay District – undeveloped land  
West- BP-Business Park and the Gateway Overlay District – undeveloped land and Peter Piper Pizza

**PLAT DETAILS**

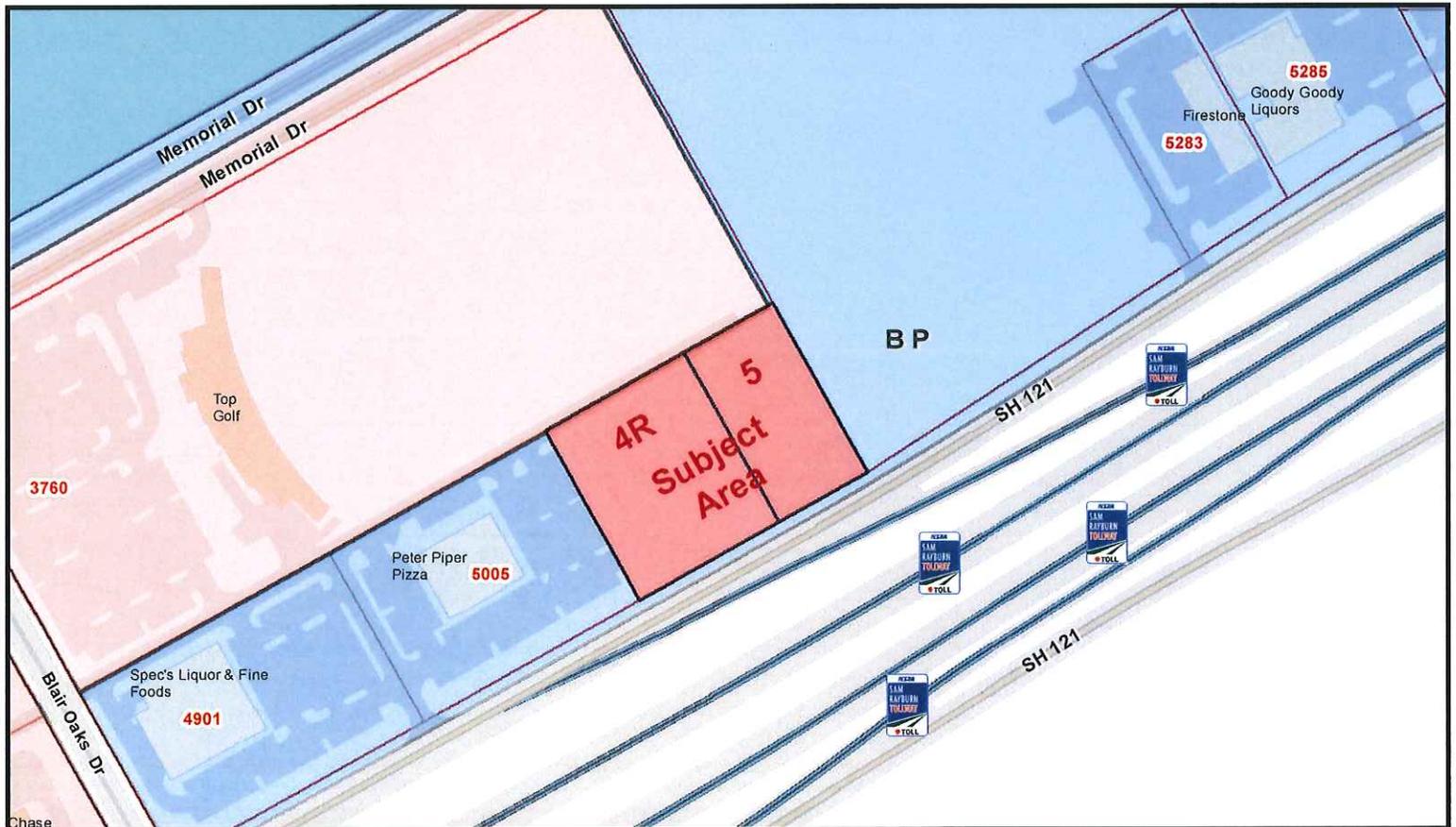
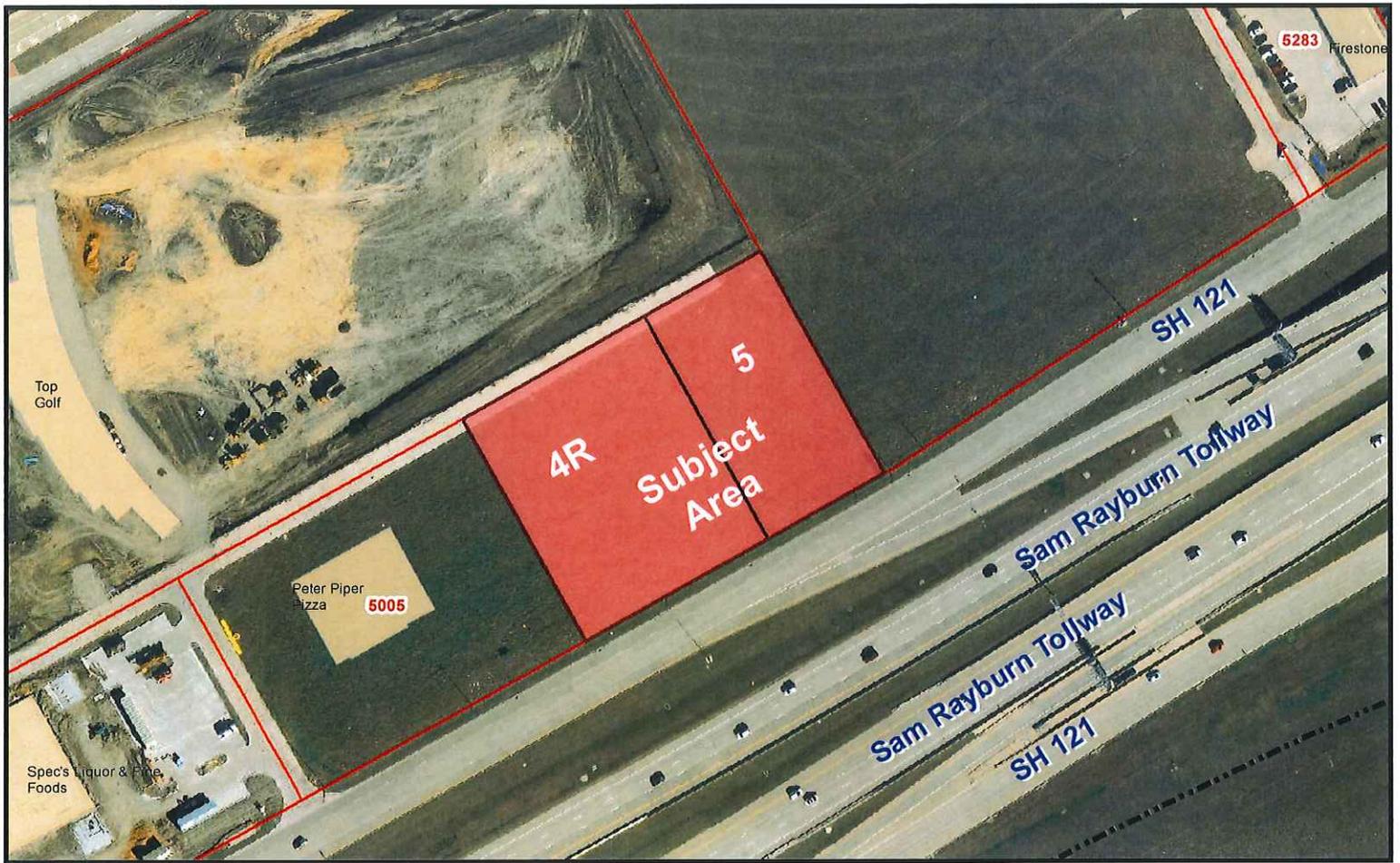
Lot 4 was the remainder following the filing of the plat for Lot 3, Block A (FP13-0004) which was approved by the Planning and Zoning Commission on 4/23/13 for the development of Peter Piper Pizza. The owner now wishes to subdivide Lot 4 into two lots, Lot 4R and Lot 5. Lot 5 (0.87 acres) will be developed as Methodist Urgent Care clinic. There are no immediate plans for Lot 4R (1.37 acres).

**RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the replat.

**ATTACHMENTS**

1. Location Map
2. Proposed Replat

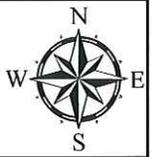


**Project No. RP14-0003 - Project Name: Gateway 121 Commercial Lots 4R and 5**



Gateway 121, Lot 5	Shopping Center	Heavy Commercial	Mobile Home	Business Park	Building Footprints	PD, PD27, PD28
Gateway 121, Lot 4R	General Retail	Single Family Dwelling	Neighborhood Service	Industrial	Parks	PD, PD9
	Light Commercial	Duplex Dwelling	Office District 1	Agricultural		PD

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.



LEGAL DESCRIPTION

WHEREAS, 350 INVESTMENTS, LLC is the owner of certain parcels of land situated in the City of Lewisville, in the E. Ady Survey, Abstract No. 11 of Denton County, Texas and said parcels being all of Lot 1, Block A of the LAMB ADDITION, an addition to the City of Lewisville, according to the plat thereof, recorded in Cabinet F, Page 15, Plat Records of Denton County, Texas (P.R.D.C.T.) and also being all of Lot 1, Block A of LAMB ADDITION, PHASE II, an addition to the City of Lewisville, according to the plat thereof, recorded in Cabinet U, Page 120, P.R.D.C.T. and the consolidation of said parcels being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "G&AC", found on the South right-of-way of McDonnell Street (50' wide right-of-way at this point), for the Northwest corner of said Lot 1, Block A of Lamb Addition, Phase II and same being the on the East line of Lot 1, Block A of One R.M.P. Place, an addition to the City of Lewisville, according to the plat thereof, recorded in Cabinet F, Page 50, P.R.D.C.T.;

THENCE: South 87 deg. 53 min. 42 sec. East, along the common line of said Lamb Addition, Phase II and McDonnell Street, a distance of 105.49 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "G&AC", found for the Northeast corner of said Lot 1, Block A of Lamb Addition, Phase II, on the West line of the above described Lot 1, Block A of Lamb Addition;

THENCE: North 01 deg. 03 min. 27 sec. East, along the West line of Lot 1, Block A of Lamb Addition, a distance of 9.90 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "ASC", found for the Northwest corner of said Lot 1, Block A of Lamb Addition and same being on the South right-of-way of said McDonnell Street (40' wide right-of-way at this point);

THENCE: South 87 deg. 52 min. 55 sec. East, along the common line of said Lot 1, Block A of Lamb Addition and McDonnell Street a distance of 105.44 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "ASC", found for the Northeast corner of said Lot 1, Block A of Lamb Addition and same being the Northwest corner of that certain tract of land described in a deed to Steven A. Cox, recorded in Document No. 2008-70408, Deed Records of Denton County, Texas, (D.R.D.C.T.);

THENCE: South 00 deg. 38 min. 30 sec. West, along the common line of said Lot 1, Block A and said Cox tract, a distance of 188.11 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4701", set for the Southeast corner of said Lot 1, Block A of Lamb Addition and the Southwest corner of said Cox tract and same being on the North line of that certain tract of land described in a deed to Ralph Pinkus, recorded in Document No. 2007-98696, D.R.D.C.T.;

THENCE: North 89 deg. 01 min. 24 sec. West, along the common line of said Lot 1, Block A of Lamb Addition and said Pinkus tract, a distance of 105.55 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "G&AC", found for the southwest corner of Lot 1, Block A of Lamb Addition and the Southeast corner of said Lot 1, Block A of Lamb Addition, Phase II;

THENCE: North 88 deg. 37 min. 00 sec. West (Reference Bearing), along the common line of said Lot 1, Block A of Lamb Addition, Phase II and said Pinkus tract, a distance of 105.17 feet to a 1/2 inch iron rod found for the Southwest corner of said Lot 1, Block A of Lamb Addition, Phase II and same being the Southeast corner of the above mentioned One R.M.P. Place;

THENCE: North 00 deg. 34 min. 19 sec. East, along the common line of said Lamb Addition, Phase II and said One R.M.P. Place, a distance of 181.64 feet to the POINT OF BEGINNING and containing 39,016 square feet or 0.896 acres of land.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT, NDC BLAIR OAKS PROJECT, LP, BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 4R AND 5, BLOCK A, GATEWAY 121 COMMERCIAL SUBDIVISION, AN ADDITION TO THE CITY OF THE COLONY, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON, AND DOES HEREBY DEDICATED THE EASEMENTS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREIN. NDC BLAIR OAKS PROJECT, LP DOES HEREBY BIND ITSELF, SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREET, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDITION TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT THE COLONY, DENTON COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2014.

Dave Carter  
Managing Partner

STATE OF TEXAS )  
COUNTY OF DENTON )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DAVE CARTER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND in DENTON COUNTY, TEXAS,

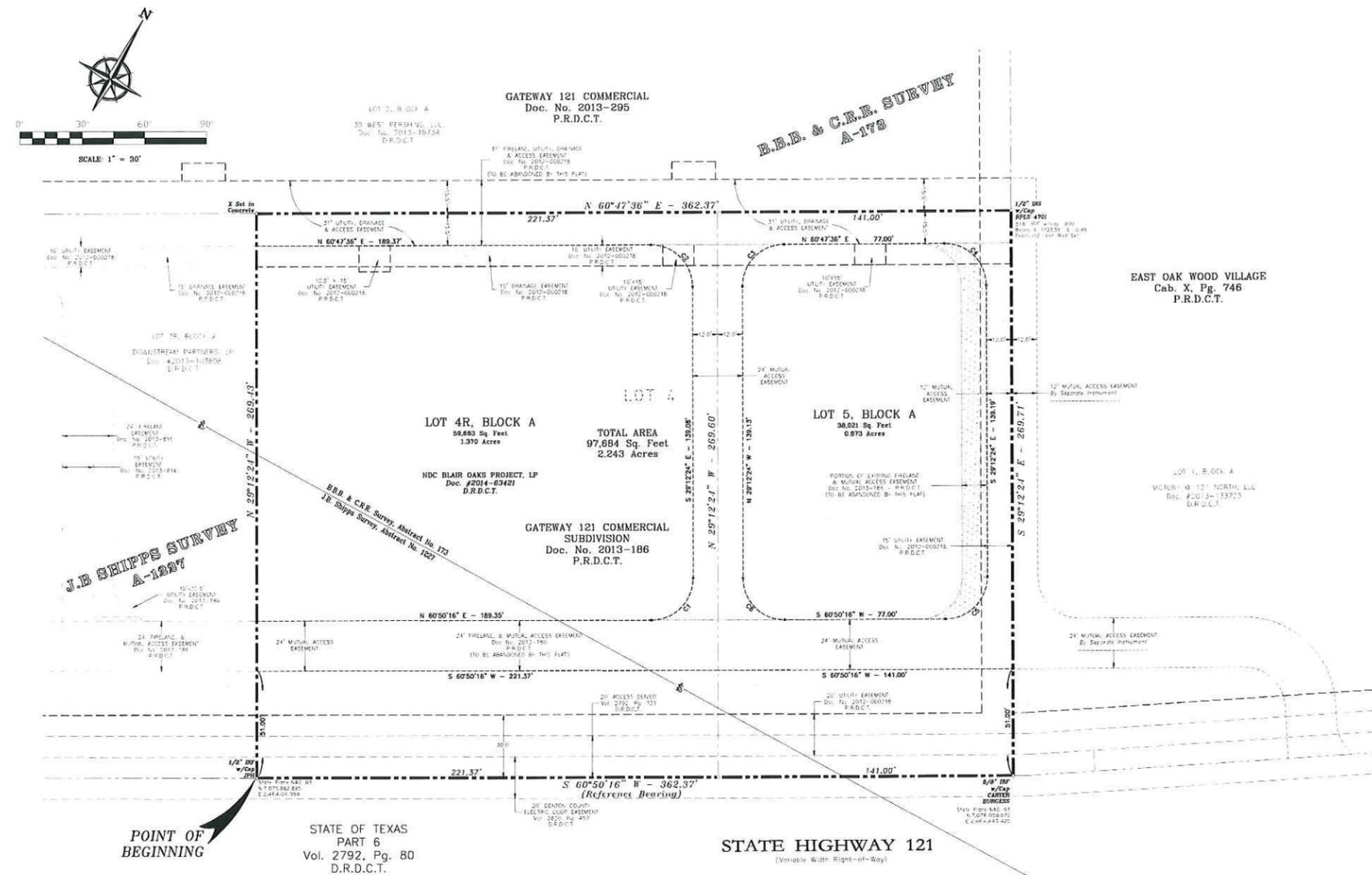
this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas

**REPLAT**  
**LOTS 4R & 5, BLOCK A**  
**GATEWAY 121 COMMERCIAL**  
**SUBDIVISION**  
**2.243 Acres**

BEING A REPLAT OF LOT 4, BLOCK A  
OF THE  
GATEWAY 121 COMMERCIAL SUBDIVISION  
SITUATED IN THE  
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 173  
AND  
J.B. SHIPPS SURVEY, ABSTRACT NO. 1227  
CITY OF THE COLONY

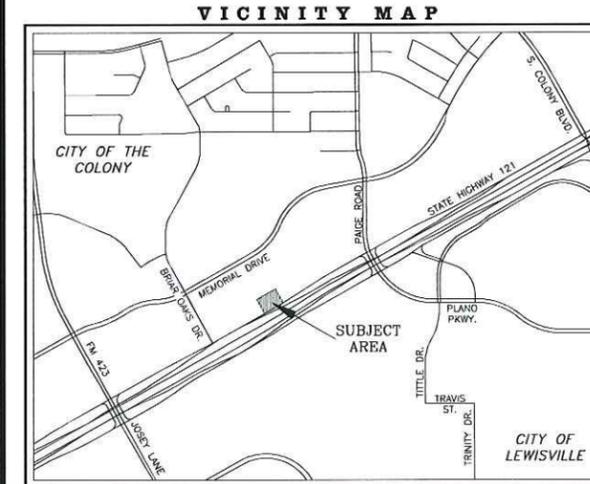
**ATTACHMENT 2**  
**Proposed Final Plat**



**BEARING NOTE:**  
The Bearing Base of this Plat is ( S 60° 50' 16" W ), Along the South line of Lot 4, Block A of GATEWAY 121 COMMERCIAL SUBDIVISION, Recorded in Document No. 2013-186, of the Plat Records of Denton County, Texas.

**PURPOSE STATEMENT:**  
The purpose of this Replat is to subdivide Lot 4, Block A, of the Gateway 121 Commercial Subdivision recorded in Document Number 2013-186, of the Plat Records, Denton County, Texas, into two lots.

**FLOOD ZONE NOTE:**  
This Surveyor has reviewed Flood Insurance Rate Map No. 48121C0560 G (effective date April 18, 2011) published by the Federal Emergency Management Administration for Denton County, Texas and based upon said scaled map and graphic plotting, such review indicates that no part of the subject parcel lies within the 100 Year Flood Plain.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°02'40"	20.00'	31.43'	N 15°48'56" E	28.30'
C2	90°00'00"	20.00'	31.42'	N 74°12'24" W	28.28'
C3	90°00'00"	20.00'	31.42'	N 15°47'36" E	28.28'
C4	90°00'00"	20.00'	31.42'	S 74°12'24" E	28.28'
C5	90°02'40"	20.00'	31.43'	S 15°48'56" W	28.30'
C6	89°57'20"	20.00'	31.40'	N 74°11'04" W	28.27'

**SURVEYOR'S CERTIFICATE**  
That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of The Colony, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Lawrence H. Ringley  
State of Texas, No. 4701

STATE OF TEXAS )  
COUNTY OF COLLIN )  
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence H. Ringley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014

Notary Public, State of Texas



CITY SIGNATURE BLOCK

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this plat was duly approved by the Planning and Zoning Commission of the City of The Colony.

Signed: \_\_\_\_\_  
Chairman of the Planning and Zoning Commission

Attest: \_\_\_\_\_  
City Secretary

OWNER  
NDC BLAIR OAKS PROJECT, LP  
8235 Douglas Avenue, Suite 720  
Dallas Texas, 75225  
214-361-1555

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266  
Texas Firm Registration No. 10061300

Date	Job	Title
07/08/14	14057	14057-RP.DWG
Scale	Drawn by	Checked by
1" = 30'	Mark Hood	L. H. Ringley
		Sheet
		1 of 1

**PLANNING AND ZONING COMMISSION REPORT**

**AGENDA DATE:** August 12, 2014

**DEPARTMENT:** Engineering/Development Services Department

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

---

**SUBJECT FP14-0011, Austin Waters East, Phase 1**

Consider approval of a Final Plat of Lots 2–14, Block A; Lots 2–53, Block B; Lots 1–21, Block C; Lots 2–11, Block D; Lots 2–26, Block E; Lots 2–8, Block F for a total of 125 residential lots plus Lot 1X, Block A; Lot 1X, Block B; Lot 1X, Block D; Lot 1X, Block E; Lot 1X, Block F and Lot 1X, Block J for a total of six (6) common areas of Austin Waters East, Phase 1, being a 53.02 acre tract of land located in the B. Schoonover Survey, Abstract No. 1208 and the S. Brown Survey, Abstract No. 111, and located on the south side of Windhaven Parkway and west of the BNSF Railroad line in Austin Ranch (PD-22).

**OWNER/DEVELOPER/ENGINEER**

Owner:	Jen Texas XII, LLC	Houston, Texas
Developer:	Meritage Homes	Irving, Texas
Engineer/Surveyor:	Kimley-Horn and Associates, Inc.	Frisco, Texas

**EXISTING CONDITION OF PROPERTY**

The property is undeveloped.

**PROPOSED DEVELOPMENT**

The applicant intends to build 125 single family detached residences and an amenity center as Phase 1 of Austin Waters East.

**ADJACENT ZONING AND LAND USE**

North - PD-22 – Planned Development No. 22, undeveloped land  
 South - Town of Hebron (10 foot strip) and City of Carrollton  
 East- PD-22 – Planned Development No. 22, undeveloped land  
 West- City of Carrollton and undeveloped land

**PLAT DETAILS**

The subject property is on the south side of Windhaven Parkway and west of the BNSF Railroad line in Austin Ranch (PD-22). The applicant proposes to create 125 residential lots and six (6) common area lots on the 53.02 acre property.

**DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW**

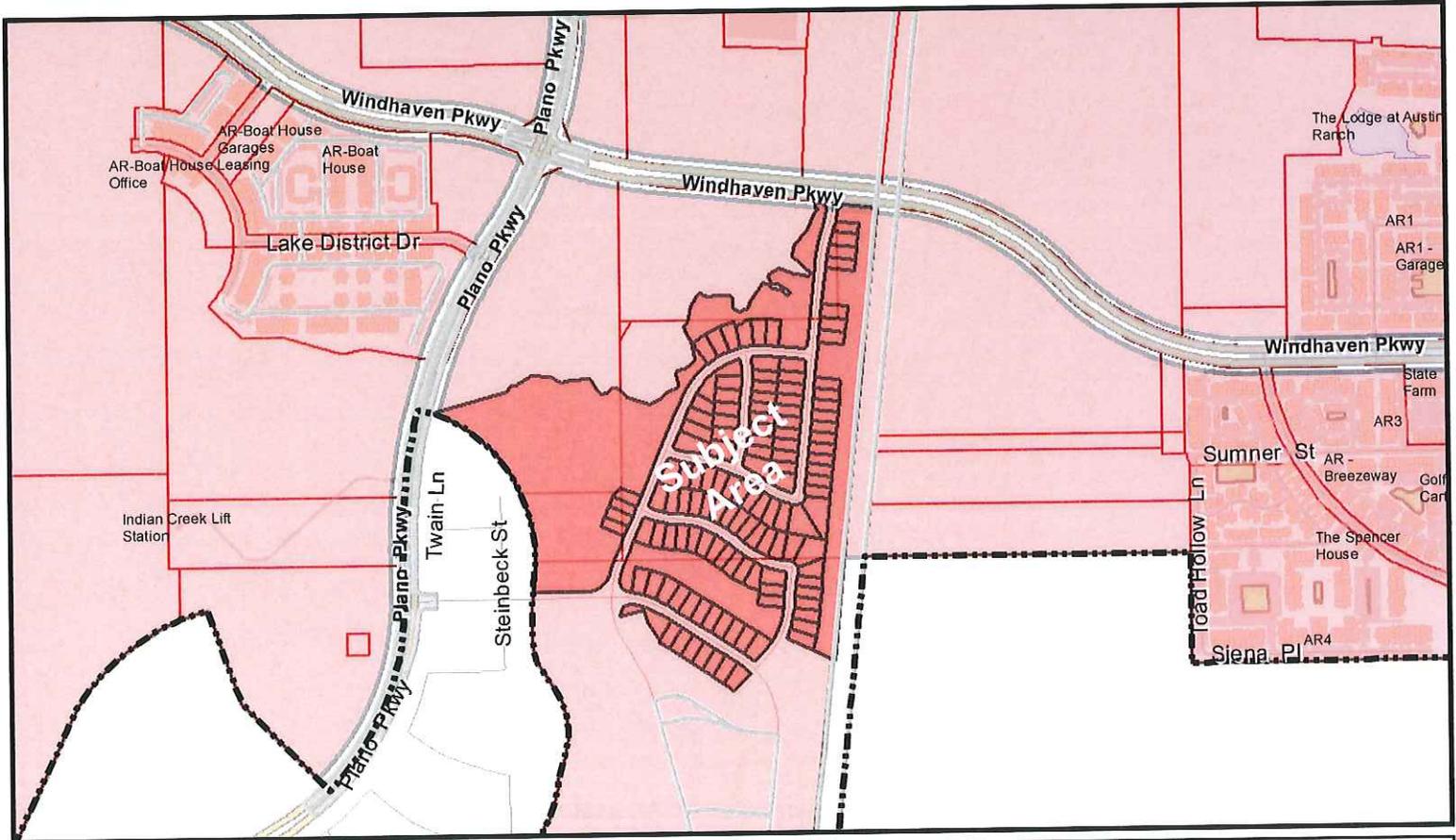
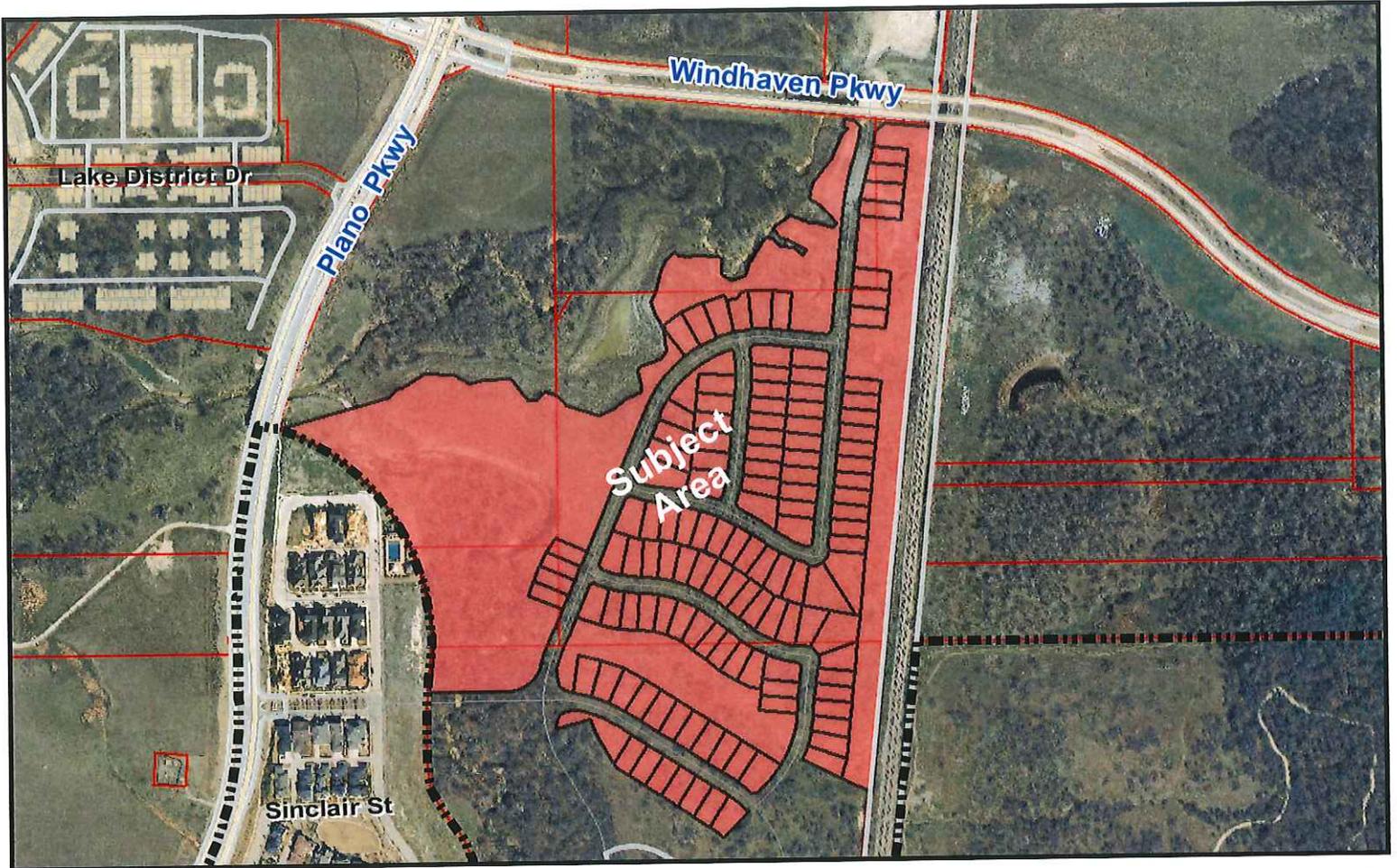
The Development Review Committee (DRC) finds the proposed preliminary plat meets the requirements of the requirements of Appendix B, Subdivision Ordinance, of the Code of Ordinances and therefore recommends approval.

**OPTIONS**

1. Approve as recommended by DRC.
2. Postpone consideration.
3. Table item.

**ATTACHMENTS**

1. Location Map
2. Proposed Final Plat



**Project No. FP14-0011 - Project Name: Austin Waters East, PH1**

- |                            |                  |                        |                      |               |                     |    |
|----------------------------|------------------|------------------------|----------------------|---------------|---------------------|----|
| City Limits                | Shopping Center  | Heavy Commercial       | Mobile Home          | Business Park | Building Footprints | PD |
| Roads                      | General Retail   | Single Family Dwelling | Neighborhood Service | Industrial    | PD                  | PD |
| Austin Waters East Phase 1 | Light Commercial | Duplex Dwelling        | Office District 1    | Agricultural  | PD                  | PD |



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.



## PLANNING AND ZONING COMMISSION REPORT

**AGENDA DATE:** August 12, 2014  
**DEPARTMENT:** Engineering/Development Services Department  
**PLANNER:** Brooks Wilson, AICP, 972-624-3164

---

**This item has been postponed until the  
September 9, 2014  
Planning and Zoning Commission meeting  
at the applicant's request.**

**SUBJECT SUP14-0006, *Wingate by Wyndham 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, Wingate by Wyndham to be located on a 1.42 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 250 feet east of Standridge Drive, 3909 S.H. 121.

**OWNER/ENGINEER**

Owner:	BMW J/V	The Colony, Texas
Owner:	Colony 34, LTD	Dallas, Texas
Engineer:	Macatee Engineering, LLC	Dallas, Texas
Surveyor:	Votex Surveying Company	Plano, Texas

## PLANNING AND ZONING COMMISSION REPORT

**AGENDA DATE:** August 12, 2013

**DEPARTMENT:** Engineering/Development Services Department

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

---

**SUBJECT** *SUP14-0007, La Quinta 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, La Quinta, to be located on a 1.62 acre tract of land on the southeast corner of Memorial Drive and Market Street Drive.

**OWNER/ARCHITECT**

Owner:

Colony 34, LTD

Dallas, Texas

Architect:

PRP Architects Corporation

Plano, Texas

**ESTIMATED PROJECT SCHEDULE**

The Planning and Zoning Commission must approve a preliminary plat and a final plat for the subject property. The Final Plat must be filed for record with Denton County prior to the onset of vertical construction. An associated site plan must be approved by the Planning and Zoning Commission and City Council prior to the onset of construction of any kind.

**BACKGROUND, LIMITED SERVICE HOTEL**

On January 7, 2014, City Council adopted Ordinance No 2014-2038, which defined full service, 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/motel 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 for a limited service hotel, as listed in Section 10-2400 of the Zoning Ordinance, have been observed and are provided.

**OPTIONS**

1. Approve as submitted.
2. Approve with 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 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 7/28/14. 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
4. Proposed Site Plan
5. Proposed Elevations

ATTACHMENT 1

***Staff Analysis***

**Summary of Request**

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a limited service hotel, La Quinta, to be located on a 1.62 acre tract of land on the southeast corner of Memorial Drive and Market Street Drive. The property is located in BP-Business Park zoning district and is within the Gateway Overlay District.

**Adjacent Zoning/Land Use**

- North - PD-19, undeveloped land
- South - BP-Business Park and Gateway Overlay District, Texas Roadhouse Restaurant
- East- BP-Business Park and Gateway Overlay District, undeveloped land and utility easement
- West- BP-Business Park and 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(a) 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 (Attachment 3). The site plan shows that the proposed hotel meets the requirements of a limited service hotel, as follows:

La Quinta 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	730 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	523 square feet (indoor)
Attached covered drive-through area adjacent to the hotel lobby	provided
Parking at a ratio of 1 space per guest room (80 rooms)	Providing 96 spaces

**Financial Considerations**

With the recent surge in applications for Specific Use Permits for Limited Service Hotels, it is staff's policy to conduct a comparison of room rates for the hotel in question and similar hotel

types. Staff researched La Quinta hotels in the immediate area, pricing of similar hotels in the area and pricing of existing hotels in The Colony. The results are shown below.

There are thirty-five (35) La Quinta hotels in the Dallas area. A representative sample is shown below with their locations and price per night. For comparison, a random Friday and Saturday night room rate was used. The prices range from a low of \$67 (three locations) to a high of \$98 (Arlington location) with an average price of approximately \$92/night.

<i>Location</i>	<i>Address</i>	<i>City</i>	<i>Fri/Sat room rate</i>
Six Flags	825 Watson Road	Arlington	\$135.00
Fort Worth Eastchase	8250 Anderson Blvd.	Fort Worth	\$109.00
Denton	4465 N. I-35	Denton	\$109.00
DFW Airport South	4105 W. Airport Fwy.	Irving	\$105.00
Fort Worth North	653 N.E. Loop 820	North Richland Hills	\$95.00
Dallas Love Field	8300 John Carpenter Fwy.	Dallas	\$89.00
Lewisville	1657 S. Stemmons Fwy.	Lewisville	\$86.00
Dallas I-35	2421 Walnut Hill Lane	Dallas	\$85.00
Dallas-North Central	10001 N. Central Expy.	Dallas	\$85.00
Galleria	14925 Landmark Blvd.	Addison	\$79.00
Plano West	4800 W. Plano Parkway	Plano	\$69.00
DFW Airport North	4850 John Carpenter Fwy.	Irving	\$69.00
Median Room Rate/Night			\$92.42

By comparison, local hotels similar to the La Quinta in number of rooms and amenities are listed below, with their locations and price per night. The prices range from a low of \$43 (Denton location) to a high of \$129 (Richardson/Dallas location) with an average price of \$73/night. The La Quinta brand commands an average of almost \$20/night higher than the similar mid-priced hotels.

<i>Hotel Name</i>	<i>City</i>	<i>Address</i>	<i>Fri/Sat room rate</i>
Wyndham Dallas Suites	Dallas	7800 Alpha Road	\$129.00
Baymont Inn	Lewisville	885 S. Stemmons	\$80.00
Hawthorn by Wyndham	Richardson	250 Municipal	\$76.00
Hawthorn by Wyndham	Irving	5000 Plaza Drive	\$70.00
Hawthorn by Wyndham	Addison	15200 Addison	\$68.00
Ramada LTD	Plano	621 N. Central Expy	\$48.00
Howard Johnson Express	Denton	3116 Bandera	\$43.00
Median Room Rate/Night			\$73.00

Existing hotels in The Colony command a comparable rate. Staff had researched the pricing on these hotels when the first of the hotels 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 La Quinta room rate is approximately \$13/night higher than the comparable hotels in The Colony.

Hotel Name	City	Address	Fri/Sat room rate
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**

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. A limited service hotel is allowed with the approval of a Specific Use Permit (SUP) in a BP-Business Park zoning district.*

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

*If the requested Specific Use Permit is approved by City Council, then the site plan proposed for the La Quinta Hotel would comply with all requirements of the Zoning Ordinance including Section 10-2400(a), Limited Service Hotels, and the Gateway Overlay District.*

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 and architectural compatibility;

*The hotel use is generally compatible with the approved uses of the BP-Business Park zoning district in terms of building height, build and scale, setbacks on open spaces, landscaping and site development, access and circulation features and architectural compatibility.*

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 shown on the site plan comply with all city regulations.*

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 be constructed in accordance with applicable adopted regulations at the time of construction.*

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 shall comply with the City's regulations and any future signs shall comply with the adopted sign ordinance.*

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

*The proposed site has provided adequate parking for the proposed use, per the Zoning Ordinance.*

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 generally compatible with surrounding uses in the vicinity.*

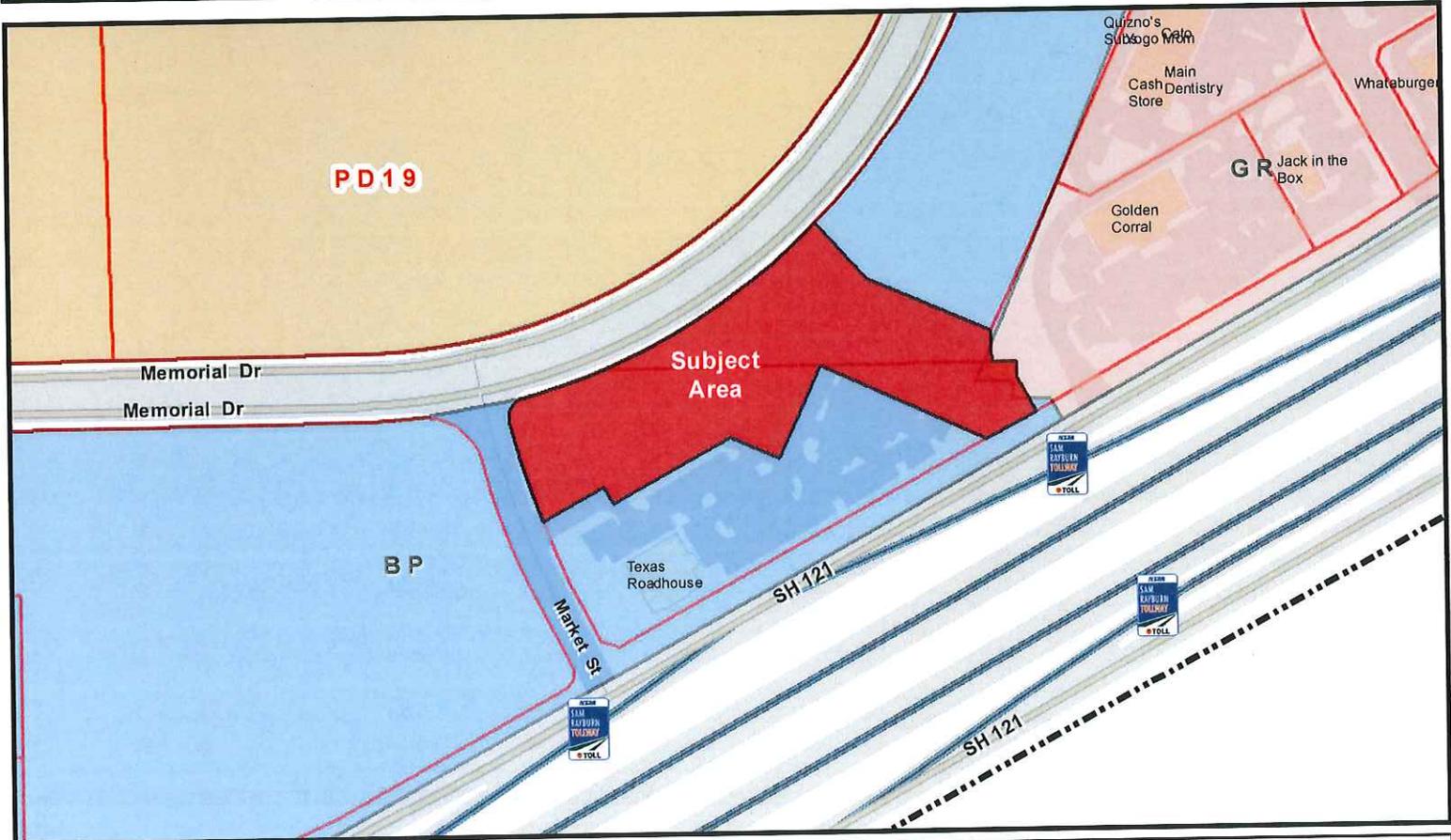
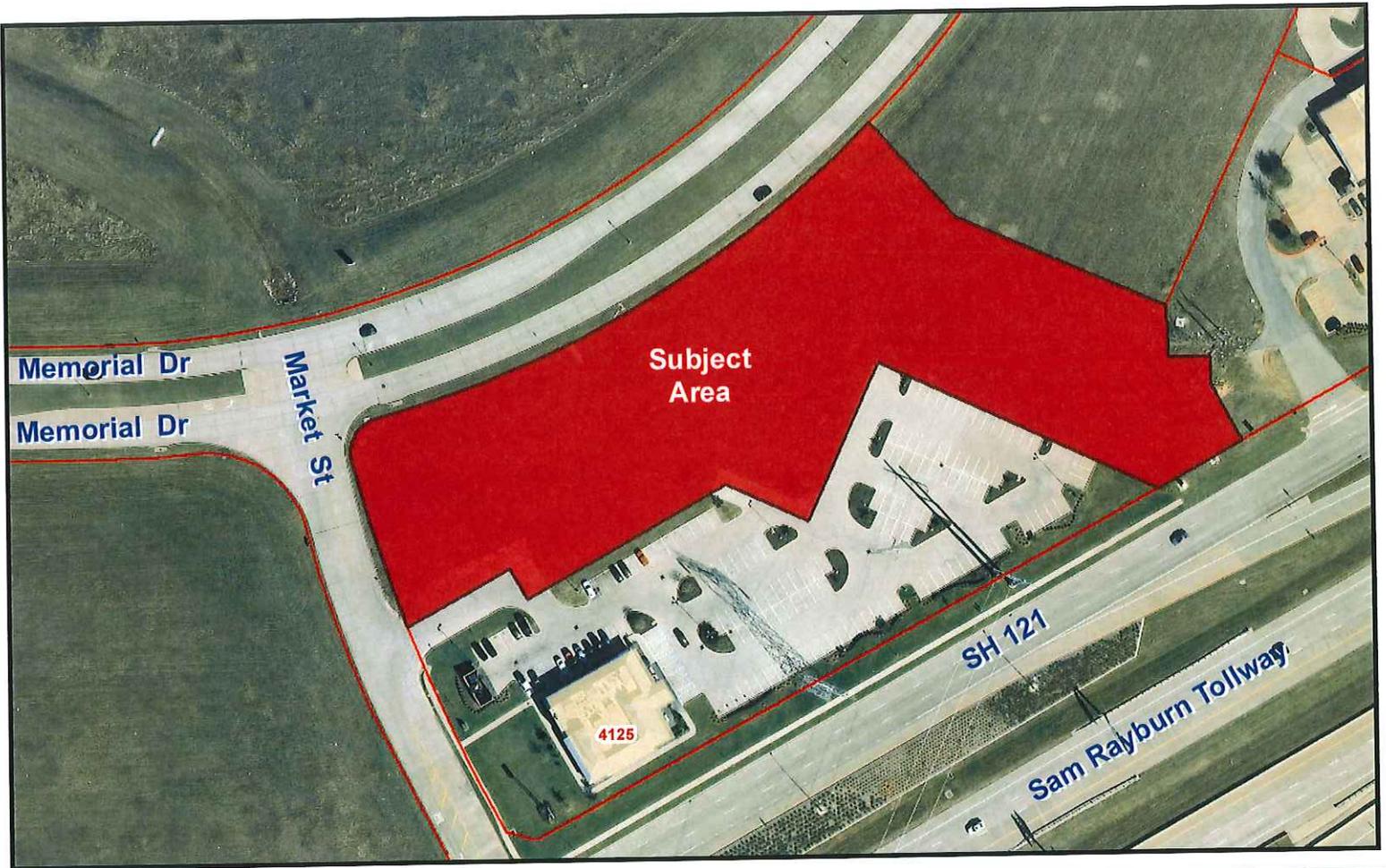
9. Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses in the same district and surrounding area; and

*The DRC recommends that no additional conditions be placed on this Specific Use Permit.*

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

*It is the opinion of the DRC that the proposed La Quinta will not be detrimental to the public health, safety, or welfare, nor would it be materially injurious to properties or improvements in the vicinity.*

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. The proposed La Quinta Hotel meets the minimum standards set by City Council for a limited service hotel and therefore the DRC recommends approval of the Specific Use Permit.



**Project No. SUP14-0007 - Project Name: La Quinta**



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

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.



**ATTACHMENT 3  
Letter of Intent**



**Pankaj Patel, AIA  
Principal**

To:  
The City of The Colony,  
6800 Main Street,  
The Colony, Texas-75056

July 14, 2014

Attention: Ms. Brooks Wilson, AICP

RE: New La Quinta Hotel on Highway 121 (Sam Rayburn Tollway). The Colony. Texas.  
Subject : SUP –Specific Use Permit.

Dear Ms. Brooks,  
Please note that I undersigned Pankaj R Patel is the Principal Architect of PRP ARQ Corporation, representing Owners to develop new hotel in your City.

Please note the following SUP request:

1. New proposed new limited service hotel is behind Texas Roadhouse restaurant on Highway 121.
2. Site developed area = 1.62 acres
3. New hotel is 4 story tall
4. Maximum height is 59'-6" tall.
5. Building foot print area at ground floor is – 12,366 S.F
6. Total building area is – 48,400 S.F

Please note the following minimum criteria for limited service hotel:

La Quinta Comparison with Hotel Ordinance	
Minimum Criteria for limited service	provided
1. A minimum of 700 S.F of meeting space	730 S.F
2. Limited food & beverage service, including breakfast buffet service	Yes
3. Guest room access from an interior Hallway	Yes
4. Minimum of 400 S.F of pool surface area	523 S.F
5. Attached covered drive through area adjacent to the Hotel Lobby Yes.	YES
6. Parking at a ratio of 1 space for 80 guest rooms	96.

WE hope that above information is to your satisfaction.

Sincerely,

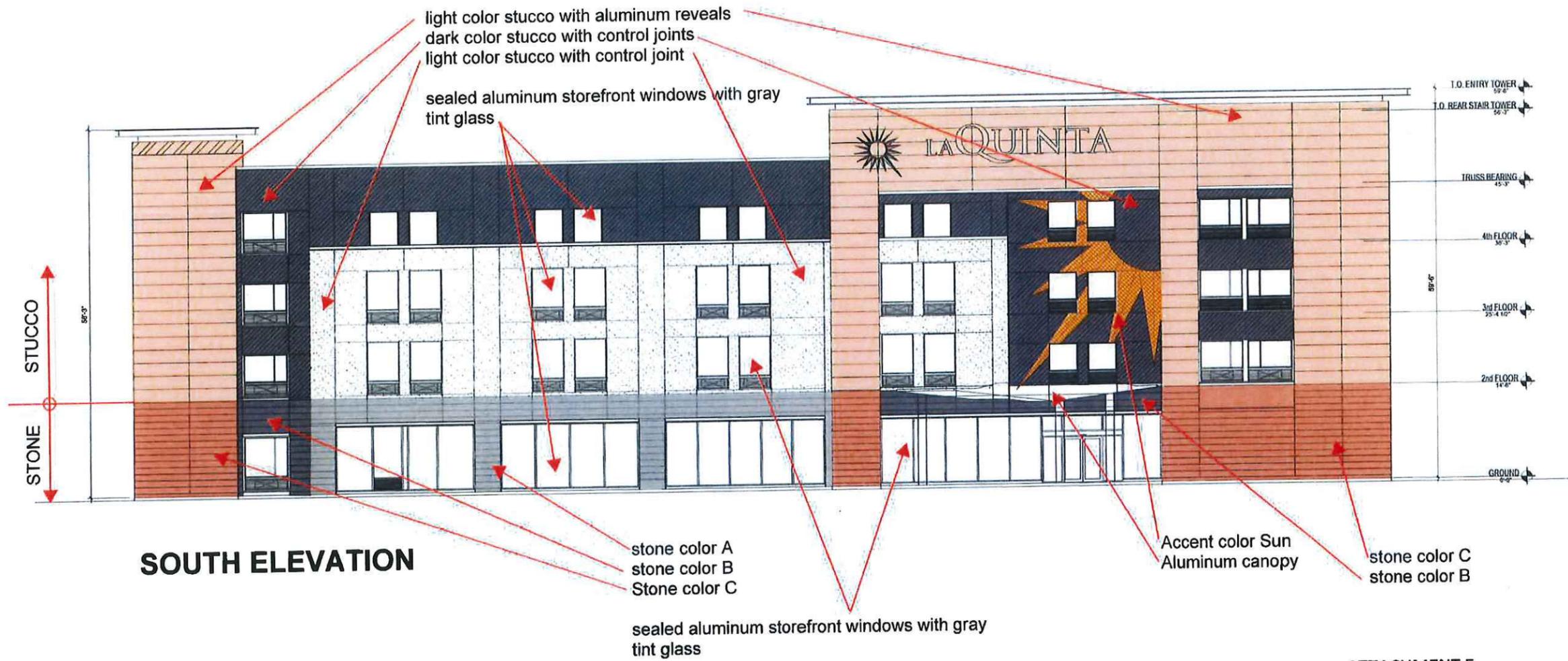
Pankaj R. Patel, AIA  
Principal Architect



TEXAS OFFICE

PRP ARQ CORPORATION  
2600 VENTURA DRIVE  
Suite 1334  
PLANO, Texas 75093

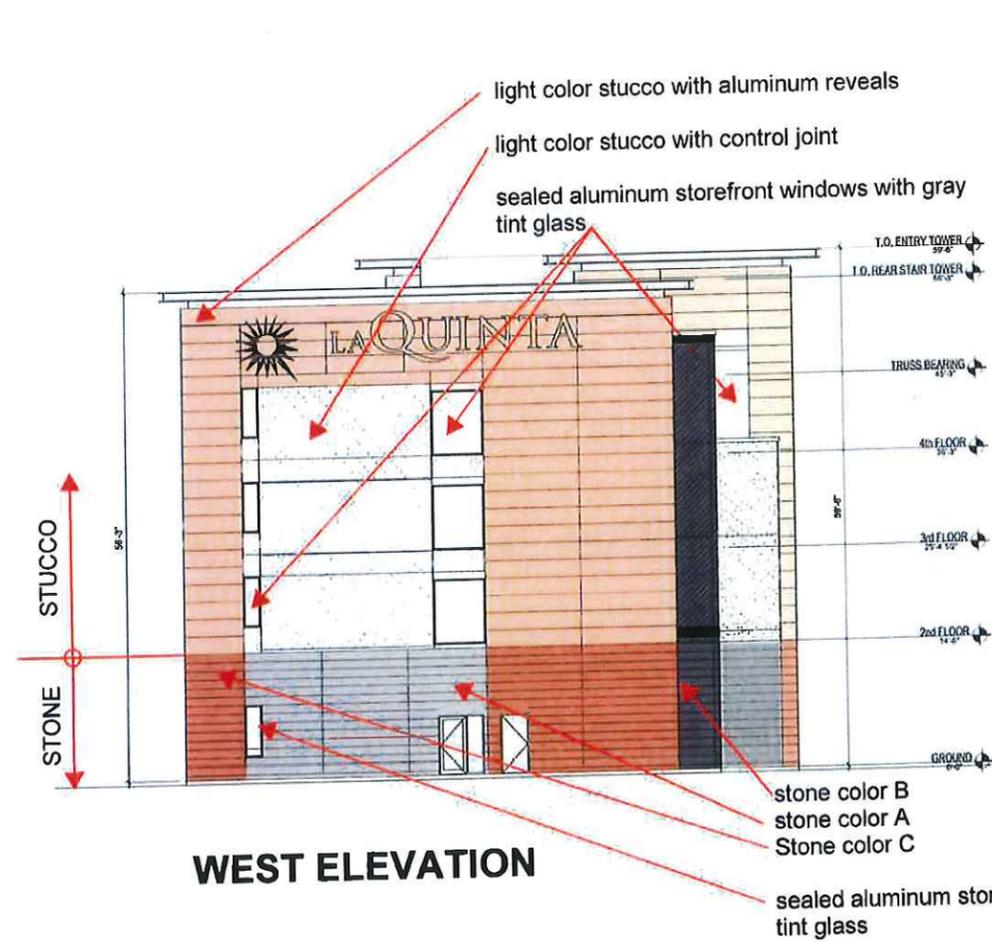
tel: 972 900 3104  
E MAIL: ppatel2030@gmail.com



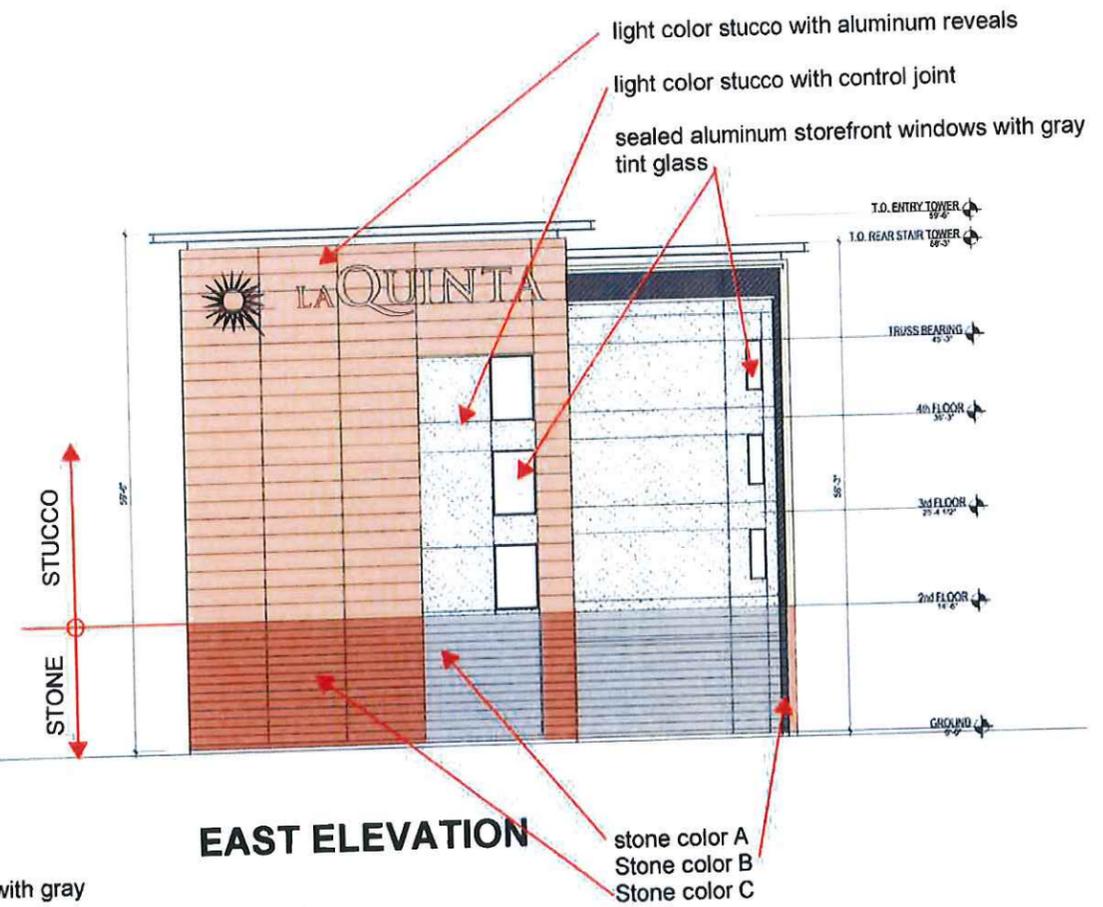
**SOUTH ELEVATION**

**ATTACHMENT 5  
Proposed Elevations**

RECEIVED  
JUL 15 2014  
PLANNING DE

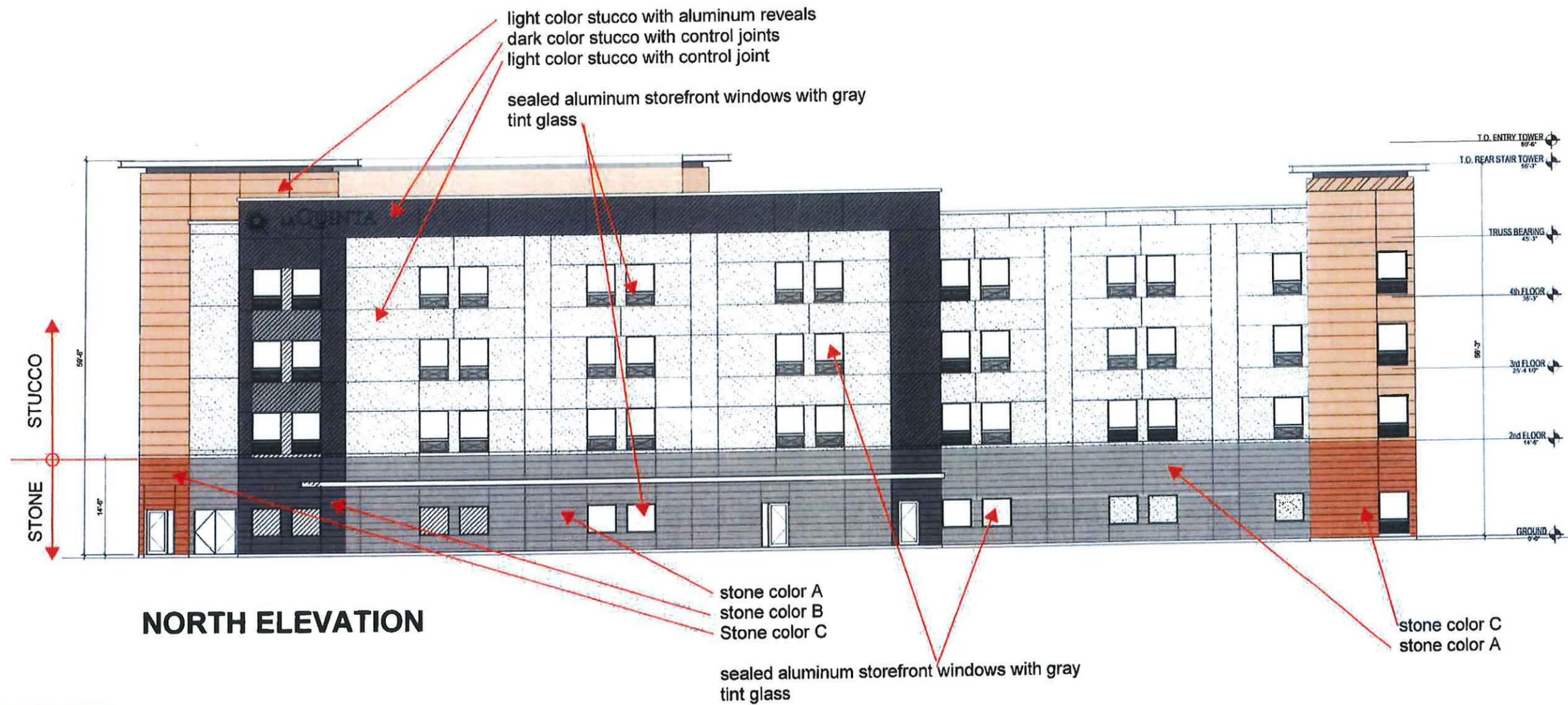


**WEST ELEVATION**



**EAST ELEVATION**

**RECEIVED**  
 JUL 15 2014  
 PLANNING



**NORTH ELEVATION**

**RECEIVED**  
 JUL 15 2014  
 PLANNING DEPT

ELEVATIONS  
 APRIL 2014

**LA QUINTA**  
 HIGHWAY 121 (SAM RAYBURN TOLLWAY) - THE COLONY, TEXAS

ARCHITECT  
 PRP  
 Pankaj R. Patel AIA

## PLANNING AND ZONING COMMISSION REPORT

**AGENDA DATE:** August 12, 2014  
**DEPARTMENT:** Engineering/Development Services Department  
**PLANNER:** Brooks Wilson, AICP, Senior Planner, 972-624-3164

---

### **SUBJECT SP14-0011, *Methodist Urgent Care Site Plan***

Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 6,700 square foot medical clinic, Methodist Urgent Care, to be located on a 0.87 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 450 feet east of Blair Oaks Drive.

### **APPLICANT**

Owner/Developer:	NDC Blair Oaks Project, LP	Dallas, Texas
Engineer:	Cross Engineering, Inc.	McKinney, Texas
Surveyor:	Ringley & Associates, Inc.	McKinney, Texas

### **ESTIMATED PROJECT SCHEDULE**

City Council must approve the Site Plan prior to construction. The Planning and Zoning Commission heard the associated Replat (RP14-0003) on tonight's Consent Agenda. The approved Replat must be filed for record with Denton County prior to the onset of vertical construction.

### **OPTIONS**

1. Approve as submitted.
2. Approve with conditions that are not met (regulations from the Zoning Ordinance and/or the Gateway Overlay regulations).
3. Postpone consideration.
4. Table item.

### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the Site Plan.

### **ATTACHMENTS**

1. Staff Analysis
2. Location Map
3. Proposed Site Plan
4. Site Plan Detail (free right turn lane)
5. Proposed Landscape Plan
6. Proposed Elevations

ATTACHMENT 1

**Staff Analysis**

Summary of Request

The applicant is proposing to construct a 7,600 square foot medical clinic, called Methodist Urgent Care, to be located on a 0.87 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 450 feet east of Blair Oaks Drive.

Existing Condition of Property

The subject property is undeveloped.

Platting Status

The property is unplatted.

Adjacent Zoning/Land Use

North - PD-27 and the Gateway Overlay District/Top Golf

South - Sam Rayburn Tollway (S.H. 121) and City of Lewisville

East- BP-Business Park and the Gateway Overlay District/undeveloped land

West- BP-Business Park and the Gateway Overlay District/undeveloped land and Peter Piper Pizza

Land Use Analysis

The proposed clinic is an allowed use within the BP-Business Park zoning district.

Infrastructure Improvements

No specific public infrastructure improvements are planned for this area.

Circulation and Parking

The proposed facility will have direct access off of the Sam Rayburn Tollway frontage roads and cross access to the adjacent businesses via fire lanes and mutual access easements.

The parking ratio for a medical office is four (4) spaces for every 1,000 square feet of gross floor area (GFA). The parking provided meets the specific requirements of Section 13, Vehicle Parking Regulations, of the Zoning Ordinance.

Parking Standard	Square Feet	Parking Required	Parking Provided
Parking calculation for medical office: four (4) spaces for every 1,000 square feet GFA	7,600	32 spaces	35 spaces

Exterior Materials

The Gateway Overlay District requires that exteriors be constructed of 100% “brick, natural stone or stucco.” When stucco is used, it shall not exceed seventy-five percent (75%) coverage of the exterior facades. The building elevations indicate approximately thirty-nine percent (39%) stone with the remainder being a stucco product on three facades of the building, with the rear of the building having approximately twenty-five percent (25%) masonry product. The choices of exterior materials meet the requirements of the Gateway Overlay District.

#### Gateway Public Area Amenities

The Gateway Overlay District does not require public area amenities for developments that are less than one acre in size.

#### Landscaping and Irrigation

The applicant is proposing landscaping made up of a combination of Live Oak, Chinese Pistache and Crape Myrtles to meet the requirements of the Gateway Overlay District. Indian Hawthorne shrubs will be used to screen the parking spaces along the perimeter of the site. The proposed landscape plan includes the required irrigation notations and meets all the requirements of the Gateway Overlay District.

#### Gateway Landscaping Requirements

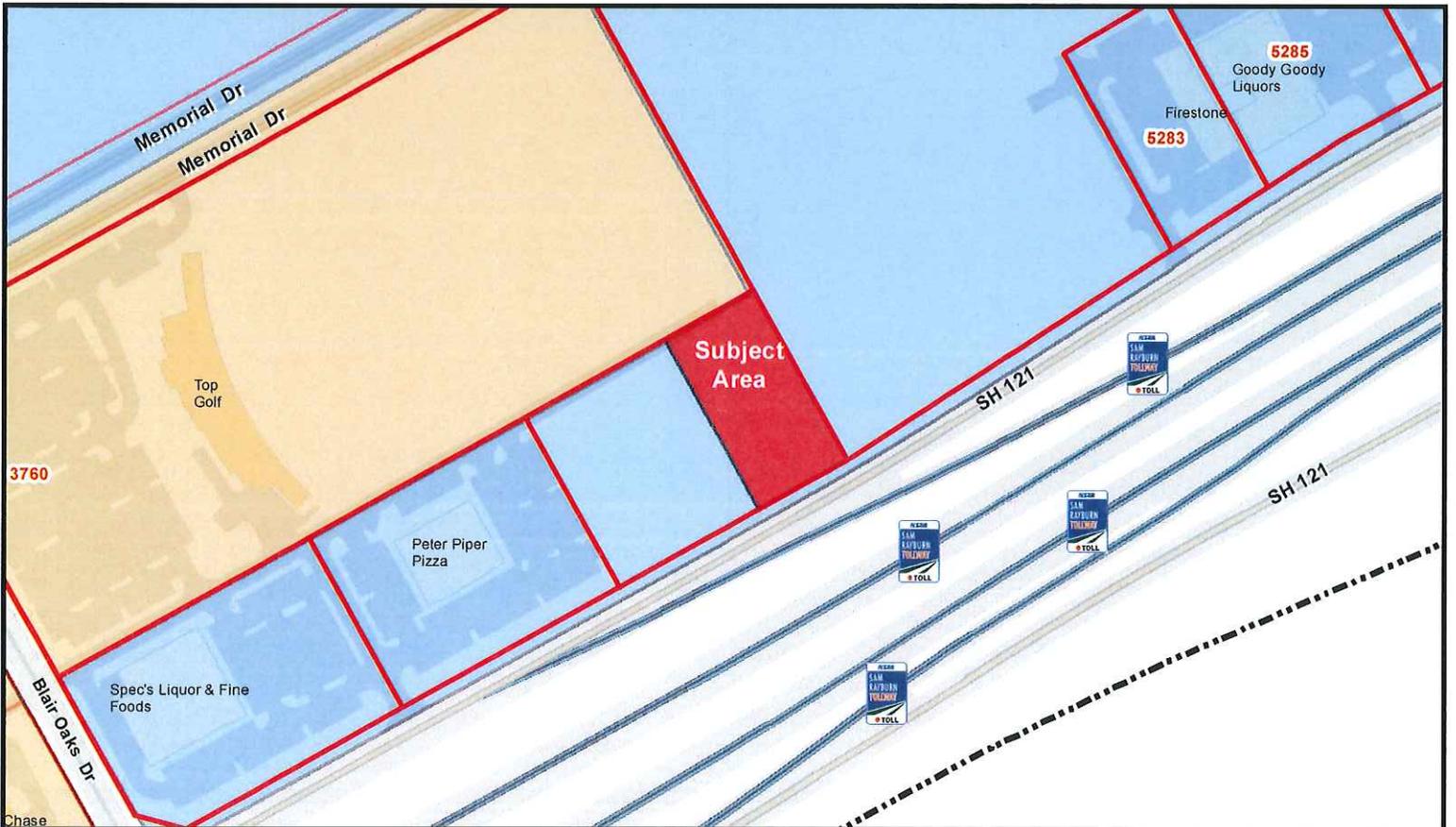
The Gateway Overlay District does not require additional landscape points for developments that are less than one (1) acre in size.

#### Pedestrian/Bicycle Requirements

The Gateway Overlay District does not require bike racks for developments that are less than 10,000 square feet in building size.

#### 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 regulations and therefore recommends approval.



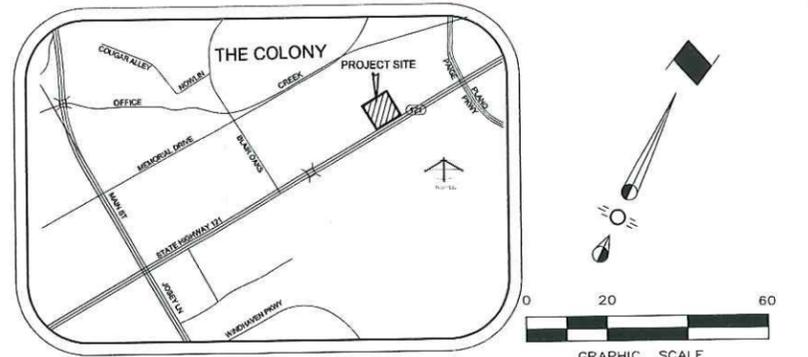
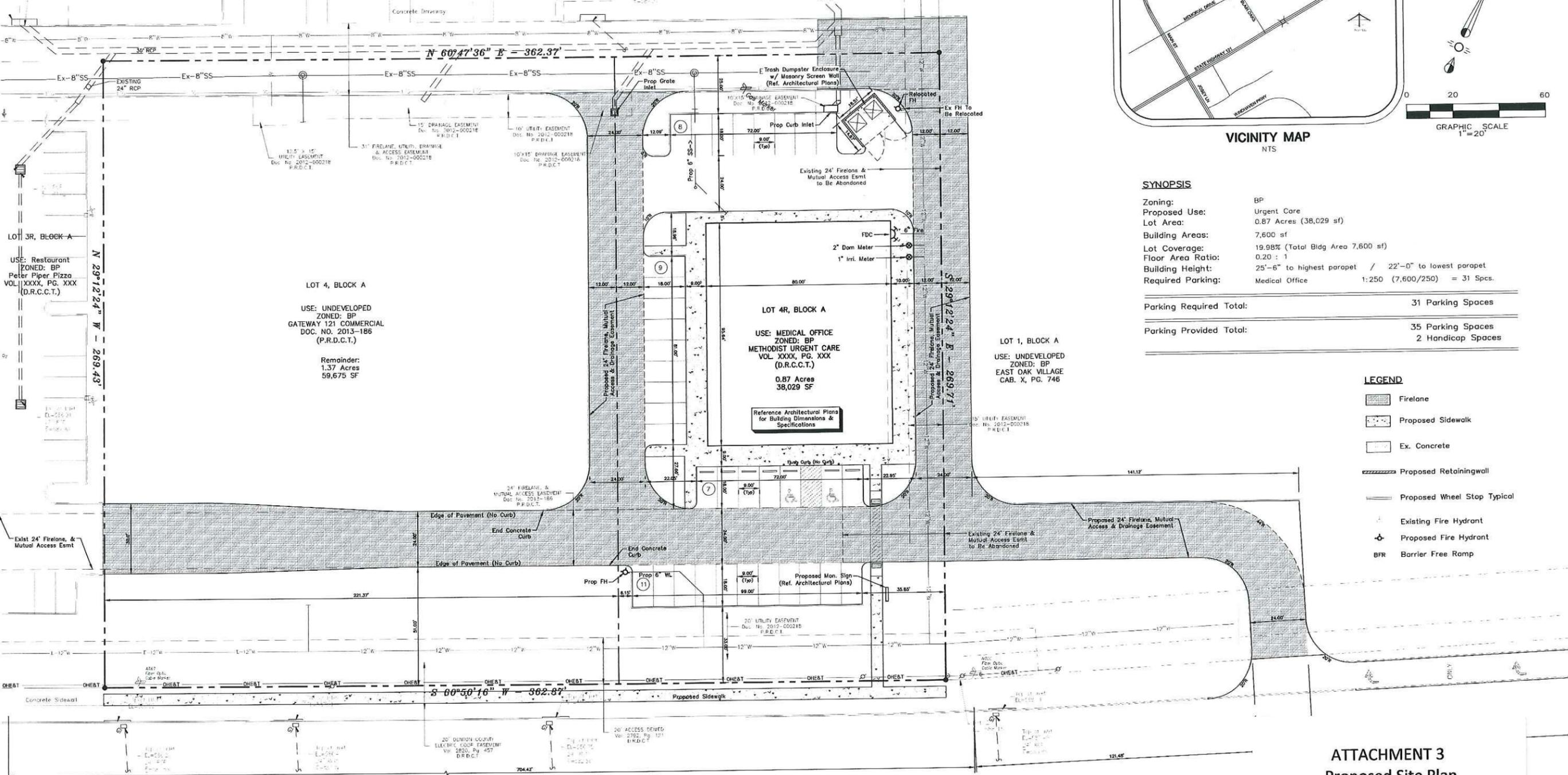
**Project No. SP14-0011 - Project Name: Methodist Urgent Care**

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

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.



LOT 2, BLOCK A  
 USE: GOLF RANGE  
 ZONED: PD/ BP  
 30 WEST PERSHING LLC  
 D.R.D.C.T.



VICINITY MAP  
 NTS



**SYNOPSIS**

Zoning:	BP
Proposed Use:	Urgent Care
Lot Area:	0.87 Acres (38,029 sf)
Building Areas:	7,600 sf
Lot Coverage:	19.98% (Total Bldg Area 7,600 sf)
Floor Area Ratio:	0.20 : 1
Building Height:	25'-6" to highest parapet / 22'-0" to lowest parapet
Required Parking:	Medical Office 1:250 (7,600/250) = 31 Spcs.
Parking Required Total:	31 Parking Spaces
Parking Provided Total:	35 Parking Spaces 2 Handicap Spaces

**LEGEND**

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retainingwall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

LOT 4, BLOCK A  
 USE: UNDEVELOPED  
 ZONED: BP  
 GATEWAY 121 COMMERCIAL  
 DOC. NO. 2013-186  
 (P.R.D.C.T.)

LOT 4R, BLOCK A  
 USE: MEDICAL OFFICE  
 ZONED: BP  
 METHODIST URGENT CARE  
 VOL. XXXX, PG. XXX  
 (D.R.C.C.T.)

LOT 1, BLOCK A  
 USE: UNDEVELOPED  
 ZONED: BP  
 EAST OAK VILLAGE  
 CAB. X, PG. 746

STATE OF TEXAS  
 PART 6  
 Vol. 2792, Pg. 80  
 D.R.D.C.T.

**STATE HIGHWAY 121**  
 (Variable Width Right-of-Way)

**ATTACHMENT 3  
 Proposed Site Plan**



**CITY BENCHMARK:**

#15 = 3 1/4" Aluminum Disc in concrete at the Northwest corner of the intersection of Paige Road & Memorial Drive 2.8' South of the headwall/wingwall of the culvert structure and 16.4' from the Southeastern angle point of the headwall near Paige Road.  
 Elev. = 594.096

**BENCHMARK:**

- BM-1 "X" on top of Concrete Curb Inlet at the Northwest corner of the subject property. Elevation = 585.22
- BM-2 1x201 Brass Right-Of-Way Monument #362 near the Southeast corner of the subject property. Elevation = 588.15

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 3' AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER CITY OF COLONY STANDARD DETAIL SHEET P-2.
- D. FIRE SPRINKLERS ARE PROVIDED FOR THE PROPOSED BUILDING.

CITY FILE NO. SP14-0010

Issue Dates:	Revisions:	Date:
1	8/01/2014	1
2		2
3		3
4		4
5		5
6		6

**CROSS ENGINEERING CONSULTANTS**  
 131 S. Tennessee St.  
 McKinney, Texas 75069  
 972.562.4409  
 Texas P.E. Firm No. P-5935

Drawn By: C.E.C.I.  
 Checked By: C.E.C.I.  
 Scale: 1"=20'

**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 131 S. Tennessee St.  
 McKinney, Texas 75069  
 Phone (972) 562-4409  
 Fax (972) 562-4471  
 Contact: Jonathan D. Hake, P.E.

**ARCHITECT:**  
 Cross Architects, PLLC  
 1255 W. 15th Street, Suite 125  
 Plano, Texas 75075  
 Phone (972) 398-6644 ext. 301  
 Contact: Bret Flory

**SURVEYOR:**  
 Ringley & Associates, Inc.  
 701 S. Tennessee Street  
 McKinney, Texas 75069  
 Phone (972) 542-1266  
 Fax (972) 542-8682  
 Contact: Lawrence Ringley

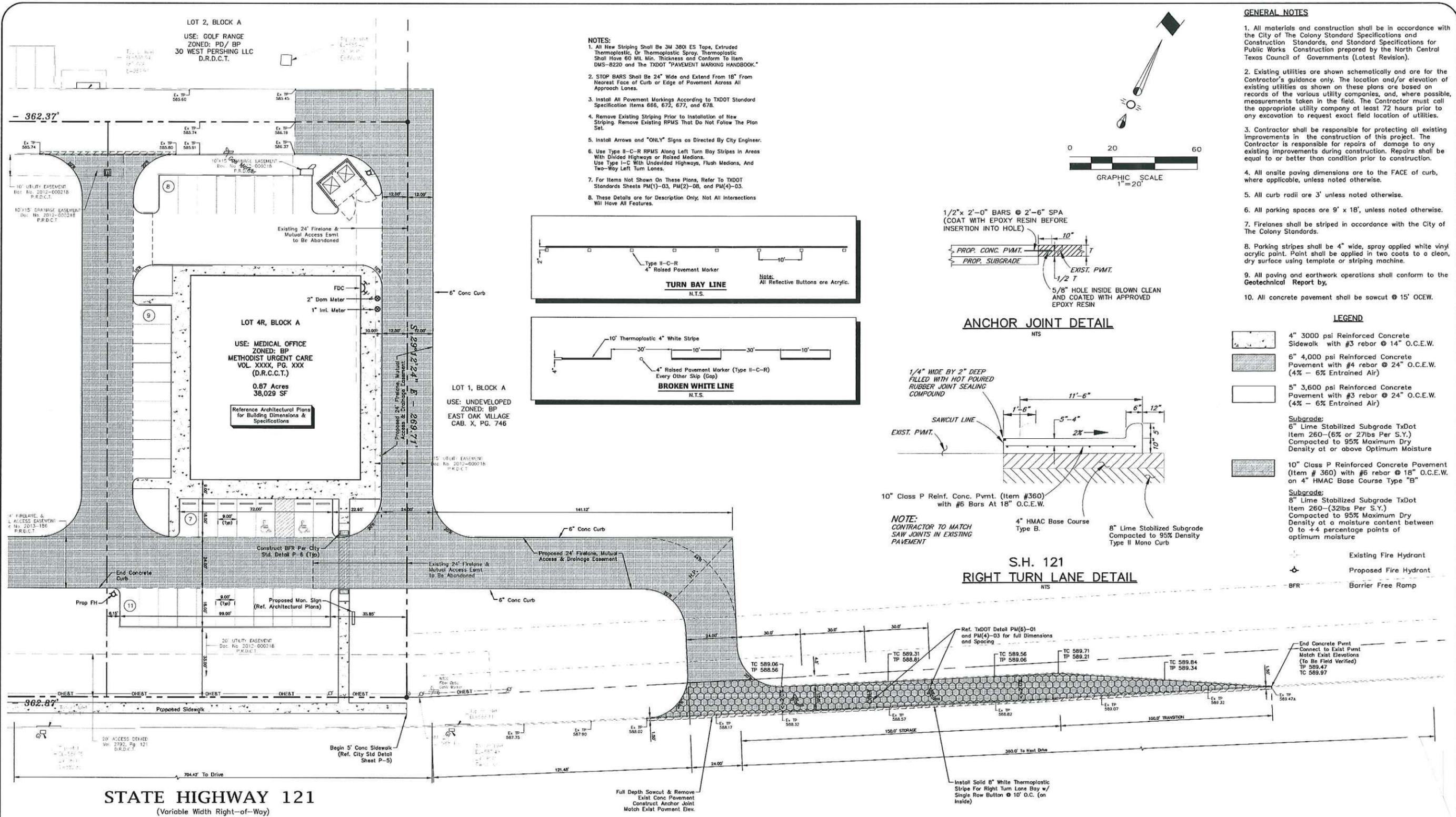
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 08/01/14. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

**SITE PLAN**  
 METHODIST URGENT CARE  
 NORTHPOINT DEVELOPMENT CO.  
 CITY OF THE COLONY, TEXAS

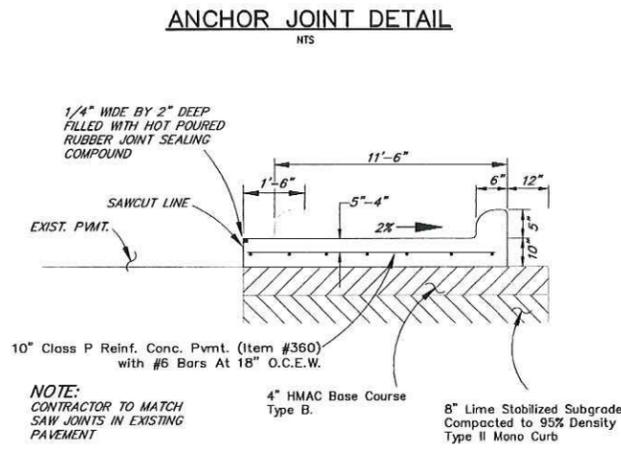
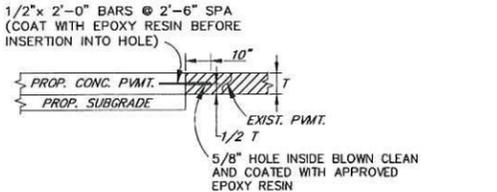
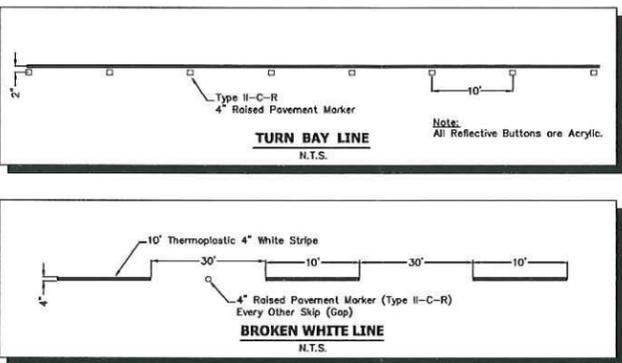
Sheet No.  
**SP**  
 Project No.  
 14039

Z:\PROJECTS\2014 Job Files\14039 Urgent Care - The Colony\14039 Site.dwg, 8/1/2014 9:02:04 AM, 11, Blumhorn

SITE PLAN  
 METHODIST URGENT CARE



- NOTES:**
- All New Striping Shall Be 3M 3801 ES Tape, Extruded Thermoplastic, Or Thermoplastic Spray. Thermoplastic Shall Have 60 MIL Min. Thickness and Conform To Item DMS-8220 and The TXDOT "PAVEMENT MARKING HANDBOOK."
  - STOP BARS Shall Be 24" Wide and Extend From 16" From Nearest Face of Curb or Edge of Pavement Across All Approach Lanes.
  - Install All Pavement Markings According to TXDOT Standard Specification Items 665, 672, 677, and 678.
  - Remove Existing Striping Prior to Installation of New Striping. Remove Existing RPMS That Do Not Follow The Plan Set.
  - Install Arrows and "ONLY" Signs as Directed By City Engineer.
  - Use Type II-C-R RPMS Along Left Turn Bay Stripes in Areas With Divided Highways or Raised Medians. Use Type I-C With Undivided Highways, Flush Medians, And Two-Way Left Turn Lanes.
  - For Items Not Shown On These Plans, Refer To TXDOT Standards Sheets PM(1)-03, PM(2)-08, and PM(4)-03.
  - These Details are for Description Only. Not All Intersections Will Have All Features.



- GENERAL NOTES**
- All materials and construction shall be in accordance with the City of The Colony Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by the North Central Texas Council of Governments (Latest Revision).
  - Existing utilities are shown schematically and are for the Contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The Contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
  - Contractor shall be responsible for protecting all existing improvements in the construction of this project. The Contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
  - All onsite paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.
  - All curb radii are 3' unless noted otherwise.
  - All parking spaces are 9' x 18', unless noted otherwise.
  - Firelanes shall be striped in accordance with the City of The Colony Standards.
  - Parking stripes shall be 4" wide, spray applied white vinyl acrylic paint. Paint shall be applied in two coats to a clean, dry surface using template or striping machine.
  - All paving and earthwork operations shall conform to the Geotechnical Report by.
  - All concrete pavement shall be sawcut @ 15' O.C.W.

- LEGEND**
- 4" 3000 psi Reinforced Concrete Sidewalk with #3 rebar @ 14" O.C.E.W.
  - 6" 4,000 psi Reinforced Concrete Pavement with #4 rebar @ 24" O.C.E.W. (4% - 6% Entrained Air)
  - 5" 3,600 psi Reinforced Concrete Pavement with #3 rebar @ 24" O.C.E.W. (4% - 6% Entrained Air)
  - Subgrade: 6" Lime Stabilized Subgrade TxDot Item 260-(6% or 27lbs Per S.Y.) Compacted to 95% Maximum Dry Density at or above Optimum Moisture
  - 10" Class P Reinforced Concrete Pavement (Item # 360) with #6 rebar @ 18" O.C.E.W. on 4" HMAc Base Course Type "B"
  - Subgrade: 8" Lime Stabilized Subgrade TxDot Item 260-(32lbs Per S.Y.) Compacted to 95% Maximum Dry Density at a moisture content between 0 to +4 percentage points of optimum moisture
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - BFR - Barrier Free Ramp

**RECEIVED**  
 AUG 05 2014  
**PLANNING DEPARTMENT**

**CITY BENCHMARK:**  
 #15 = 3 1/4" Aluminum Disc in concrete at the Northwest corner of the subject property.  
 Elev. = 594.096

**BENCHMARK:**  
 BU-1 "X" on top of Concrete Curb Inlet at the Northwest corner of the subject property.  
 Elevation = 585.22  
 BU-2 TxDOT Brass Right-Of-Way Monument #362 near the Southeast corner of the subject property.  
 Elevation = 588.15

Issue Dates:	Revisions:	Date:
1	8/01/2014	1
2		2
3		3
4		4
5		5
6		6

**CROSS ENGINEERING CONSULTANTS**  
 131 S. Tennessee St.  
 972.562.4409  
 McKinney, Texas 75069  
 Texas P.E. Firm No. P-5935

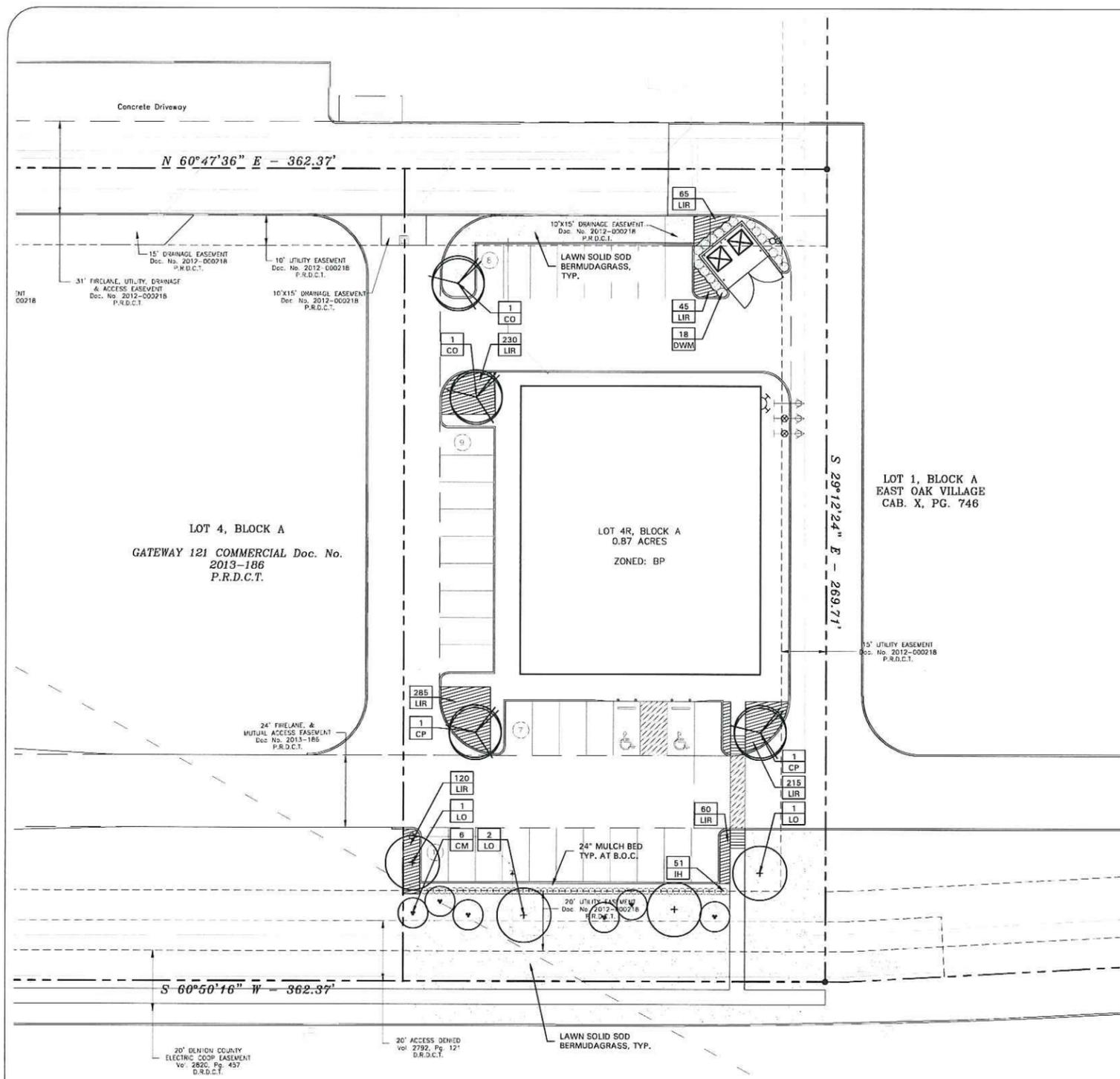
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 08/01/14. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

**PAVING PLAN  
 RIGHT TURN LANE**  
 METHODIST URGENT CARE  
 NORTHPOINT DEVELOPMENT CO.  
 CITY OF THE COLONY, TEXAS

Sheet No.  
**C2**  
 of  
 7  
 Project No.  
 14039

Z:\PROJECTS\2014 Job Files\14039 Paving.dwg, 8/1/2014 8:38:15 AM, 1:1, Blumhagen

PAVING PLAN  
 METHODIST URGENT CARE



**LANDSCAPE TABULATIONS**  
THE CITY OF THE COLONY, TEXAS - GATEWAY OVERLAY

**INTERIOR LANDSCAPE**

- A minimum of ten (10) percent of the gross vehicular area shall be devoted to living landscape.
- One (1) large canopy tree planted for each 400 square feet of required interior landscape area.

Vehicular area: 17,550 s.f.  
Required: 1,755 s.f. (10%)  
(4) trees, 3" cal.  
Provided: 1,964 s.f. (11%)  
(4) trees, 3" cal.

**PERIMETER LANDSCAPE**

- Landscape buffers adjacent to public right-of-way shall contain at least one (1) large canopy tree every fifty (50) linear feet or fraction and two (2) ornamental trees for every fifty (50) linear feet of street frontage inclusive of driveways.
- Vehicular use areas shall be screened from public right-of-way with a wall, fence, berm, evergreen hedge or other durable landscape barrier. They shall be a minimum of three (3) feet in height.

Store Frontage: 141 Lf.  
Required: (4) trees, 3" cal.  
(6) ornamental trees  
3" screen  
Provided: (4) trees, 3" cal.  
(6) ornamental trees  
3" screen

**POINTS REQUIRED**  
Lot Area: 35,828 s.f. (0.87 acres)  
Required: 0 pts  
Provided: 0 pts

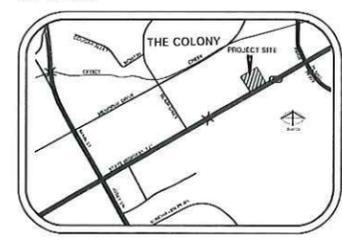
**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**VICINITY MAP**  
NOT TO SCALE



**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

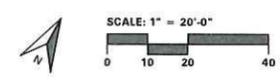
**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>TREES</b>					
CM	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle 'Natchez'	6	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CP	<i>Pistacia chinensis</i>	Chinese Pistache	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	4	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
<b>SHRUBS/GROUNDCOVER</b>					
DWM	<i>Myrica pensilis</i>	Dwarf Wax Myrtle	18	36" ht.	container full, 24" spread, 36" o.c.
IH	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne 'Clara'	51	5 gal.	container full, 20" spread, 24" o.c.
LIR	<i>Livigo muscari</i> 'Big Blue'	Livigo 'Big Blue'	1020	4" pots	container full top of container, 12" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

STATE OF TEXAS  
PART 6  
Vol. 2792, Pg. 80  
D.R.D.C.T.

**STATE HIGHWAY 121**  
(Variable Width Right-of-Way)



4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office

Issue Dates:	Revisions:	Date:
1	07.14.14	1
2	07.30.14	2
3		3
4		4
5		5
6		6

**CROSS ENGINEERING CONSULTANTS**  
131 S. Tarrant Ave. Suite 501  
972.562.4899  
McKinnon, Texas 75109  
Texas E.I. Firm No. E-5993

Drawn By: DC  
Checked By: KAH  
Scale: 1"=20'



**LANDSCAPE PLAN**  
METHODIST URGENT CARE  
NORTHPOINT DEVELOPMENT CO.  
CITY OF THE COLONY, TEXAS

Sheer No.  
**L1.01**  
Project No.  
14039

METHODIST URGENT CARE



MATERIALS	AREA (SQ. FT.)	PERCENTAGE
E.I.F.S. CORNICE AND BANDS	847 SQ. FT.	48.8%
MASONRY FINISH	595 SQ. FT.	33.3%
GLASS WINDOWS DOORS OR DISPLAY WINDOWS	408 SQ. FT.	22.9%
TOTAL	1850 SQ. FT.	100%

**4 EAST ELEVATION**  
1/8" = 1'-0" RIGHT ELEVATION



MATERIALS	AREA (SQ. FT.)	PERCENTAGE
E.I.F.S. CORNICE AND BANDS	800 SQ. FT.	57.6%
MASONRY FINISH	356 SQ. FT.	25.0%
GLASS WINDOWS DOORS OR DISPLAY WINDOWS	248 SQ. FT.	17.4%
TOTAL	1404 SQ. FT.	100%

**2 NORTH ELEVATION**  
1/8" = 1'-0" REAR ELEVATION



MATERIALS	AREA (SQ. FT.)	PERCENTAGE
E.I.F.S. CORNICE AND BANDS	811 SQ. FT.	40.7%
MASONRY FINISH	730 SQ. FT.	36.4%
GLASS WINDOWS DOORS OR DISPLAY WINDOWS	459 SQ. FT.	22.9%
TOTAL	2000 SQ. FT.	100%

**3 WEST ELEVATION**  
1/8" = 1'-0" LEFT ELEVATION



MATERIALS	AREA (SQ. FT.)	PERCENTAGE
E.I.F.S. CORNICE AND BANDS	85 SQ. FT.	9.8%
MASONRY FINISH	884 SQ. FT.	52.0%
GLASS WINDOWS DOORS OR DISPLAY WINDOWS	772 SQ. FT.	38.2%
TOTAL	1841 SQ. FT.	100%

**1 SOUTH ELEVATION**  
1/8" = 1'-0" FRONT ELEVATION

**EXTERIOR FINISH LEGEND**

A-1	AWNING	CS-1	CAST STONE	E-2	E.I.F.S.	ST-1	STONE
MANUFACTURER: BERRIDGE MANUFACTURING CO. VENDOR CONTACT:	MANUFACTURER: BERRIDGE MANUFACTURING CO. VENDOR CONTACT:	MANUFACTURER: BLACKSTONE BRICK CO. VENDOR CONTACT: BART SNOUDEN 214.855.9091	MANUFACTURER: DRYVIT VENDOR CONTACT: RICCI WOODS 214.267.8800	MANUFACTURER: DRYVIT VENDOR CONTACT: RICCI WOODS 214.267.8800	MANUFACTURER: BLACKSTONE BRICK CO. VENDOR CONTACT: BART SNOUDEN 214.855.9091	MANUFACTURER: BLACKSTONE BRICK CO. VENDOR CONTACT: BART SNOUDEN 214.855.9091	MANUFACTURER: BLACKSTONE BRICK CO. VENDOR CONTACT: BART SNOUDEN 214.855.9091
DESCRIPTION: STANDING SEAM METAL AWNING COLOR: DARK BRONZE	DESCRIPTION: STANDING SEAM METAL AWNING COLOR: DARK BRONZE	DESCRIPTION: KING SIZE BRICK VENEER COLOR/BLEND: HANSON BLEND V&O TEXTURE: VELOUR	COLOR: 448 BAVARIAN WOOD FINISH: SANDFEBLE	COLOR: 448 BAVARIAN WOOD FINISH: SANDFEBLE	DESCRIPTION: NATURAL STONE VENEER COLOR/BLEND: LIEDERS BUFF 100%	DESCRIPTION: NATURAL STONE VENEER COLOR/BLEND: LIEDERS BUFF 100%	DESCRIPTION: NATURAL STONE VENEER COLOR/BLEND: LIEDERS BUFF 100%
LOCATION: AWNINGS ALL BUILDINGS INSTALLATION NOTES:	LOCATION: AWNINGS ALL BUILDINGS INSTALLATION NOTES:	LOCATION: WALLS ON ALL BUILDINGS INSTALLATION NOTES:	LOCATION: STUCCO CORNICE ALL BUILDINGS INSTALLATION NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS	LOCATION: STUCCO CORNICE ALL BUILDINGS INSTALLATION NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS	LOCATION: ALL BUILDINGS INSTALLATION NOTES: LAY UP W/ TIGHT FITTED JOINTS (SHOULD HAVE A DRY STACK LOCK) RAKE MORTAR JOINTS. MORTAR COLOR TO MATCH STONE	LOCATION: ALL BUILDINGS INSTALLATION NOTES: LAY UP W/ TIGHT FITTED JOINTS (SHOULD HAVE A DRY STACK LOCK) RAKE MORTAR JOINTS. MORTAR COLOR TO MATCH STONE	LOCATION: ALL BUILDINGS INSTALLATION NOTES: LAY UP W/ TIGHT FITTED JOINTS (SHOULD HAVE A DRY STACK LOCK) RAKE MORTAR JOINTS. MORTAR COLOR TO MATCH STONE
MANUFACTURER: BERRIDGE MANUFACTURING CO. VENDOR CONTACT:	MANUFACTURER: BERRIDGE MANUFACTURING CO. VENDOR CONTACT:	MANUFACTURER: DRYVIT VENDOR CONTACT: RICCI WOODS 214.267.8800	MANUFACTURER: SHERWIN WILLIAMS VENDOR CONTACT:	MANUFACTURER: SHERWIN WILLIAMS VENDOR CONTACT:	MANUFACTURER: SHERWIN WILLIAMS VENDOR CONTACT:	MANUFACTURER: SHERWIN WILLIAMS VENDOR CONTACT:	MANUFACTURER: SHERWIN WILLIAMS VENDOR CONTACT:
DESCRIPTION: KING SIZE BRICK VENEER COLOR/BLEND: HANSON BLEND V&O TEXTURE: VELOUR	DESCRIPTION: KING SIZE BRICK VENEER COLOR/BLEND: HANSON BLEND V&O TEXTURE: VELOUR	COLOR: 1B AMARILLO WHITE FINISH: SANDFEBLE	COLOR: KLM BEIGE MODEL NUMBER: 646/06	COLOR: KLM BEIGE MODEL NUMBER: 646/06	COLOR: KLM BEIGE MODEL NUMBER: 646/06	COLOR: KLM BEIGE MODEL NUMBER: 646/06	COLOR: KLM BEIGE MODEL NUMBER: 646/06
LOCATION: WALLS ON ALL BUILDINGS INSTALLATION NOTES:	LOCATION: WALLS ON ALL BUILDINGS INSTALLATION NOTES:	LOCATION: WALLS ON ALL BUILDINGS INSTALLATION NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS	LOCATION: DUMPSTER GATES ALL EXPOSED STEEL ON DUMPSTER ENCLOSURES AND TENANT SPACE REAR DOORS. INSTALLATION NOTES:	LOCATION: DUMPSTER GATES ALL EXPOSED STEEL ON DUMPSTER ENCLOSURES AND TENANT SPACE REAR DOORS. INSTALLATION NOTES:	LOCATION: DUMPSTER GATES ALL EXPOSED STEEL ON DUMPSTER ENCLOSURES AND TENANT SPACE REAR DOORS. INSTALLATION NOTES:	LOCATION: DUMPSTER GATES ALL EXPOSED STEEL ON DUMPSTER ENCLOSURES AND TENANT SPACE REAR DOORS. INSTALLATION NOTES:	LOCATION: DUMPSTER GATES ALL EXPOSED STEEL ON DUMPSTER ENCLOSURES AND TENANT SPACE REAR DOORS. INSTALLATION NOTES:

**CIVIL**  
CROSS ENGINEERING CONSULTANTS, INC.  
131 S. TENNESSEE ST.  
MCKINNEY, TEXAS 75069  
PH: 972.562.4409  
FAX: 972.562.4471  
CONTACT: JONATHAN D. HAKE, P.E.

**SURVEYOR**  
RINGLEY & ASSOCIATES, INC.  
701 S. TENNESSEE ST.  
MCKINNEY, TEXAS 75069  
PH: 972.542.1266  
FAX: 972.542.8682  
CONTACT: LAWRENCE RINGLEY

**Cross ARCHITECTS**  
CROSS ARCHITECTS, PLLC.  
1255 W. 15TH. ST., SUITE 125  
PLANO, TEXAS 75075  
PH: 972.398.6644  
FAX: 972.312.8666  
bfory@crossarchitects.com

**ATTACHMENT 6**  
Proposed Elevations

CITY OF THE COLONY, TEXAS			
DATE	PROJECT NO.	SCALE	SHEET NAME: FACADE PLAN
08/05/14	14043	AS NOTED	SHEET NO.: A2.0