

**AGENDA
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
SEPTEMBER 23, 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, September 23, 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:

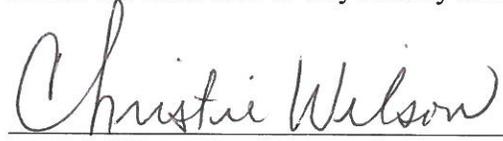
1.0	CALL REGULAR SESSION TO ORDER
1.1	Citizen Input
2.0	CONSENT AGENDA
2.1	Consider approval of the minutes of the September 9, 2014 Regular Session.
2.2	<i>FP14-0012, Grandscape Phase II Addition, Lots 8-9, Block A</i> Consider approval of a Final Plat of Lots 8-9, Block A of Grandscape Phase II Addition, being a 5.63 acre tract of land in the BBB & CRR Survey, Abstract No. 174 and the Thomas A. West Survey, Abstract No. 1344, located on the northeast corner of Plano Parkway and Bargain Way.
3.0	PUBLIC HEARING ITEMS
	<i>None</i>
4.0	DISCUSSION ITEMS
	<i>None</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 19th day of September, 2014.


Christie Wilson, City Secretary



**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
SEPTEMBER 9, 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, September 9, 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; Detrick DeBurr; Cody Hall and Brian Buffington

Board Members Absent: Cesar Molina, Jr.

City Council Liaison: David Terre, City Council Place 4

Staff Present: J. Michael Joyce, AICP, Planning Director, Brooks Wilson, AICP, Senior Planner; Gordon Scruggs, Engineering Director; Ed Voss, City Attorney and Brian McNulty, Recording Secretary.

1.0	CALL REGULAR SESSION TO ORDER
------------	--------------------------------------

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

1.2	CITIZEN INPUT
------------	----------------------

No citizens came forward during Citizen Input.

2.0	CONSENT AGENDA
2.1	Consider approval of the minutes of the August 12, 2014 Regular Session.
2.2	<i>RP14-0003, Gateway 121 Commercial Subdivision</i> 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.
2.3	<i>FP14-0010, Assured Storage Addition, Lot 2, Block A (Holiday Inn)</i> Consider approval of a Final Plat of Lot 2, Block A of the Assured Storage Addition, being a 3.03 acre tract of land in the BBB and CRR Survey, Abstract No. 173, located at the southwest corner of Memorial Drive and Paige Road.

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 (6-0).

3.0	PUBLIC HEARING ITEMS
3.1	<i>None.</i>

4.0	DISCUSSION ITEM
4.1	<i>SP14-0011, Methodist Urgent Care Site Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 7,600 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.

Ms. Wilson presented the staff report.

Commissioner Hebb asked about the lack of signs on the building elevations.

Ms. Wilson responded that the signage would be submitted separately and reviewed by Staff.

There being no further questions from the Commission, Chairman Hames called for a motion.

Commissioner Hall moved to approve Item 4.1. Commissioner Hebb seconded the motion. Motion carried (6-0).

4.0	DISCUSSION ITEM
4.2	<i>SP14-0013, Hampton Inn Site Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Development Plan for a six story, 115-room Hampton Inn to be located on a 2.68 acre tract of land on the northeast corner of Plano Parkway and Bargain Way.

Ms. Wilson presented the staff report.

There were no questions from the Commission and Chairman Hames called for a motion.

Commissioner Hebb moved to approve Item 4.2. Commissioner Buffington seconded the motion. Motion carried (6-0).

4.0	DISCUSSION ITEM
4.3	<i>Directors Monthly Report</i>

Mr. Joyce presented the September 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 6:46 PM.

Karen Hames, Chairman

Brian McNulty, Recording Secretary

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: September 23, 2014

DEPARTMENT: Engineering/Development Services Department

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

SUBJECT *FP14-0012, Grandscape Phase II Addition, Lots 8-9, Block A*

Consider approval of a Final Plat of Lots 8-9, Block A of Grandscape Phase II Addition, being a 5.63 acre tract of land in the BBB & CRR Survey, Abstract No. 174 and the Thomas A. West Survey, Abstract No. 1344, located on the northeast corner of Plano Parkway and Bargain Way.

OWNER/ENGINEER

Owner:	Atlantic Colony Venture I, LLC	Carrollton, Texas
Engineer:	MCE Consulting Engineers	Dallas, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

The applicant is proposing two hotels on the property, one on each lot. The Hampton Inn, proposed for Lot 9, was recommended for approval by the Planning & Zoning Commission on September 9, 2014 and approved by the City Council on September 16, 2014. Plans for the second hotel on Lot 8 are forthcoming.

ADJACENT ZONING AND LAND USE

North - PD-25, undeveloped land
 South - PD-25, undeveloped land
 East- PD-25, Nebraska Furniture Mart (under construction)
 West- PD-25, undeveloped land

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

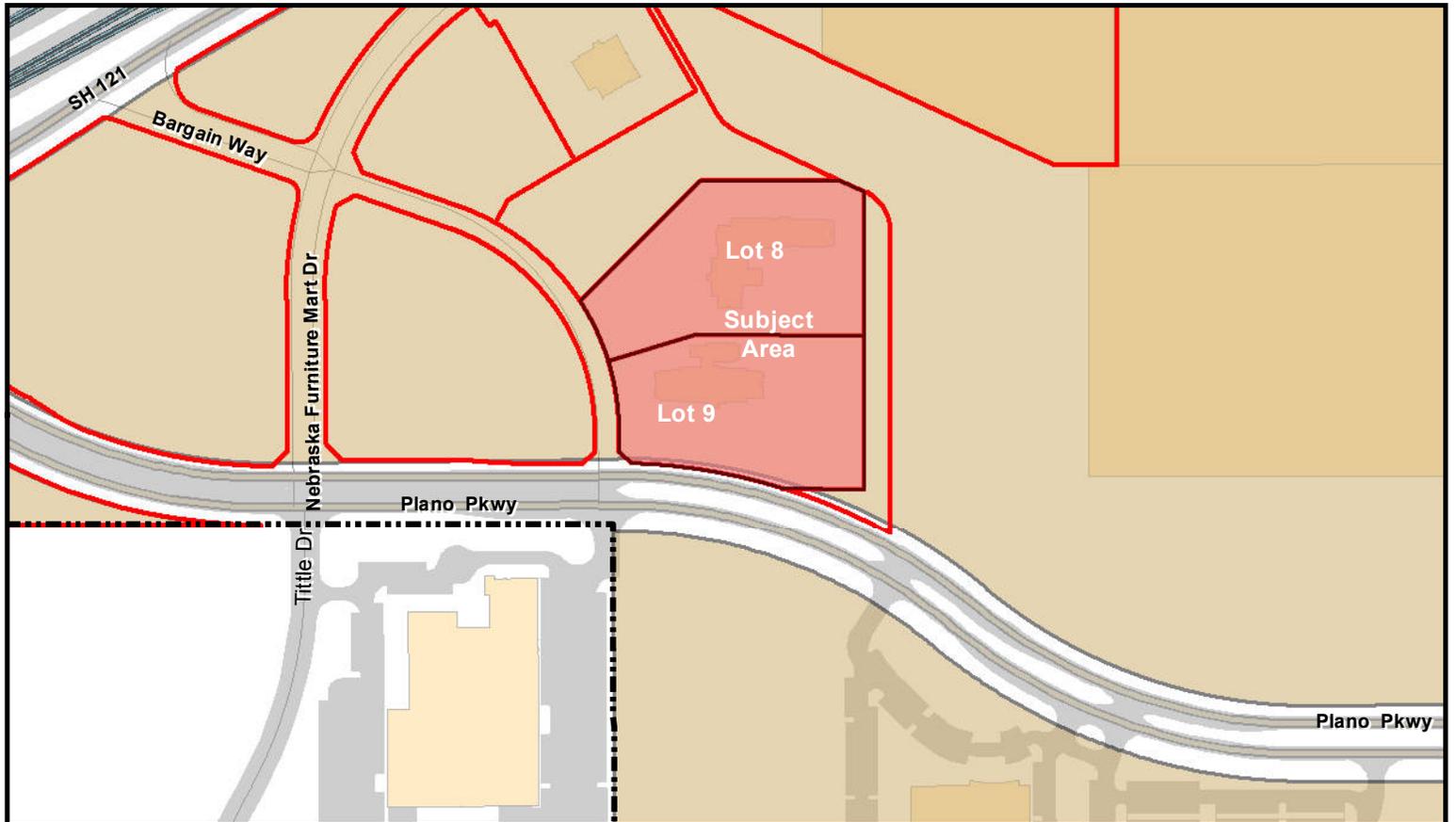
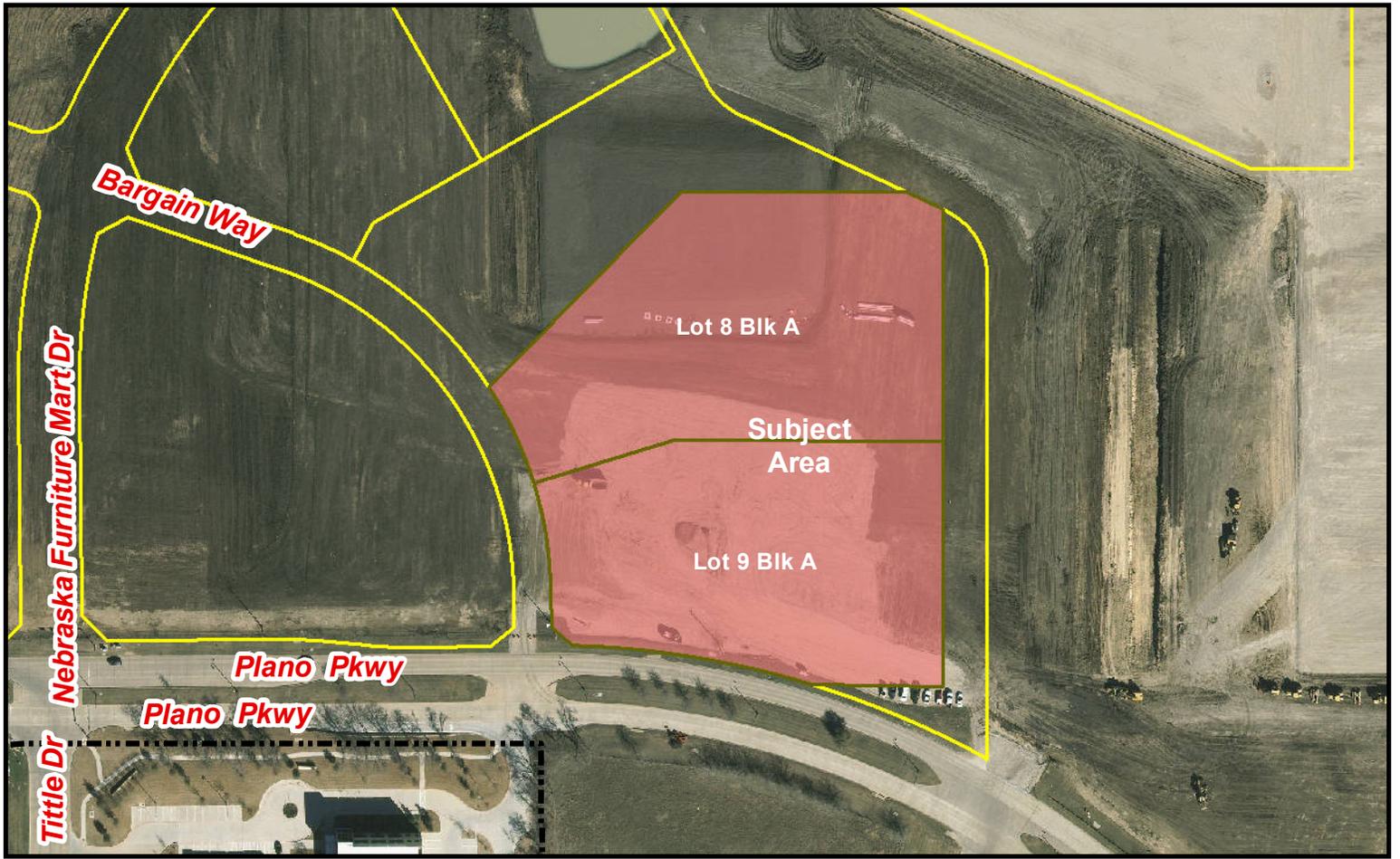
The Development Review Committee (DRC) finds the final plat meets the requirements of the requirements of Appendix B, Subdivision Ordinance, of the Code of Ordinances as conditioned in the Staff Report.

OPTIONS

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

ATTACHMENTS

1. Location Map
2. Proposed Final Plat



Project No. FP14-0012 - Project Name: Grandscape Lots 8-9 Blk A

- | | | | | | |
|---------------------|--------------------------|------------------|----------------------|------------------------|---------------------|
| Grandscape Lots 8-9 | 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.



Line #	Length	Direction
L1	40.19	S68° 40' 16"W
L2	20.91	N07° 56' 10"E
L3	106.97	N08° 54' 00"W
L4	70.97	N07° 02' 02"E
L5	72.54	S03° 02' 02"W
L6	103.54	S08° 54' 00"E
L7	31.52	S27° 56' 10"W
L8	140.92	N85° 14' 55"W
L9	13.23	N00° 00' 00"E
L10	86.36	N65° 00' 00"W

A PORTION OF A CALLED 377.68 ACRE TRACT THE COLONY LOCAL DEVELOPMENT CORPORATION, THE COLONY ECONOMIC DEVELOPMENT CORPORATION & THE COLONY COMMUNITY DEVELOPMENT CORPORATION C.C. INSTR. NO. 2013-20492, O.P.R.D.C.T.

BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD CO. SURVEY ABSTRACT NO. 175

A=15° 57' 03"
R=441.50'
T=61.86'
L=122.91'
CH=N42°00'22"W
CL=122.51'

A=16° 33' 15"
R=441.50'
T=64.23'
L=127.56'
CH=N08°45'13"W
CL=127.12'

A=07° 08' 51"
R=1050.00'
T=18.85'
L=38.30'

A=15° 12' 08"
R=1050.00'
T=140.12'
L=278.59'
CH=N80°43'41"W
CL=277.78'

CALLED 81.7201 ACRES LONZAR DELAWARE, INC. C.C. INSTR. NO. 2000-105377, O.P.R.D.C.T.

CURVE #	ANGLE	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	45° 24' 56"	23.00'	9.62'	18.23'	S67° 23' 33"W	17.76'
C-2	27° 58' 42"	503.00'	125.31'	245.62'	S75° 15' 31"E	243.19'
C-3	10° 00' 17"	48.50'	4.25'	6.47'	N59° 59' 51"W	8.46'

* NOTES *

- ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GM" UNLESS OTHERWISE SHOWN HEREON.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), NORTH CENTRAL ZONE (4202). COMBINED SCALE FACTOR = 0.999847330
- SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPEAT BEING APPROVED BY THE CITY OF THE COLONY, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

- LEGEND:
- BO BOLLARD
 - IC IRRIGATION CONTROL VALVE
 - IR IRON ROD
 - LS LIGHT STANDARD
 - B/C BACK OF CURB
 - E/C EDGE OF CONCRETE
 - FH FIRE HYDRANT
 - GI GRATE INLET
 - HC HANDICAP
 - MH MANHOLE
 - WV WATER VALVE
 - WM WATER METER
 - SL SIGNAL LIGHT
 - SB SIGNAL BOX
 - TP TELEPHONE PEDESTAL

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TX
D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TX
P.L.U.E. PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT

A PORTION OF A CALLED 377.68 ACRE TRACT THE COLONY LOCAL DEVELOPMENT CORPORATION, THE COLONY ECONOMIC DEVELOPMENT CORPORATION & THE COLONY COMMUNITY DEVELOPMENT CORPORATION C.C. INSTR. NO. 2013-20492, O.P.R.D.C.T.

LOT 8, BLOCK A
2.944 ACRES
(128,245 Sq. Ft.)

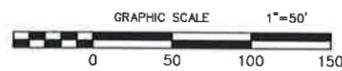
A PORTION OF A CALLED 377.68 ACRE TRACT THE COLONY LOCAL DEVELOPMENT CORPORATION, THE COLONY ECONOMIC DEVELOPMENT CORPORATION & THE COLONY COMMUNITY DEVELOPMENT CORPORATION C.C. INSTR. NO. 2013-20492, O.P.R.D.C.T.

LOT 9, BLOCK A
2.683 ACRES
(116,864 Sq. Ft.)

A PORTION OF A CALLED 377.68 ACRE TRACT THE COLONY LOCAL DEVELOPMENT CORPORATION, THE COLONY ECONOMIC DEVELOPMENT CORPORATION & THE COLONY COMMUNITY DEVELOPMENT CORPORATION C.C. INSTR. NO. 2013-20492, O.P.R.D.C.T.

Point of Beginning
1/2" Iron Rod Set

BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD CO. SURVEY ABSTRACT NO. 174



Point #	Description	Elevation	Northing	Easting
MON 15	COTC MON	594.10	7079085.469	2466078.872
R202B	X IN BOX SET	607.57	7076938.132	2468429.144
MON 14	COTC MON	638.91	7081257.132	2472327.048

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, THE COLONY LOCAL DEVELOPMENT CORPORATION is the owner of a 5.627 acre tract of land situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract No. 174, Denton County, Texas and being a portion of a called 377.68 acre tract of land described in a deed to The Colony Local Development Corporation and The Colony Economic Development Corporation and The Colony Community Development Corporation as described in County Clerk's Document No. 2013-20492 of the Official Public Records of Denton County, Texas, said 5.627 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2 inch iron rod set in the north right-of-way line of Plano Parkway (100.0 feet right-of-way) as recorded in Volume 2324, Page 455 of the Deed Records of Denton County, Texas and being in a curve to the left having a radius of 1050.00 feet, from which a capped (DAA) iron rod set for the end of said curve bears southeasterly along said curve a central angle of 22 degrees 53 minutes 12 seconds, a chord bearing of South 61 degrees 41 minutes 01 seconds East, a chord length of 416.64 feet and an arc length of 419.42 feet;

THENCE northwesterly with said curve to the left for a central angle of 15 degrees 12 minutes 08 seconds, an arc length of 278.59 feet, a chord bearing of North 80 degrees 43 minutes 41 seconds West and a chord length of 277.78 feet to a capped 1/2 inch iron rod set for corner; from which a capped (DAA) 1/2 inch iron rod set for the end of said curve bears northwesterly along said curve a central angle of 02 degrees 08 minutes 51 seconds and an arc length of 39.35 feet;

THENCE North 51 degrees 28 minutes 50 seconds West, departing the north right-of-way line of said Plano Parkway, a distance of 33.10 feet to a capped 1/2 inch iron rod set for corner;

THENCE North 00 degrees 28 minutes 35 seconds West, a distance of 42.72 feet to a capped 1/2 inch iron rod set for the beginning of a tangent curve to the left having a radius of 441.50 feet, a central angle of 32 degrees 30 minutes 18 seconds, a chord bearing of North 16 degrees 43 minutes 44 seconds West and a chord length of 247.13 feet;

THENCE with said curve to the left for an arc length of 250.47 feet to a capped 1/2 inch iron rod set for corner;

THENCE North 44 degrees 39 minutes 20 seconds East, a distance of 315.31 feet to a capped 1/2 inch iron rod set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 260.00 feet to a capped 1/2 inch iron rod set for corner;

THENCE South 65 degrees 00 minutes 00 seconds East, a distance of 47.43 feet to a capped 1/2 inch iron rod set for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 551.70 feet to a capped 1/2 inch iron rod set for corner;

THENCE North 88 degrees 59 minutes 29 seconds West, a distance of 153.07 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 5.627 acres or 245,109 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, THE COLONY LOCAL DEVELOPMENT CORPORATION, through the undersigned authority, do hereby adopt this plat designating the herein above described property as **LOTS 8 and 9, BLOCK A, GRANDSCAPE ADDITION**, on 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 dedicate the easements on the plat for mutual use and accommodation of all public utilities desiring to use, or using the same and are free of any encumbrances, except as shown herein. THE COLONY LOCAL DEVELOPMENT CORPORATION and the City of The Colony, Texas, do hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, 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 any 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 or 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 adding to or removing all or part of its respective system without the necessity of procuring the permission of anyone.

WITNESS MY HAND THIS _____ day of _____, 2014

THE COLONY LOCAL DEVELOPMENT CORPORATION

JOE MCCOURRY

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joe McCourry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014

Notary Public in and for the State of Texas

My commission expires _____



VICINITY MAP
NOT TO SCALE
MAP500 NO. 554 U. V. Y & Z

SURVEYOR'S CERTIFICATION

I, Jim G. Glass, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my supervision and in accordance with the Rules and Regulations of the City of The Colony, Texas.

Jim G. Glass, R.P.L.S.
Texas Registration No. 5262

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jim G. Glass, 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 and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014

Notary Public in and for the State of Texas

My commission expires _____

ATTACHMENT 2
Proposed Final Plat

SHEET 1 OF 1
FINAL PLAT
**LOT 8 and 9, BLOCK A
GRANDSCAPE ADDITION, PHASE II**

BEING 5.627 ACRES OF LAND LOCATED IN THE BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 174, DENTON COUNTY, TEXAS.

SEPTEMBER 2014
CITY PROJECT NO. FP14-0012

OWNER
THE COLONY LOCAL DEVELOPMENT CORPORATION
6000 MAIN STREET
THE COLONY, TEXAS 75056-1133
(972) 624-3127



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
802 BOYD PLACE, SUITE 500
AUSTIN, TEXAS 78701-0770
TEL: 512.452.1100 FAX: 512.452.1100

