

**AGENDA
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
OCTOBER 28, 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, October 28, 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:

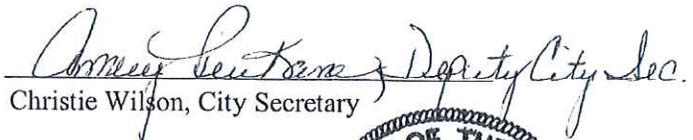
1.0	CALL REGULAR SESSION TO ORDER
1.1	Citizen Input
2.0	CONSENT AGENDA
2.1	Consider approval of the minutes of the September 23, 2014 Regular Session.
3.0	PUBLIC HEARING ITEMS
3.1	<i>Z14-0003, PD-16, Colony Center Rezoning Request</i> Continue the public hearing, discuss and consider making a recommendation to City Council regarding a zoning use change and text amendments for a 49.99 acre portion of Tract D in Planned Development No.16, The Cascades, in the area generally bounded on the south by the Sam Rayburn Tollway (S.H. 121), by the north by Memorial Drive and is located west of South Colony Boulevard. [to be continued to the November 12, 2014 meeting]
4.0	DISCUSSION ITEMS
4.1	<i>SP14-0014, Freddy's of The Colony Site Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 10,375 square foot shopping center, Freddy's at The Colony, to be located on a 1.37 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 750 feet east of Blair Oaks Drive.
4.2	<i>2013-2014 Planning and Zoning Commission Annual Report</i> Review the 2013-2014 Planning and Zoning Commission Annual Report.

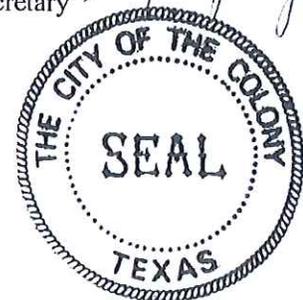
"Pursuant to the Texas Open Meetings Act, Government Code Chapter 551, one or more of the above items may be considered in executive session closed to the public. Any decision held on such matter will be taken or conducted in open session following the conclusion of the executive session".

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 24th day of October, 2014.

for  Deputy City Sec.
Christie Wilson, City Secretary



**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
SEPTEMBER 23, 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 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 were addressed:

Board Members Present: Karen Hames, Chairman; Brian Wade, Vice-Chairman; Shannon Hebb; Detrick DeBurr; Cody Hall and Brian Buffington. Cesar Molina, Jr. arrived at 6:33 PM.

Board Members Absent: None

City Council Liaison: David Terre, City Council Place 4

Staff Present: Brooks Wilson, AICP, Senior Planner; Gordon Scruggs, Engineering Director.

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

1.2	CITIZEN INPUT
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No citizens came forward during Citizen Input.

2.0	CONSENT AGENDA
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2.1	Consider approval of the minutes of the September 9, 2014 Regular Session.
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2.2	<i>FP14-0012, Grandscape Phase II Addition, Lots 8-9, Block A</i>
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	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.
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Chairman Hames read the Consent Agenda items into the record.

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

There being no further business to come before the Commission, Chairman Hames adjourned the Regular Session of the Planning and Zoning Commission at 6:32 PM.

Karen Hames, Chairman

Brooks Wilson, Recording Secretary Pro Tem

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: October 28, 2014

DEPARTMENT: Engineering/Development Services Department

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

SUBJECT SP14-0014, Freddy’s of The Colony Site Plan

Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 10,100 square foot shopping center, Freddy’s at The Colony, to be located on a 1.37 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 750 feet east of Blair Oaks Drive.

APPLICANT

Owner/Developer:	NDC Blair Oaks Project, LP	Dallas, Texas
Engineer:	Claymoore Engineering, Inc.	Colleyville, Texas
Architect:	Rogue Architects	Fort Worth, Texas

ESTIMATED PROJECT SCHEDULE

City Council must approve the Site Plan prior to construction. The associated Replat (RP14-0003) was approved by the Planning and Zoning Commission on September 9, 2014. 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. Proposed Landscape Plan
5. Proposed Elevations

ATTACHMENT 1

Staff Analysis

Summary of Request

The applicant is proposing to construct a 10,100 square foot shopping center, Freddy's at The Colony, to be located on a 1.37 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 750 feet east of Blair Oaks Drive. The center will include two restaurants – Freddy's, a yet unnamed second restaurant and a 2,632 square foot retail space. Freddy's restaurant is proposed to be 3,690 square feet in size and the second restaurant will be slightly larger with 3,778 square feet of space.

Existing Condition of Property

The subject property is undeveloped.

Platting Status

The property is currently platted as a portion of Lot 4, Block A of the Gateway 121 Commercial Development. A replat (RP14-0003) dividing Lot 4 into Lots 4R and Lot 5 was approved by the Planning and Zoning Commission on September 9, 2014, but has not been filed as of the printing of this packet. The Freddy's at The Colony development will occupy Lot 4R.

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/Methodist Urgent Care (approved, but not yet under construction)
West- BP-Business Park and the Gateway Overlay District, Peter Piper Pizza

Land Use Analysis

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

Infrastructure Improvements

A free right turn lane from the southbound S.H. 121 frontage road is being planned east of the subject property which will provide indirect access to the site.

Exterior Materials

The Gateway Overlay District requires that exteriors be constructed of 100% "brick, stone or stucco." When stucco is used, it shall not exceed seventy-five percent (75%) coverage of the exterior facades. The building elevations indicate a minimum of twenty-five percent (25%) stone in two colors – Texas cream and Dakota brown – on three of the facades and thirty-four percent (34%) stone on the 4th façade. The remainder of the façade exterior will be stucco in coordinating earth tone colors. The choices of exterior materials meet the requirements of the Gateway Overlay District.

Circulation and Parking

The proposed facility will have indirect 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 fast food restaurants is one (1) space for every 150 square feet of gross floor area (GFA). The parking ratio for retail uses is one (1) space for every 200 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
Fast food restaurants: one (1) space for every 150 square feet (Freddy's)	3,690	25 spaces	25 spaces
Fast food restaurants: one (1) space for every 150 square feet (2 nd restaurant)	3,778	26 spaces	26 spaces
Retail uses: one (1) space for every 200 square feet	2,632	14 spaces	15 spaces
Totals	10,100	65 spaces	66 spaces

Gateway Public Area Amenities

The Gateway Overlay District requires one (1) public area amenity for developments that are greater than one acre and less than five acres in size. The applicant has chosen to include park-type benches at the front of the Freddy's restaurant.

Landscaping and Irrigation

The applicant is proposing landscaping made up of a combination of Live Oak, Cedar Elm, Bald Cypress, Chinquapin Oak, Shumard Oak and Redbud trees to meet the requirements of the Gateway Overlay District. Dwarf Burford Holly shrubs will be used to screen the parking spaces along the S.H. 121 landscape buffer. The proposed landscape plan includes the required irrigation notations and meets all the requirements of the Gateway Overlay District.

Gateway Landscaping Requirements

In addition, a development of this size (between one and three acres) in the Gateway Overlay District must provide additional landscaping amenities to meet the requirement of 15 Landscape Points. The applicant has provided the following landscaping amenities to meet this requirement:

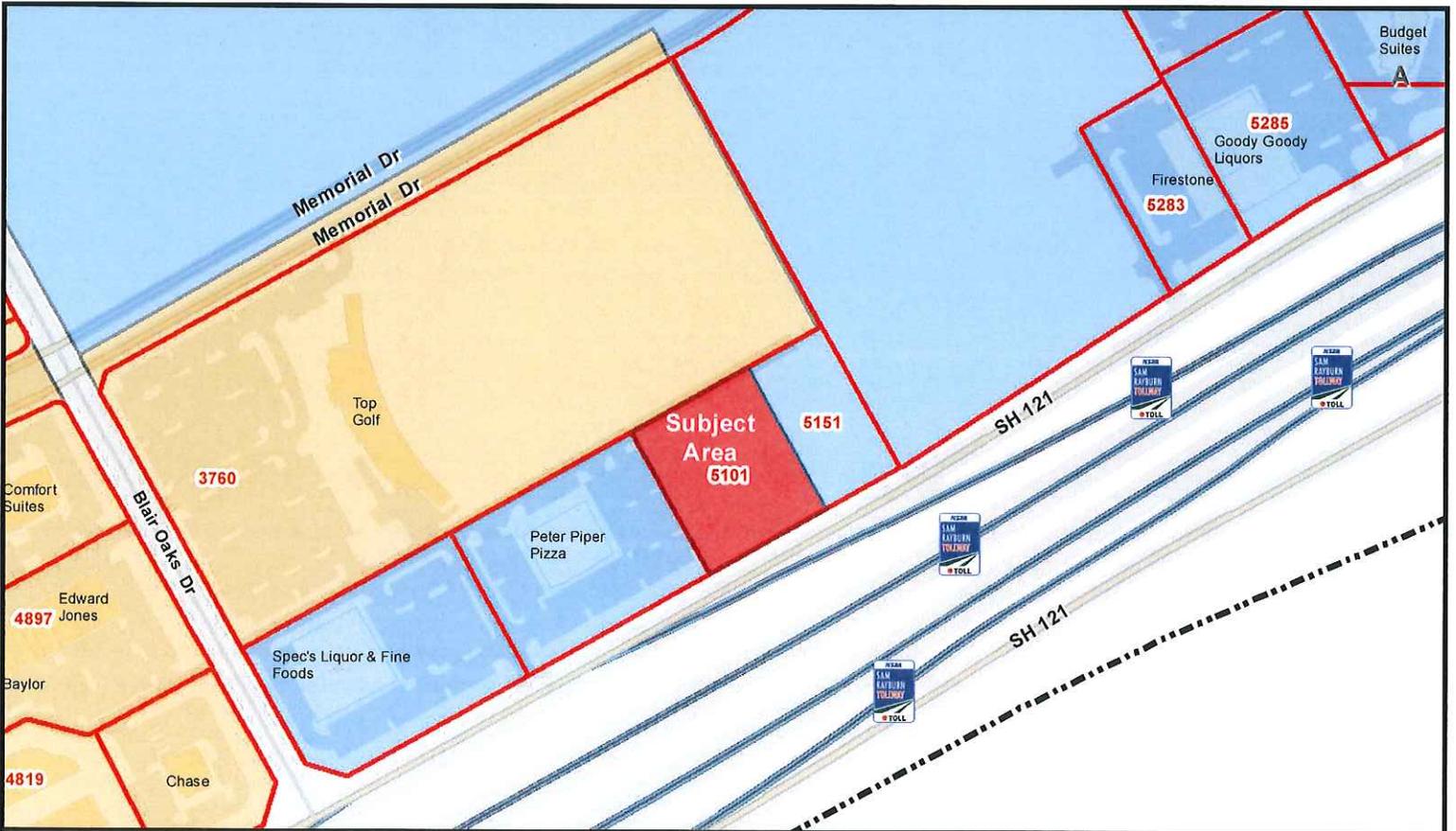
- Enhanced landscaping at monument sign – 5 points
- Enhanced hardscaping – 5 points
- Decorative outdoor seating in patio area – 5 points.

Pedestrian/Bicycle Requirements

The Gateway Overlay District requires one bike rack for a minimum of six bicycles for developments that are greater than 10,000 square feet but less than 30,000 square feet in building size. This has been provided.

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. SP14-0014 - Project Name: Freddy's at The Colony

- | | | | | | |
|---------------|--------------------------|------------------|----------------------|------------------------|---------------------|
| Freddy's | 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.

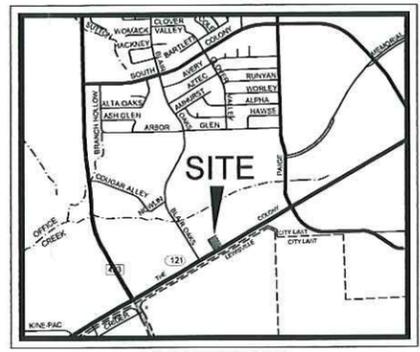
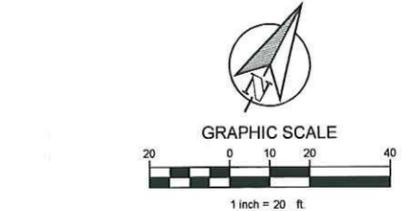
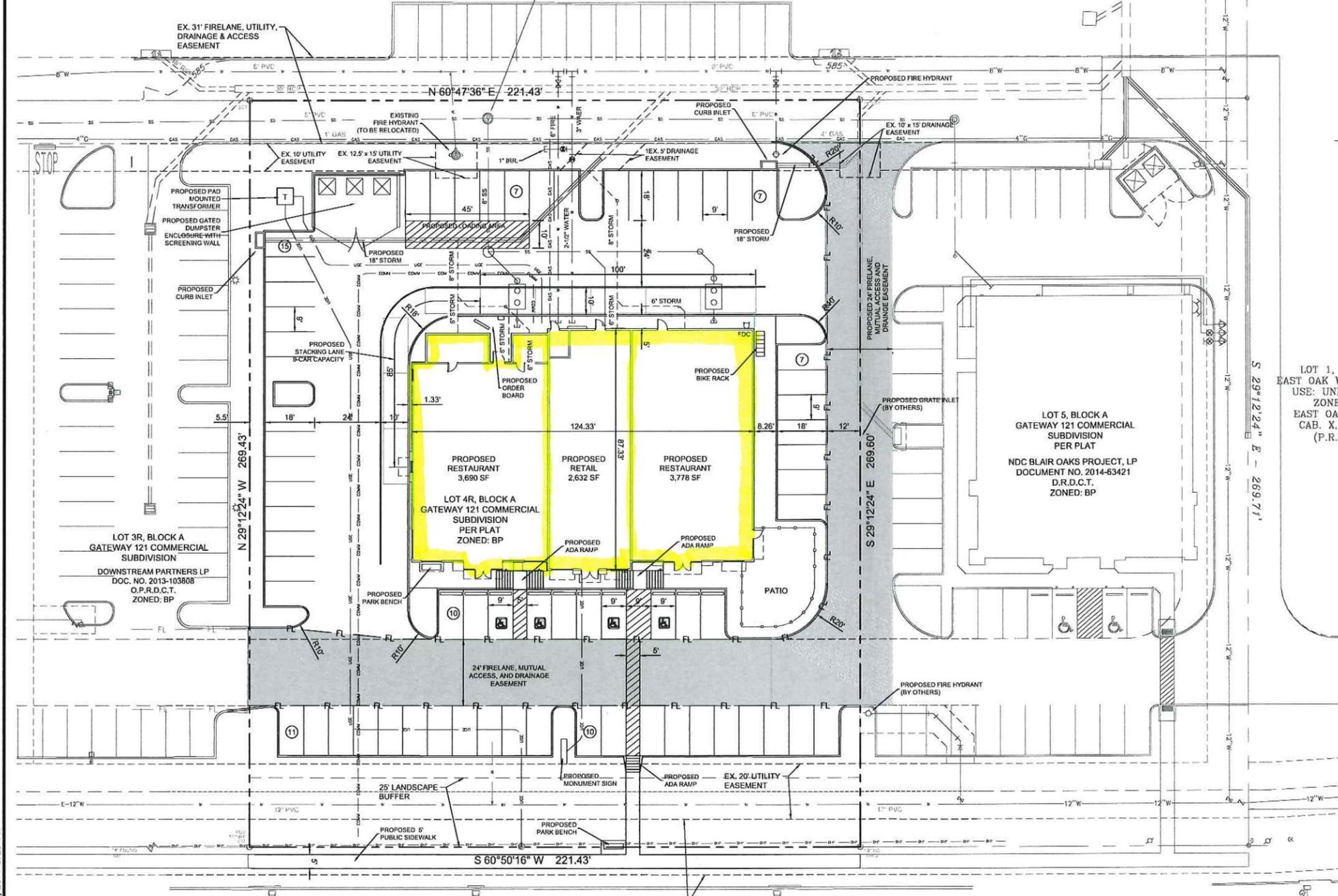


PLOTTED BY: CLAYMOORE
 10/14/2014 4:51 PM
 PLOT DATE: 10/14/2014 4:51 PM
 LOCATION: Z:\PROJECTS\2014-090 MCCLURE COLONY\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 10/14/2014 3:25 PM

BENCHMARK:
 CITY OF THE COLONY GPS CONTROL MONUMENT NO. 15
 BEING A 3 1/4" ALUMINUM DISK SET IN CONCRETE AT THE
 NORTH-WEST CORNER OF THE INTERSECTION OF PAIGE ROAD
 AND MEMORIAL DRIVE, 2.6' SOUTH OF THE
 HEADWALL/MINGWALL OF THE CULVERT STRUCTURE AND
 16.4' FROM THE SOUTHEASTERLY ANGLE POINT OF THE
 HEADWALL NEAR PAIGE ROAD.
 ELEVATION=594.096



LOT 2R, BLOCK A
 GATEWAY 121 COMMERCIAL
 SUBDIVISION
 DOCUMENT NO. 2013-000295
 O.P.R.D.C.T.
 30 WEST PERSHING, LLC
 DOC. NO. 2012-141735
 O.P.R.D.C.T.
 ZONED: BP



- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 3. A FIRE SPRINKLER SYSTEM WILL BE PROVIDED FOR THE PROPOSED BUILDING.

SITE DATA TABLE	
LOT AREA	1.37 AC. (59,678 SF)
CURRENT ZONING	BP (BUSINESS PARK)
BUILDING AREA	10,100 SF
BUILDING HEIGHT	1 STORY - 21' MAX.
FLOOR AREA RATIO (FAR)	0.17

PARKING TABLE	
RESTAURANT - LIMITED SERVICE WITH DRIVE-THRU 1 SPACE PER 150 SF (3,690 SF)	25 SPACES
RESTAURANT - LIMITED SERVICE 1 SPACE PER 150 SF (3,778 SF)	26 SPACES
RETAIL - 1 SPACE PER 200 SF (2,632 SF)	14 SPACES
TOTAL PARKING REQUIRED:	65 SPACES (4 ADA)
TOTAL PARKING PROVIDED:	66 SPACES (4 ADA)

**ATTACHMENT 3
Proposed Site Plan**

APPLICANT:
 FLM KELLER PARKWAY, LLC
 PO BOX 802047
 DALLAS, TX 75280
 PH: 972.663.3722
 CONTACT: JOHN MCCLURE
 EMAIL: JMCCLURE@MCCLUREUSA.COM

ARCHITECT:
 ROGUE ARCHITECTS
 513 MAIN STREET
 SUITE #200
 FORT WORTH TX 76102
 PH: 817.705.3387
 CONTACT: JEREMY WILLIAMS
 EMAIL: JEREMY@ROGUEARCHITECTS.COM

OWNER:
 NDC BLAIR OAKS PROJECT LP
 8235 DOUGLAS AVE
 SUITE #720
 DALLAS, TX 75225-6007
 CONTACT: DAVE CARTER

PREPARED BY:
 CLAYMOORE ENGINEERING, INC.
 1105 CHEEK SPARGER RD
 SUITE #1
 COLLEYVILLE, TX 76034
 PH: 817.281.0572
 FAX: 817.281.0574
 CONTACT: MATT MOORE, PE
 EMAIL: MATT@CLAYMOOREENG.COM

CITY FILE NO. SP14-0014

APPROVED BY THE CITY COUNCIL ON THE _____ DAY OF _____ 20____

 DEVELOPMENT SERVICES DIRECTOR

TEXAS REGISTRATION #14193
CLAYMOORE ENGINEERING
 1105 CHEEK SPARGER RD SUITE #1
 COLLEYVILLE, TX 76034
 PHONE: 817.281.0572
 WWW.CLAYMOOREENG.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: MATT MOORE
 P.E. No. 95813, Date: 10/17/2014

**McCLURE PARTNERS
 FREDDY'S AT THE COLONY
 HWY 121
 THE COLONY, TX**

NO.	DATE	REVISION	BY

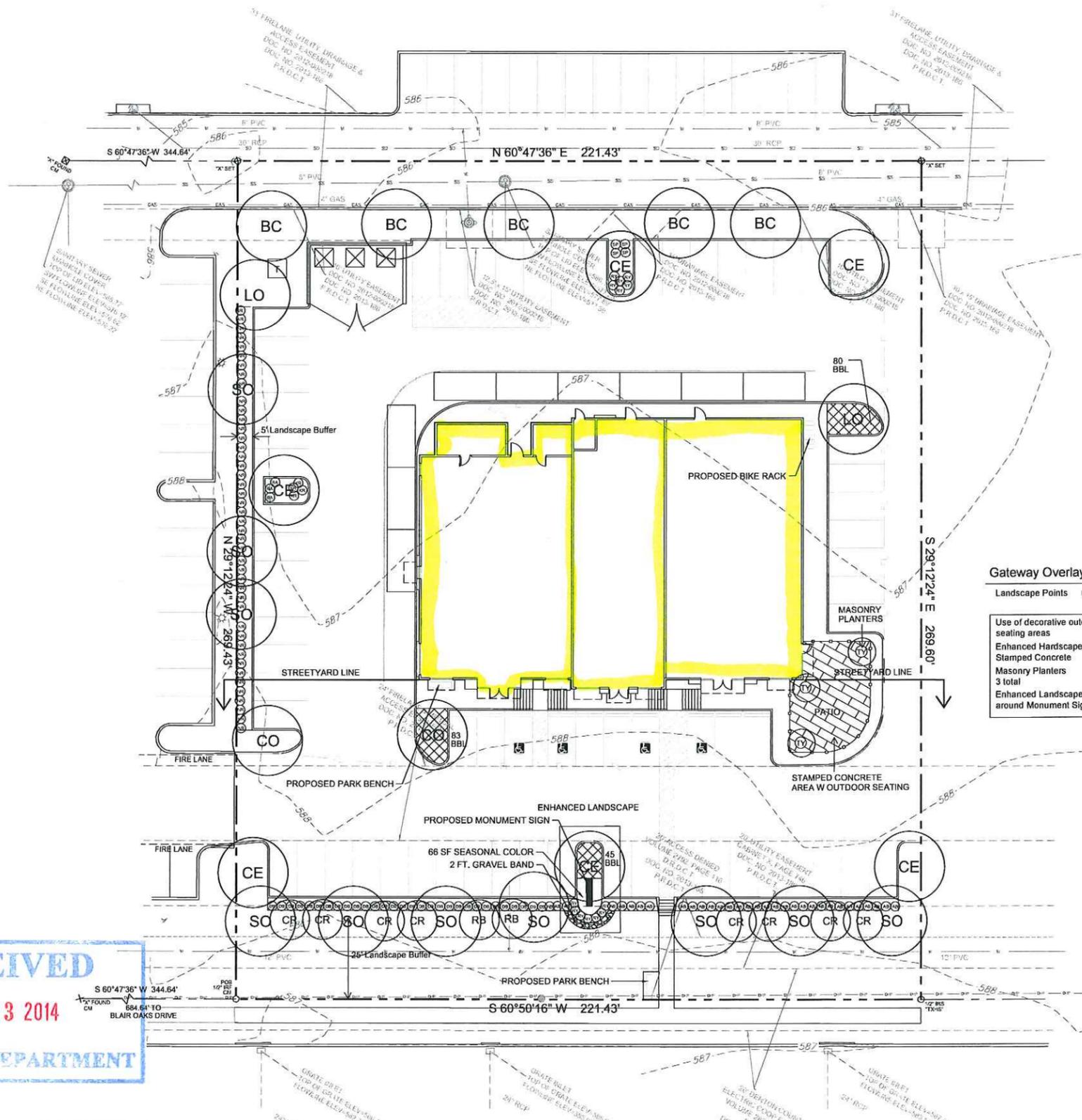
SITE PLAN

DESIGN:	BJK
DRAWN:	BJK
CHECKED:	MAH
DATE:	10/17/2014
SHEET	
SP-1	

File No. 2014-090



**McCLURE PARTNERS
 FREDDY'S AT THE COLONY
 HWY 121
 THE COLONY, TX**



TREE LEGEND

- Canopy Trees**
- LO Live Oak
 - CO Chiquapin Oak
 - CE Cedar Elm
 - SO Shumard Oak
 - BC Bald Cypress
- Ornamental Trees**
- RB Redbud
 - CR Crapemyrtle
 - TY Tree Yaupon

SHRUB LEGEND

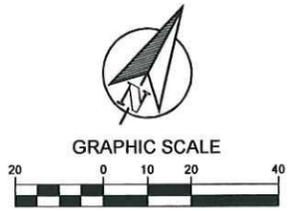
- NR Nellie R Stevens Holly
- DB Dwarf Burford Holly
- AB Abelia
- RY Red Yucca
- SP Spirea
- KR Red Knockout Rose
- BA Barberry
- BBL Big Blue Liriope

Gateway Overlay requirements

Landscape Points required	provided
15	20
Use of decorative outdoor seating areas	5
Enhanced Hardscape	5
Stamped Concrete	5
Masonry Planters	5
3 total	
Enhanced Landscape around Monument Sign	5

LANDSCAPE NOTES

- All landscaping to be irrigated in accordance with City standards.
 All irrigation systems are to be fitted with rain and freeze gauges in accordance with City standards.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" Benda Board edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 6.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.



RECEIVED
 OCT 23 2014
 PLANNING DEPARTMENT

BENCHMARK:
 CITY OF THE COLONY GPS CONTROL MONUMENT NO. 15 BEING A 3 1/4" ALUMINUM DISK SET IN CONCRETE AT THE NORTHWEST CORNER OF THE INTERSECTION OF PAIGE ROAD AND MEMORIAL DRIVE, 2.8' SOUTH OF THE HEADWALL/WINGWALL OF THE CULVERT STRUCTURE AND 16.4' FROM THE SOUTHEASTERLY ANGLE POINT OF THE HEADWALL NEAR PAIGE ROAD.
 ELEVATION=594.096'

**STATE HIGHWAY NO. 121
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY**

PLOTTED BY: SCOTT L. WILDER
 PLOT DATE: 10/22/2014 5:18 PM
 LOCATION: E:\PROJECTS\2014\FREDDY'S\FREDDY'S.LS.DWG
 LAST SAVED: 10/22/2014 5:18 PM

NO.	DATE	REVISION	BY

LANDSCAPE PLAN

DESIGN: JFM
 DRAWN: JFM
 CHECKED: MAM
 DATE: 10/17/2014

SHEET
L-1

**ATTACHMENT 4
 Proposed Landscape Plan**

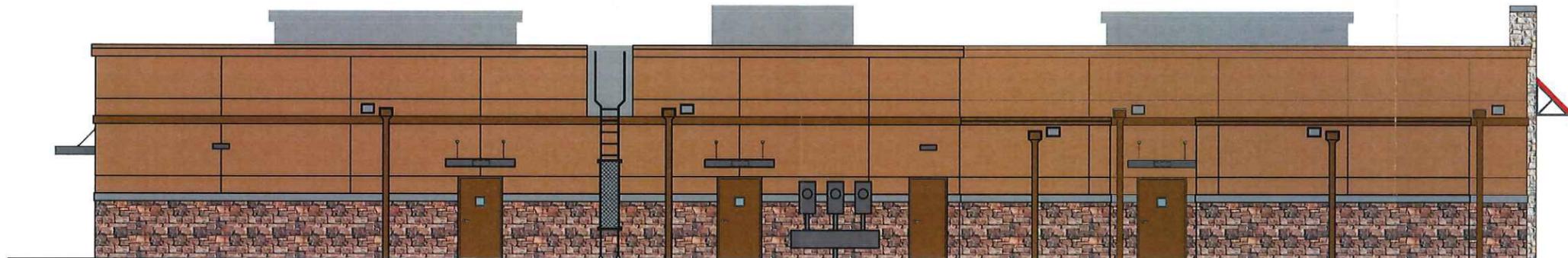
1 - ELEVATION SCALE 3/16" = 1'-0"

- 1/ PARAPET ELEV. + 18'-6"
- 2/ DT AWNING ELEV. + 15'-10"
- 3/ AWNING ELEV. + 11'-6"
- 4/ STOREFRONT ELEV. + 9'-0"
- 5/ STONE ELEV. + 5'-0"
- 6/ FINISH FLOOR ELEV. + 0'-0"



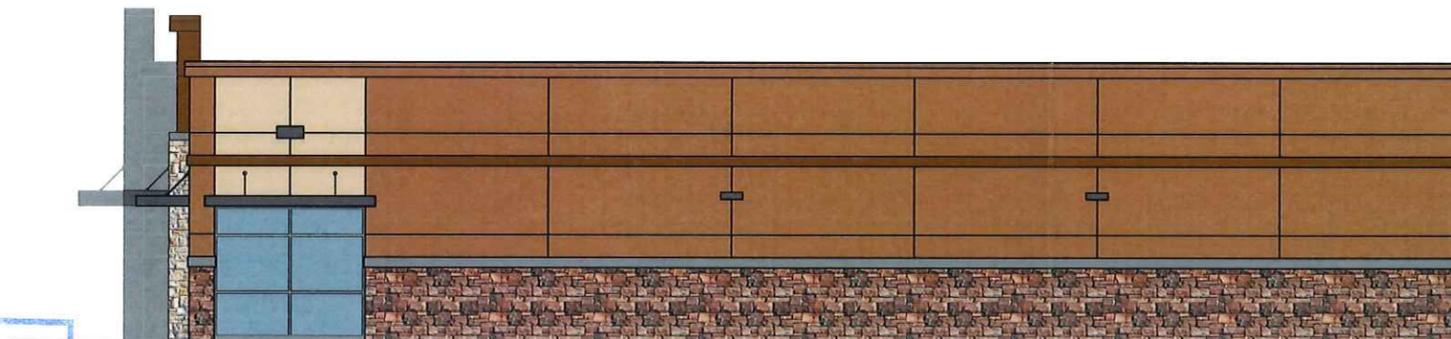
2 - ELEVATION SCALE 3/16" = 1'-0"

- 1/ PARAPET ELEV. + 18'-6"
- 2/ DT AWNING ELEV. + 15'-10"
- 3/ AWNING ELEV. + 11'-8"
- 4/ STOREFRONT ELEV. + 9'-0"
- 5/ STONE ELEV. + 5'-0"
- 6/ FINISH FLOOR ELEV. + 0'-0"



3 - ELEVATION SCALE 3/16" = 1'-0"

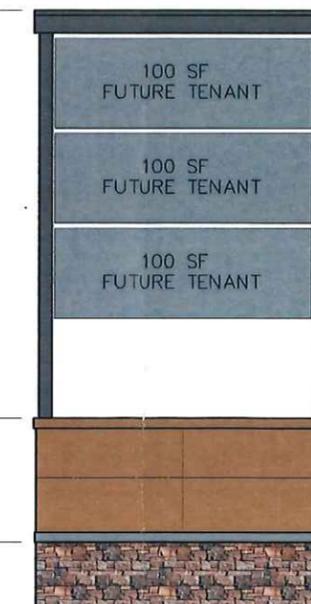
- 1/ PARAPET ELEV. + 18'-6"
- 2/ DT AWNING ELEV. + 15'-10"
- 3/ AWNING ELEV. + 11'-8"
- 4/ STOREFRONT ELEV. + 9'-0"
- 5/ STONE ELEV. + 5'-0"
- 6/ FINISH FLOOR ELEV. + 0'-0"



ATTACHMENT 5
Proposed Elevations

- 1-FRONT ELEVATION (Stone 25% stucco/Glass/Doors 74%)
- 2-BACK ELEVATION (Stone 25% stucco/Glass/Doors 75%)
- 3-RIGHT ELEVATION (Stone 25% stucco/Glass/Doors 75%)
- 4-LEFT ELEVATION (Stone 34% stucco/Glass/Doors 66%)

1/ PYLON SIGN ELEV. + 40'-0"



1/ STUCCO ELEV. + 13'-2"

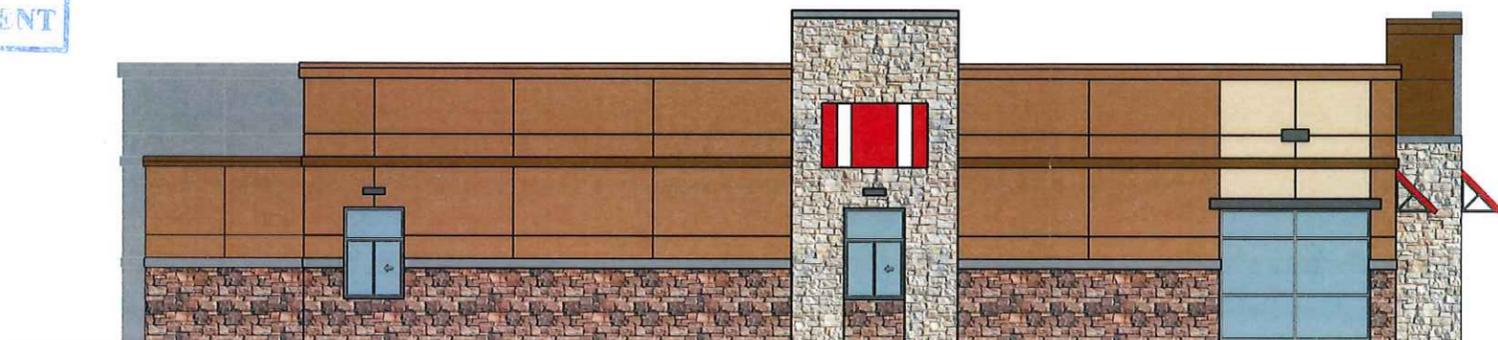
1/ STONE ELEV. + 5'-0"

- SHERWIN WILLIAMS PAINT COLOR: FAMILIAR BEIGE SW-6093
- SHERWIN WILLIAMS PAINT COLOR: TOASTY SW-6095
- SHERWIN WILLIAMS PAINT COLOR: STURDY BROWN SW-6097
- CORONADO: COUNTRY RUBBLE COLOR: TEXAS CREAM
- CORONADO: VENETIAN VILLA STONE COLOR: DAKOTA BROWN

RECEIVED
OCT 22 2014
PLANNING DEPARTMENT

4 - ELEVATION SCALE 3/16" = 1'-0"

- 1/ PARAPET ELEV. + 18'-6"
- 2/ DT AWNING ELEV. + 15'-10"
- 3/ AWNING ELEV. + 11'-8"
- 4/ STOREFRONT ELEV. + 9'-0"
- 5/ STONE ELEV. + 5'-0"
- 6/ FINISH FLOOR ELEV. + 0'-0"



REGISTERED ARCHITECT
JEREMY WILLIAMS
STATE OF TEXAS
1998

R ROGUE ARCHITECTS

513 MAIN STREET, SUITE 200
FORT WORTH, TEXAS 76102
817.820.6433 • 817.705.3337 •

McClure Partners

PROJECT NAME MCCLURE PARTNERS FREDDY'S AT THE COLONY 10,100 SF SHOPPING CENTER - RET. USABLE	JEREMY WILLIAMS ARCHITECT PROTOTYPE ISSUE DATE 2014
DESCRIPTION CONSTRUCTION DOCUMENTS RETAIL SHOPPING CENTER - 3 TENANTS	REVIEWED JAW FIRST ISSUE DATE 10/21/2014
JOB NAME 14-0141	SITE ADDRESS 5101 STATE HIGHWAY 121, COLONY, TX 75056

A2.1

FY 2013-2014 Annual Planning and Zoning Commission Report

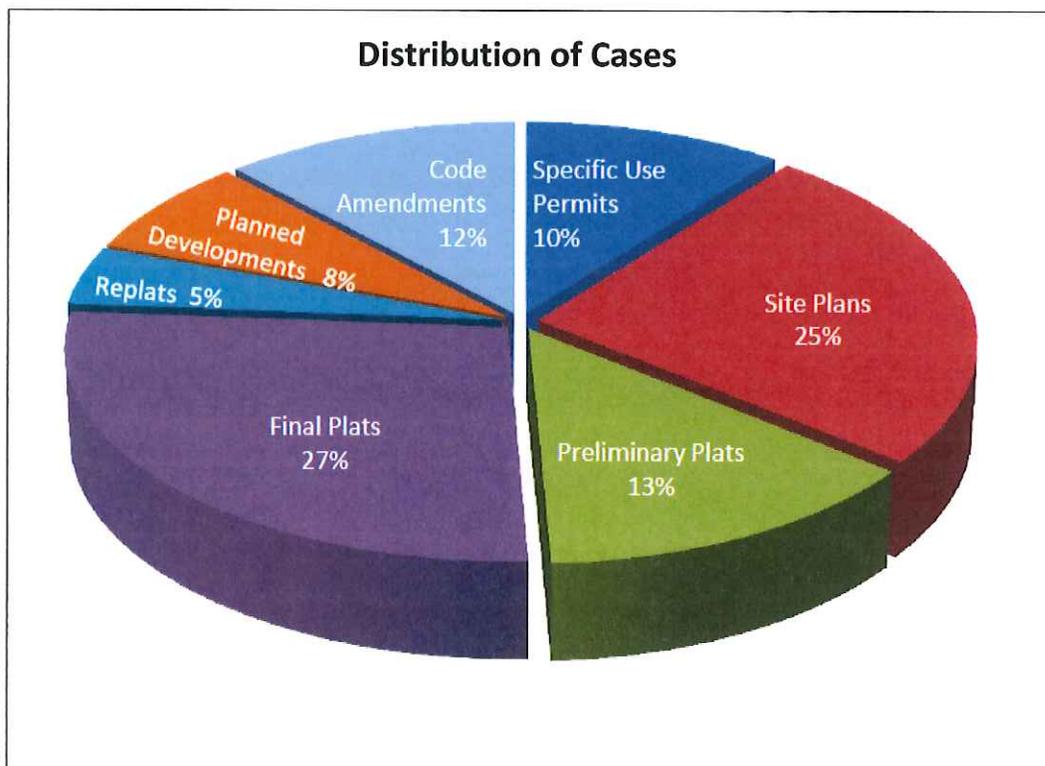
Reporting Period: October 2013 – September 2014

P&Z Members: Karen Hames, Chairman; Brian Wade, Vice-Chairman; Cesar Molina, Jr., Detrick DeBurr, Brian Buffington, Shannon Hebb, Cody Hall, Commission Members

City Council Liaison: David Terre, Place 4

Planning Staff: Mike Joyce, AICP, Director of Planning; Brooks Wilson, AICP, Senior Planner

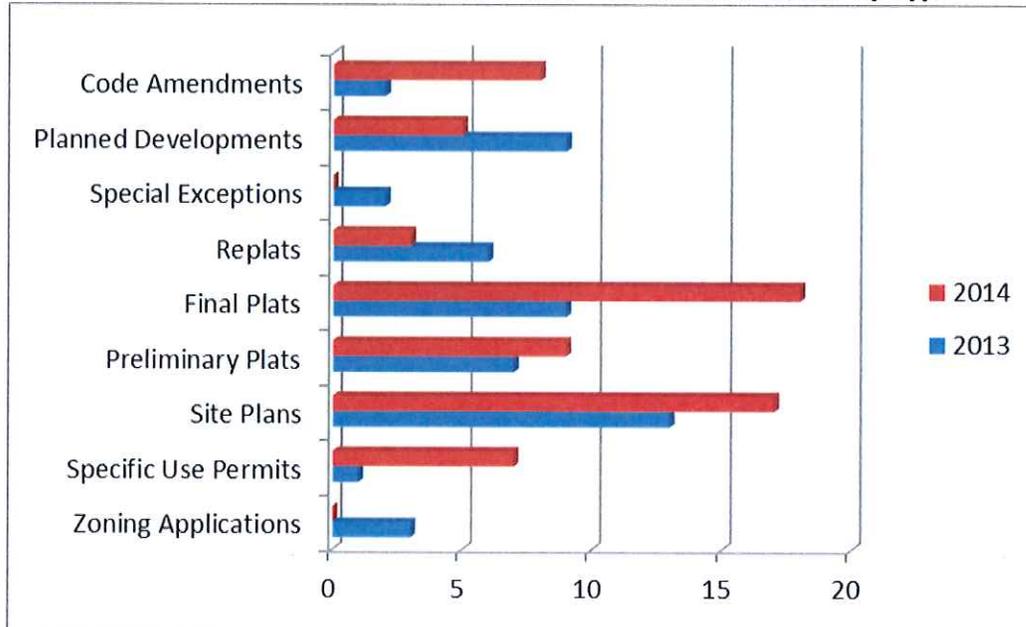
Planning and Zoning Commission Case Summary		
<i>Project Type</i>	<i>Number of Applications</i>	<i>Percent of Total</i>
Zoning Applications	0	0%
Specific Use Permits	7	10%
Site Plans	17	26%
Preliminary Plats	9	13%
Final Plats	18	27%
Replats	3	5%
Special Exceptions	0	0%
Code Amendments	8	12%
Planned Developments	5	7%
TOTAL	67	100.0%



Case Load for Fiscal Year 2013 – 2014

The case load for the Planning Staff and the Planning and Zoning Commission has increased significantly over the past fiscal year. During FY 2013-2014, a total of 67 development and ordinance revision applications were submitted as compared to 52 applications in FY 2012-2013. The sixty-seven (67) applications represent an overall increase of almost 30% as compared to the number of applications received during FY2012-2013.

Comparison of FY 2013 with FY 2014 – Numbers of Cases by Type



Major Accomplishments for Fiscal Year 2013 - 2014

Development:

- Camey Elementary School. Site Plan for an 110,545 square foot elementary school to replace the existing school. (October 2013)
- Griffin Middle School. Site Plan for the building of a new Middle School building to replace the existing building; and approved a Final Plat for Griffin Middle School. (January 2014)
- Rooms-To-Go. Development Plan in PD-16 for a 58,623 square foot furniture store. (March 2014)
- Hotels. Specific Use Permits for Limited Service Hotels and/or Development/Site Plans for the following hotels:
 - Courtyard Marriott (April 2014)
 - Holiday Inn (July 2014)
 - La Quinta (August 2014)
 - Hampton Inn (Site Plan approved; no SUP required)
- In-N-Out Restaurant, Grandscape. Development Plan for In-N-Out Restaurant and approved preliminary and final plats for the project. (January and February 2013)

- Cheddars Restaurant, Grandscape. Development Plan to allow an 8,066 square foot Cheddar's Restaurant to be located on the south side of Nebraska Furniture Mart Drive and approximately 400 feet east of Bargain Way. (June 2014)
- Luby's Restaurant. Development Plan for a 12,639 square foot dual restaurant, with one (1) restaurant being Luby's, located on the north side of the Sam Rayburn Tollway (S.H. 121) at Morning Star Drive. (July 2014)
- Methodist Hospital Urgent Care Center. Site Plan for a 7,600 square foot medical clinic located on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 450 feet east of Blair Oaks Drive. (August 2014)
- 121 Office Complex. Site Plan for two (2) condominium office buildings totaling 25,404 square feet located on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 350 feet west of Blair Oaks Drive. (October 2013)

Platting:

- Grandscape Addition, Phase 2. Final Plat of Lots 6 (Cheddars Restaurant) and 7, Block A of the Grandscape Addition, Phase 2, located on the southeast corner of Nebraska Furniture Mart Drive and Bargain Way. (July 2014)
- Grandscape Addition, Phase 2. Final Plat of Lots 8 (Hampton Inn) and 9 (future hotel site), Block A of the Grandscape Addition, Phase 2, located on the northeast corner of Plano Parkway and Bargain Way. (September 2014)
- Austin Waters East Subdivision. Preliminary Plat for the 202-lot single family subdivision (April 2014); and 125-lot Final plat for Phase 1 of Austin Waters East Subdivision (August 2014)
- The Tribute:
 - The Glen, Phase 2, 70 residential lots plus 4 common areas. (October 2013)
 - Tullamore Meadows, 34 residential lots plus 4 common areas. (October 2013)
 - Aberdeen, Phase 3, 87 residential lots plus 4 common areas. (October 2013)
 - Stonehaven, Phase 1, 116 residential lots plus 5 common areas. (November 2013)

Ordinance Revisions:

- Zoning Ordinance:
 - Handicapped Parking (October 2013)
 - Credit Access Businesses (January 2014)
 - Limited Service Hotels SUP/Full Service Hotels/Motels uses (January 2014)
 - Public Notification and Public Hearings applicability. (January 2014)
 - Parking Ordinance (April 2014)
- The Cascades (PD-16):
 - Amendment to the Development Standards for a portion of Tract D for a specific 23+ acre tract of land (October 2013)
 - Amendment to allowed signage in Tract E of PD-16 (March 2014)
- Eastvale Planned Developments (PD-1 & PD-2):
 - Amendments to the Development Standards (November 2013)
- Stewarts Peninsula Planned Development (PD-8).
 - Amendment to the Development Standards (February 2014)
- Tribute Planned Developments (PD-18 & PD-23).
 - Amendment regarding the location of temporary batch plants. (February 2014)

FY 2013-2014 Attendance Records (October 8, 2013 thru September 23, 2014)

Meeting Attendance Summary – 20 Meetings			
<i>Commissioner</i>	<i>Present</i>	<i>Absent</i>	<i>Attendance Percentage (%)</i>
Brian Buffington	19	1	95%
Karen Hames	19	1	95%
Brian Wade	19	1	95%
Detrick DeBurr	18	2	90%
Cody Hall	18	2	90%
Shannon Hebb	17	3	85%
Cesar Molina, Jr.	13	7	65%
Note: Three (3) meetings were cancelled due to lack of agenda items and one (1) meeting was cancelled due to lack of a quorum.			

FY 2014-15 Upcoming Projects

The Planning and Zoning Commission will work on the following projects during the 2014-2015 Fiscal Year:

1. Revamping the Schedule of Uses to be more user-friendly, add more uses and eliminate out-of-date uses, and revise definitions.
2. Move all regulatory standards for permanent land uses into the new Section, entitled “Special Regulations for Certain Types of Permanent Land Uses.”
3. Revise the exterior standards of the Gateway Overlay District and those listed in the Zoning Ordinance so that all areas of the City use the same definition of masonry.
4. Incorporate elements of the Gateway Overlay District into the City Zoning Ordinance as a whole.
5. Provide in-house training at least once every four (4) months.
6. Continue the monthly Director’s Report.