

**AGENDA
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
AUGUST 25, 2015**

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 25, 2015 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 August 11, 2015 Regular Session.
2.2	<i>FP15-0006 Service King Final Plat</i> Consider approval of a Final Plat for Lot 3, Block A, East Oak Wood Village Subdivision, being 2.450 acres out of the B.B.B. & C.R.R. Survey, Abstract No. 173, an addition to the City of The Colony, Denton County, Texas, located on Memorial Drive, west of Budget Suites, north of existing Firestone, in Business Park (BP) zoning district.
2.3	<i>FP15-0008 East Oak Wood Village Lots 1 and 4, Block A Final Plat</i> Consider approval of a Final Plat for Lots 1 and 4, Block A, East Oak Wood Village Subdivision, being 4.479 acres out of the B.B.B. & C.R.R. Survey, Abstract No. 173, an addition to the City of The Colony, Denton County, Texas, located on Memorial Drive, east of Top Golf, in Business Park (BP) zoning district.
2.4	<i>FP15-0013 Colony Center Addition, Lots 1 & 2 Final Plat</i> Consider approval of a Final Plat for Lots 1, and 2, Block A, Colony Center Addition, being 2.3862 acres out of the B.B.B and C.R.R Survey, Abstract No. 174, an addition to the City of The Colony, Denton County, Texas, located at the Northwest quadrant of S Colony Boulevard and SH 121, East of Rooms to Go, in Planned Development 16 (PD 16) zoning district.
2.5	<i>FP15-0015 Colony Center Addition, Lots 3 & 4 Final Plat</i> Consider approval of a Final Plat for Lots 3, and 4, Block A, Colony Center Addition, being 2.3532 acres out of the B.B.B and C.R.R Survey, Abstract No. 174, an addition to the City of The Colony, Denton County, Texas, located at the Northwest quadrant of S Colony Boulevard and SH 121, East of Rooms to Go, in Planned Development 16 (PD 16) zoning district.
3.0	PUBLIC HEARING ITEMS
3.1	<i>SUP15-0009 Service King Building Material SUP</i> Conduct a public hearing, discuss and consider making a recommendation to City Council on a request for alternate building material for Service King, an automobile body shop, located on Memorial Drive, west of Budget Suites, north of existing the Firestone Tire and Vehicle Service Center located in the Business Park (BP) zoning district. The project address is 5270 Memorial Drive.
3.2	<i>SUP15-0007 Overlake Addition SUP for Alcohol Sales for Off-Premise Consumption</i> Conduct a public hearing, discuss and consider making a recommendation to City Council on a request for Specific Use Permit (SUP) to allow the sale of alcoholic beverages for off-premises consumption at Overlake Addition, located at northeast corner of Overlake Drive and Main Street within Neighborhood Services (NS) and Light Commercial (LC) zoning districts.

3.3	<i>Z15-0001 Overlake Addition Zoning Change from NS, LC to GR</i> Conduct a public hearing, discuss and consider making a recommendation to City Council on a request for zoning change from Neighborhood Services (NS) and Light Commercial (LC) to General Retail (GR) at Overlake Addition, located at northeast corner of Overlake Drive and Main Street within Neighborhood Services (NS) and Light Commercial (LC) zoning districts.
4.0	DISCUSSION ITEMS
4.1	<i>SP15-0014 Hyatt Place Site Plan</i> Discuss and consider making a recommendation to City Council on a request for Site Plan for Hyatt Place, a limited service hotel, located south of Memorial Drive, East of Top Golf located in the Business Park (BP) zoning district.
4.2	<i>Director's Report</i>

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

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

CERTIFICATION

I hereby certify that above notice of meeting was posted outside the front door of City Hall by 5:00 p.m. on the 21st day of August 2015.

Surupa Sen.

Surupa Sen, AICP, Senior Planner

**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
AUGUST 11, 2015**

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, August 11, 2015 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, Detrick DeBurr, Vice Chairman, Brian Buffington, Shawn Rockenbaugh, Cesar Molina Jr., Janece Pool, and Shannon Hebb.

Board Members Absent: None

Staff Present: Mike Joyce, AICP, Planning Director, Surupa Sen, AICP, Senior Planner, and Ed Voss, City Attorney.

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

1.1	CITIZEN INPUT
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No citizens came forward during Citizen Input.

2.0	CONSENT AGENDA
2.1	Consider approval of the minutes of the July 28, 2015 Regular Session.
2.2	<i>FP15-0014 Northeast Corner of Windhaven and Plano Parkway Final Plat</i> Consider approval of a Final Plat for Lots 1, and 10X, Block A, Northeast Corner of Plano Parkway and Windhaven Parkway, being 1.2809 acres out of David Andrews Survey, Abstract No. 18, an addition to the City of The Colony, Denton County, Texas, located at Northeast Corner of Plano Parkway and Windhaven Parkway, in Planned Development 22 (PD-22) zoning District.
2.3	<i>RP15-0006 Hard Eight BBQ Replat</i> Discuss and consider approval of a replat for Lots 1R and 3, Block B, Grandscape Addition, Phase II, being a replat of Lot 1, Block B Grandscape Addition, 3.692 acres of land recorded in County Clerk's Inst. No. 2015-240, official public records of Denton County an addition to the City of The Colony, Denton County, Texas, located near the southwest corner of Plano Parkway and SH 121, in Planned Development 25 (PD-25) zoning district.

Chairman Hames read the Consent Agenda item into the record. Commissioner Hebb stated a typo in the July 28, 2015 minutes which were duly noted.

Commissioner DeBurr moved to approve Item 2.1 with corrections, 2.2, and 2.3, Commissioner Hebb seconded the motion. Motion carried (7-0).

3.0	PUBLIC HEARING ITEMS
3.1	<i>PDA15-0002 PD-24 Text Amendment for Dog Park</i> Conduct a public hearing, discuss and consider making a recommendation to City Council on a request for Planned Development 24 (PD-24) amendment to allow dog park as a use located at 1 Harris Plaza.

Chairman Hames read Public Hearing Item 3.1 into the record.

Ms. Sen presented the staff report.

Chairman Hames opened the public hearing at 6:35 p.m.

Ms. Nellie Heinz approached the Commission and asked if there were more details available on this project. She also asked whether it is going to be a clean facility where residents can bring their dogs.

Pam Nelson, Community Services Director responded to the question. She stated that this will be a facility very similar to what other communities have. The area will be fenced in. there is already some landscaping provided along the alley on the residential side to provide buffer. This will be a place where people can bring their dogs in, let them off the leash where the dogs can play and socialize. There will be a shaded structure as well. Owners also tend to socialize with other dog owners. These are very popular facilities and the City has a need for this service.

Ms. Heinz asked who will be responsible for cleanup.

Ms. Nelson responded that the dog owners will be responsible for cleanup. If they don't cleanup then the remainder of the trash will be cleaned by City's facilities maintenance crew or the City's contractor on a daily basis.

Commissioner Hebb asked whether the football fields will be closed as that's where this dog park is going in.

Ms. Nelson answered that the Parks and Recreation Department has created a fenced in area within the adult soft ball field which is used once a week. So soccer teams can practice in this new location.

Commissioner Rockenbaugh asked what type of buffer has been provided along the residential side as there will be noise from this facility.

Ms. Nelson stated that there is an alley between the residences and the park. Additional landscaping has been provided as well to buffer this facility from the residences.

Commissioner Hebb asked what the actual anticipated design time for this facility is.

Ms. Nelson responded that there has been some design changes and resulting delays, so probably the facility will be open in winter.

Commissioner Pool asked if this facility will be similar to the one in Frisco where they have a shade structure for people to sit in or wait.

Ms. Nelson answered that the proposed dog park will also have shade structures.

Commissioner Hebb asked as this is very close to the animal shelter will they take the shelter dogs here to play.

Ms. Nelson replied that she is not sure whether they will bring shelter dogs here to play but they are planning some adoption events that might occur at the dog park.

Chairman Hames closed the public hearing at 6:40 p.m.

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

Commissioner Pool moved to approve Item 3.1, Commissioner Molina seconded the motion. Motion carried (7-0).

4.0	DISCUSSION ITEMS
4.1	<i>SP15-0017 Grandscape Retail Shops Development Plan</i> Discuss and consider making a recommendation to City Council on a request for Development Plan for Grandscape Retail Shops, two retail/restaurant buildings, located at the northwest corner of Bargain Way and Plano Parkway in the Planned Development 25 (PD-25) zoning district.

Chairman Hames read Discussion Item 4.1 into the record.

Ms. Sen presented the staff report.

Commissioner Hebb enquired if the berm on Plano PKWY is only 2 feet tall.

Ms. Sen answered affirmative.

Commissioner Hebb asked whether additional landscaping is required or can the berm be higher.

Applicant Eric Seeley with Graham Associates approached Commission. He stated there is some existing landscaping and due to many utility easements between the back of the building and Plano PKWY, large canopy trees could not be planted. But the applicant will consider a higher berm.

Commissioner Rockenbaugh asked why the third dumpster is so far away from the building.

Mr. Seeley responded that is due to their client needs and there wasn't enough room to place all three dumpsters close to the building even if that was the preferred location. So the third dumpster will probably be an overflow dumpster.

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

Commissioner Hebb moved to approve Item 4.1 with the recommendation that 4' high berm to be provided along Plano PKWY, Commissioner Buffington seconded the motion. Motion carried (7-0).

There being no further business to come before the Commission, Chairman Hames adjourned the Regular Session of the Planning and Zoning Commission at 6: 50 p.m.

Karen Hames, Chairman

Surupa Sen, AICP, Senior Planner

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: August 25, 2015

DEPARTMENT: Development Services Department

PLANNER: Surupa Sen, AICP Senior Planner, 972-624-3164

SUBJECT: *FP15-0006 Service King Final Plat*

Consider approval of a Final Plat for Lot 3, Block A, East Oak Wood Village Subdivision, being 2.450 acres out of the B.B.B. & C.R.R. Survey, Abstract No. 173, an addition to the City of The Colony, Denton County, Texas, located on Memorial Drive, west of Budget Suites, north of existing Firestone, in Business Park (BP) zoning District.

APPLICANT

Owner/Developer:	Victory @ 121 North, LLC	Irving, Texas
Engineer/Surveyor:	Claymoore Engineering	Bedford, Texas

EXISTING CONDITION OF PROPERTY

The subject property is currently undeveloped.

PROPOSED DEVELOPMENT

One lot is being final platted out of Lot 1, Block A of East Oak Wood Village Subdivision, recorded in Cabinet X, Page 746, Plat Records, Denton County, Texas. The lot is proposed to have commercial land use, specifically an automobile body shop called Service King.

ADJACENT ZONING

North - Business Park (BP) - Five Start Sports Complex
South - Business Park (BP) - Firestone, Goody Goody Liquor
East - Light Commercial (LC) and Business Park (BP) - Budget Suites
West - Business Park (BP) - undeveloped land

PLAT DETAILS

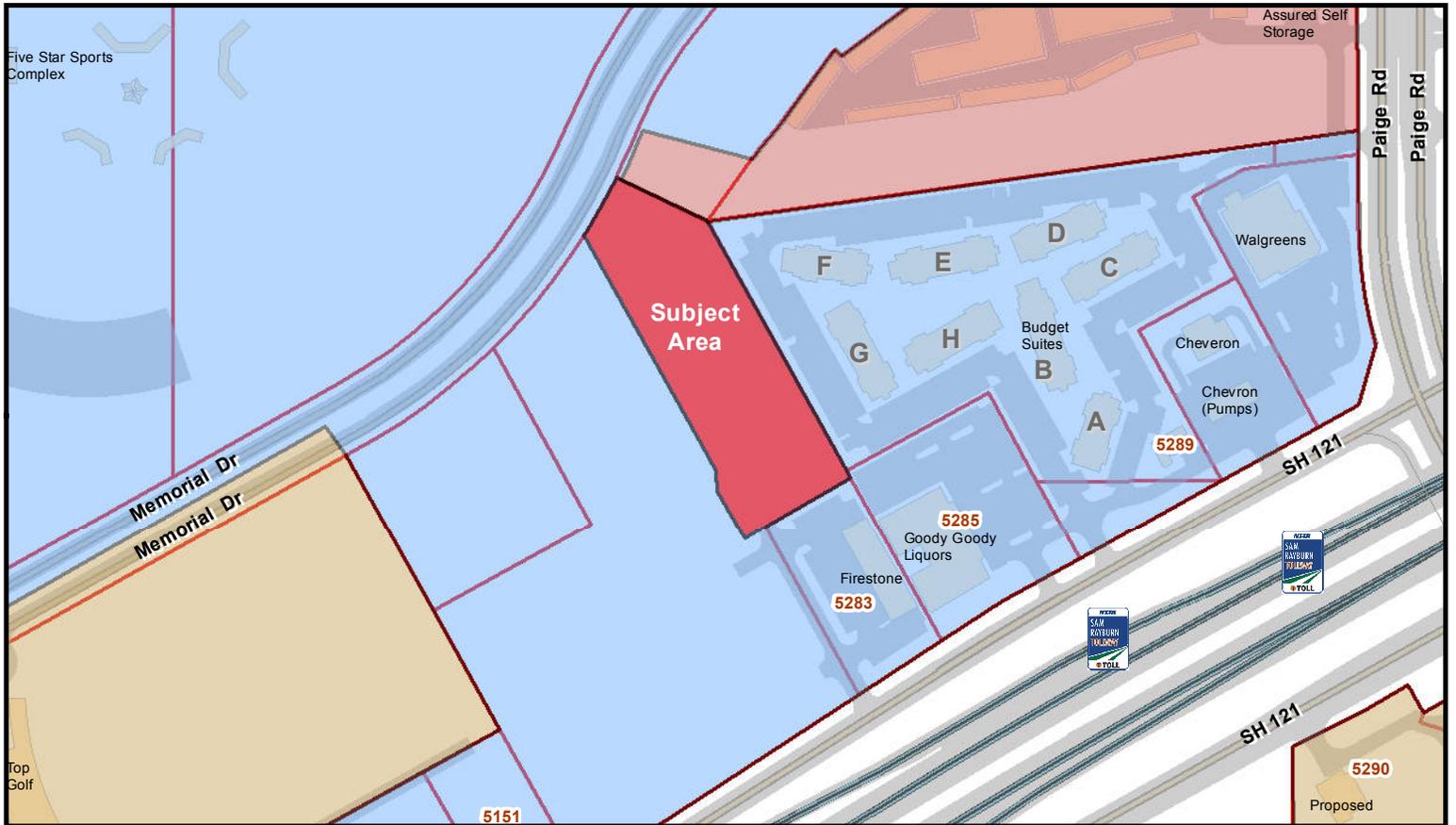
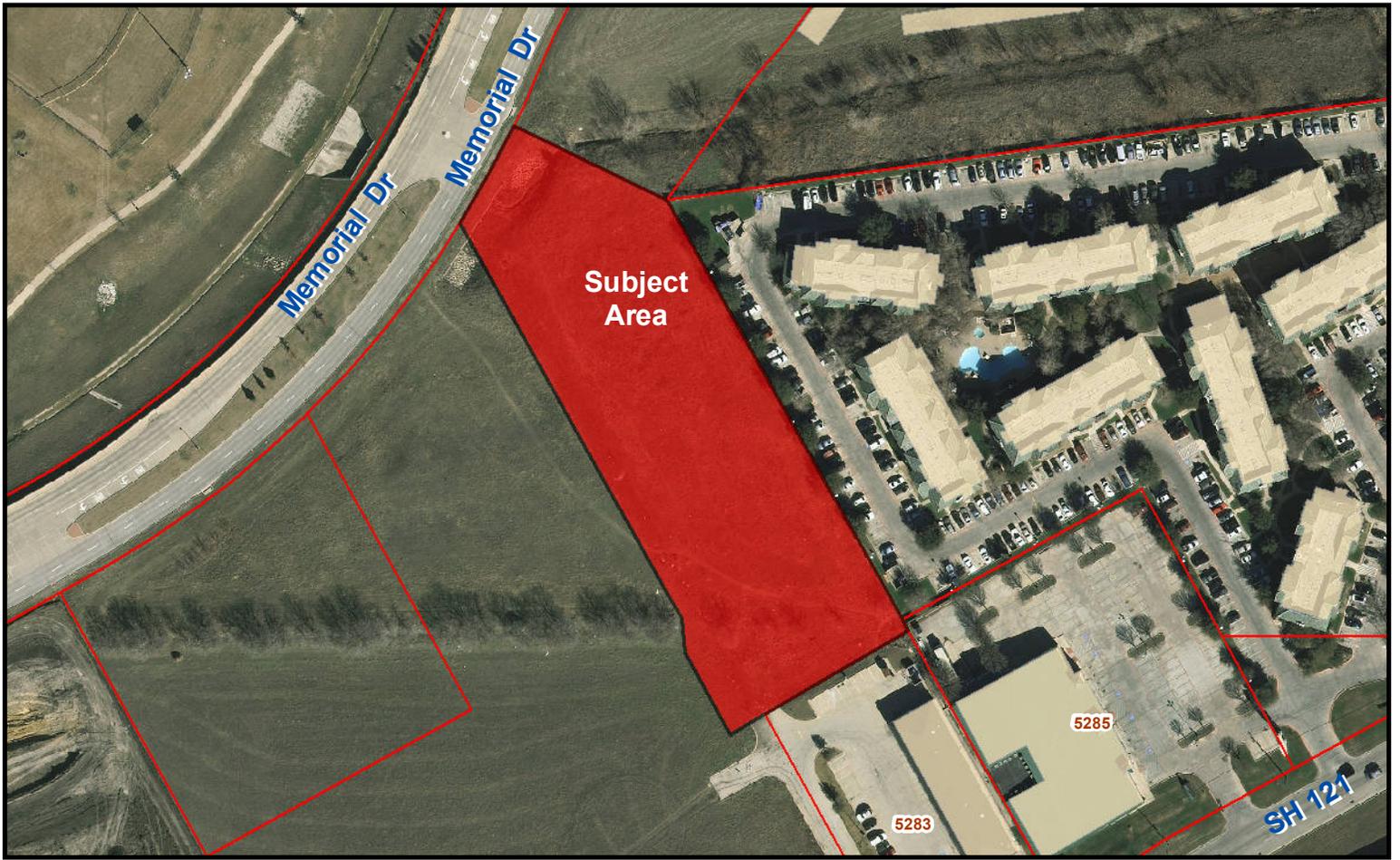
The subject property is located on Memorial Drive, west of the Budget Suites, and north of the existing Firestone Tire and Auto Service Center. The property is zoned Business Park (BP). The Final Plat meets, Appendix B, Subdivision Ordinance, of The Colony Code of Ordinances and other applicable ordinance requirements.

RECOMMENDATION

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

ATTACHMENTS

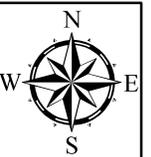
1. Location Map
2. Proposed Final Plat

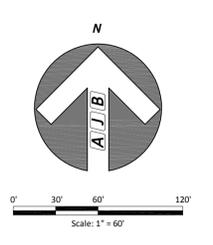


Project No. FP15-0006 - Project Name: Service King

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|---------------|--------------------------|------------------|----------------------|------------------------|---------------------|
| Service King | 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 | |

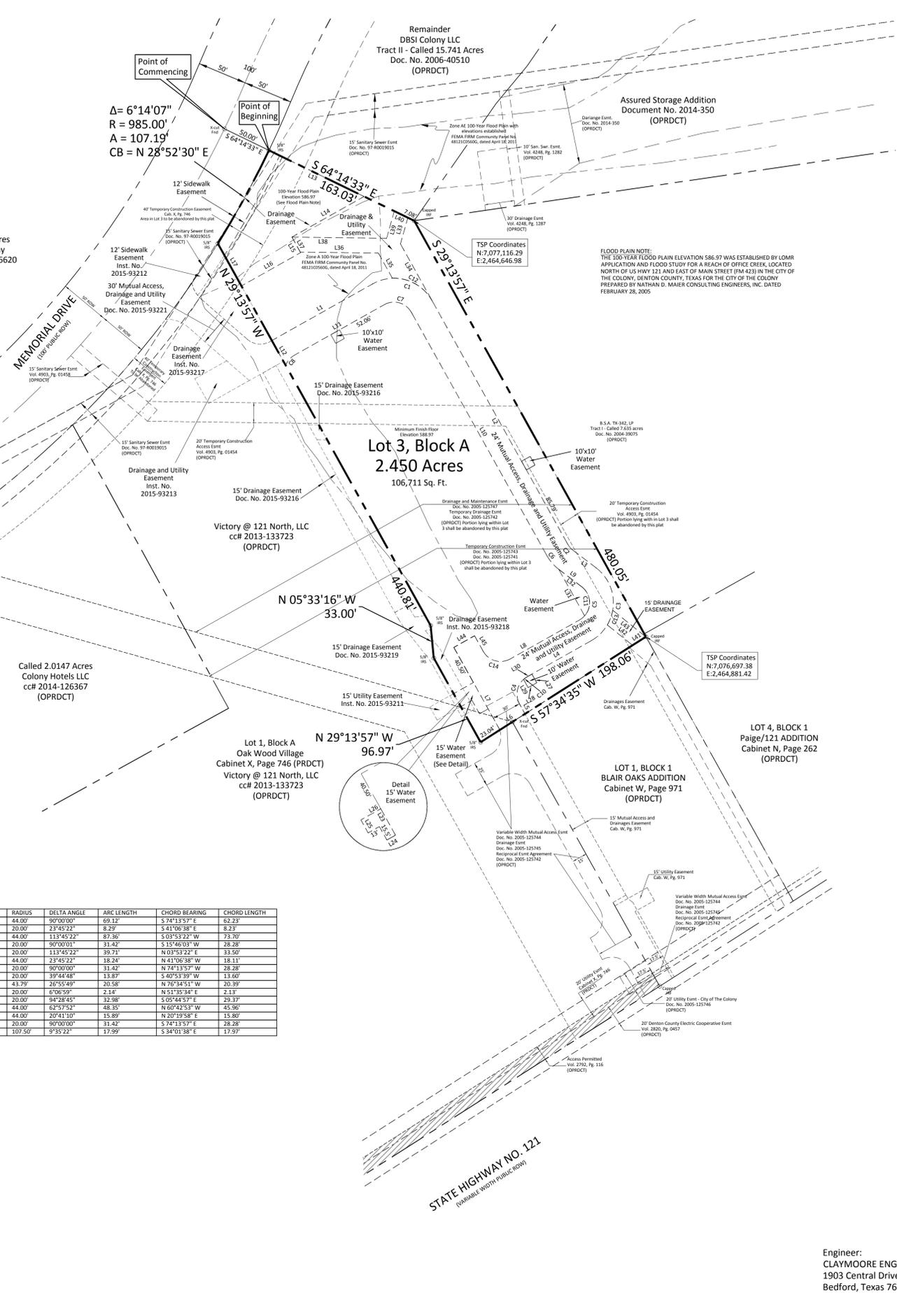
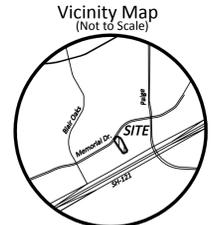
This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.





LEGEND
 IRF Iron Road Found
 IRS Iron Road Set
 OPRDCT Official Public Records Denton County, Texas
 PRDCT Plat Records Denton County, Texas

Called 46.2439 Acres
 City of The Colony
 Document No. 00-56620
 (OPRDCT)



LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N 60°46'03" E	117.01	C1	44.00'	90°00'00"	69.12'	S 74°13'57" E	62.23'
L2	S 29°13'57" E	281.19'	C2	20.00'	23°45'22"	8.29'	S 41°06'38" E	8.23'
L3	S 29°13'57" E	29.05'	C3	44.00'	113°45'22"	87.36'	S 03°53'22" W	73.70'
L4	S 60°46'03" W	74.21'	C4	20.00'	90°00'01"	31.42'	S 15°46'03" W	28.28'
L5	S 28°21'01" E	11.57'	C5	20.00'	113°45'22"	39.71'	N 03°53'22" E	33.50'
L6	S 37°34'48" W	30.50'	C6	44.00'	23°45'22"	18.24'	N 41°06'38" W	18.11'
L7	N 29°13'57" W	57.24'	C7	20.00'	90°00'00"	31.42'	N 74°13'57" W	28.28'
L8	N 60°46'03" E	124.38'	C8	20.00'	39°44'48"	13.87'	S 60°53'39" W	13.60'
L9	N 52°59'19" W	29.05'	C9	43.79'	26°55'49"	20.58'	N 76°34'51" W	20.39'
L10	N 29°13'57" W	261.19'	C10	20.00'	90°00'00"	2.14'	N 63°55'34" E	2.13'
L11	S 60°46'03" W	104.22'	C11	20.00'	94°28'45"	32.98'	S 05°44'57" E	29.37'
L12	N 29°13'57" W	28.62'	C12	44.00'	62°57'52"	48.35'	N 60°42'53" W	45.96'
L13	S 64°14'33" E	106.86'	C13	44.00'	20°41'20"	15.80'	N 20°19'58" E	15.80'
L14	S 60°46'03" W	83.69'	C14	20.00'	90°00'00"	31.42'	S 74°13'57" E	28.28'
L15	S 29°13'57" E	18.00'	C15	107.50'	9°38'22"	17.99'	S 34°01'38" E	17.97'
L16	S 60°46'03" W	68.58'						
L17	N 39°14'22" W	48.93'						
L18	S 64°14'33" E	15.23'						
L19	S 15°46'03" W	38.10'						
L20	S 29°13'57" E	33.28'						
L21	N 29°13'57" W	25.68'						
L22	N 15°46'03" E	46.95'						
L23	S 29°13'57" E	30.50'						
L24	S 60°46'03" W	10.00'						
L25	N 29°13'57" W	15.00'						
L26	N 60°46'03" E	23.01'						
L27	S 29°13'57" E	10.00'						
L28	S 60°46'03" W	10.00'						
L29	N 29°13'57" W	9.55'						
L30	N 59°56'28" E	7.89'						
L31	N 29°13'57" W	53.52'						
L32	S 52°59'19" E	29.05'						
L33	S 15°45'19" W	27.48'						
L34	S 29°13'57" E	65.35'						
L35	N 29°13'57" W	29.00'						
L36	N 89°13'57" W	79.00'						
L37	N 29°13'57" W	17.21'						
L38	S 89°14'21" E	95.79'						
L39	N 15°45'21" E	28.49'						
L40	S 64°14'33" E	15.23'						
L41	S 37°34'48" W	15.86'						
L42	N 51°21'39" W	32.73'						
L43	S 51°21'39" E	42.84'						
L44	N 60°46'03" E	24.00'						
L45	S 29°13'57" E	18.00'						
L46	S 38°49'19" E	8.46'						
L47	S 29°13'57" E	56.62'						
L48	S 60°46'03" W	10.75'						
L49	N 29°13'57" W	65.00'						
L50	N 05°33'16" W	19.51'						

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DENTON

WHEREAS VICTORY @ 121 NORTH, LLC is the owner of a 2.450 acre tract of land situated in the B.B.B. & C.R.R. Survey Abstract No. 173, City of The Colony, Denton County, Texas and being a portion of Lot 1, Block A of East Oak Wood Village an addition to the City of The Colony according to the plat recorded in Cabinet X, Page 746 of the Plat records of Denton County, Texas and being more particularly described as follows:

COMMENCING at a x-cut in concrete found in the southeast line of Memorial Drive a 50 feet wide right of way and a 100 feet wide right of way at this point and being the most northerly corner of said Lot 1;

THENCE along the east line of said Lot 1, SOUTH 64°14'33" EAST a distance of 50.00 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING and being in the southeast line of said Memorial Drive (100 feet wide right of way);

THENCE continuing along the east line of said Lot 1, SOUTH 64°14'33" EAST a distance of 163.03 feet to a capped iron rod found for corner;

THENCE continuing along said east line, SOUTH 29°13'57" EAST a distance of 480.05 feet to a capped iron rod found for the most easterly corner of said Lot 1 and being the northerly corner of Lot 1, Block 1 of Blair Oaks Addition an addition to the City of The Colony according to the plat recorded in Cabinet W, Page 971, Plat Records Denton County, Texas;

THENCE along the common line of said Lot 1, Block A and Lot 1, Block 1, SOUTH 57°34'35" WEST a distance of 198.06 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 29°13'57" WEST a distance of 96.97 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 05°33'16" WEST a distance of 33.00 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 29°13'57" WEST a distance of 440.81 feet to a 5/8 inch iron rod set for the beginning of a non tangent curve to the left having a radius of 985.00 feet and a chord bearing of NORTH 28°52'30" EAST;

THENCE along said non tangent curve to the left through a central angle of 06°14'07" for an arc length of 107.19 feet to the POINT OF BEGINNING;

CONTAINING 2.450 acres or 106,711 square feet of land more or less.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VICTORY @ 121 NORTH, LLC, through the undersigned authority, do hereby adopt this final plat designation, the herein described property as EAST OAK WOOD VILLAGE, LOT 3, BLOCK A, an addition to the City of The Colony, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown hereon. The easements shown on the plat area hereby reserved for the purpose indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easement is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements that may interfere with the construction, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time or procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and waste water easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants water services and wastewater services from the main to the curb or pavement lines, and description of such additional easements herein granted shall be determined by their location as installed.

This plat is hereby adopted by the owner and approved by the City of The Colony (Called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and detention Easements within the limits of this addition, shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. And, the City shall have the right of ingress and egress for the purpose of inspecting and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above described drainage and detention easement to remove any obstruction and owners failure to remove such obstruction. Should the City of the Colony be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of the Colony shall be reimbursed by the owners reasonable cost of such labor, materials, and equipment for such instance. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena of resulting from the failure of any structure or structures, within the easement or otherwise. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of The Colony, Texas.

Witness, my hand this the ___ day of _____, 2015.

VICTORY @ 121 NORTH, LLC,
 a Texas Limited liability company
 By: The Gemini III Future Trust,
 Its Manager

By: _____
 Name: Fayyaz Ramji, Trustee

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Fayyaz Ramji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2015.

Notary Public in and for the State of Texas

GENERAL NOTES:

- The use of the word "certify" or "certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- Basis of Bearings: Bearings are based on the Plat of Lot 1, Block A of East Oak Wood Village recorded in Cabinet X, Page 746, Plat Records, Denton County, Texas.
- FLOOD STATEMENT: According to Community Panel No. 48121C0560G, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program map a portion of this property is within Flood Zone "X(Shaded) and Zone AE", which are special flood hazard areas. If this site is or is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- Selling off a portion of this addition by metes and bounds description, without a replat 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.
- The City of The Colony has adopted the National Electrical Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 30 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.
- Such clearance provisions shall be included in the design and construction when real property is developed or altered. Such clearance areas shall be recorded by the property developer or by the record owner on the subdivision plats; or shall be evidenced by written instrument, duly recorded, in the Public Records of Denton County, Texas. Unobstructed and adequate space shall be provided for all clearance areas in such a way that will allow the ingress and egress for utility related personnel and equipment to perform operations, maintenance and replacement of electrical supply and communication lines. Maintenance of clearance areas and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by the City of The Colony.
- Coordinates shown are State Plane Coordinate System North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

SURVEYOR'S CERTIFICATE

I, Austin J. Bedford, a Registered Professional Land Surveyor, licensed in the State of Texas, affirm that this plat was prepared under my supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and the City of The Colony, Texas.

Austin J. Bedford
 Registered Professional Land Surveyor No. 4132
 A.J. Bedford Group, Inc.
 301 North Alamo Road
 Rockwall, Texas 75087

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Austin J. Bedford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2015.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

On the ___ day of _____, 2015, 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

City Project # FP15-0006

**FINAL PLAT
 EAST OAK WOOD VILLAGE
 LOT 3, BLOCK A**

Being 2.450 acres of land out of the B.B.B. & C.R.R. Survey, Abstract No. 173, Denton County, Texas and a portion of Lot 1, Block A of East Oak Wood Village an addition to the City of The Colony according to the plat recorded in Cabinet X, Page 746, Plat Records, Denton County, Texas

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: May 20, 2015	P.C.: Cryer/Elam
Technician: Spradling/Elam	File: FP Lot 3 2015-05-28
Drawn By: Spradling/Elam	Job No. 552-040
	GF No.

Sheet: 1
 Of: 1

301 N. Alamo Rd. • Rockwall, Texas 75087
 (972) 722-0225 • www.ajbedfordgroup.com

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors

TBPLS REG#10118200

Engineer:
 CLAYMOORE ENGINEERING
 1903 Central Drive, Suite 406
 Bedford, Texas 76021

Owner:
 Victory @ 121 North, LLC
 825 W. Royal Lane, Suite 250
 Irving, TX 75039
 Fayyaz Ramji 214.718.2626

N:\ALL FILES\CLAYMOORE ENGINEERING\CLAYMOORE\THE MEMORIAL DRIVE\LOT 3\Bearing\FP15-0006.dwg, 5/20/2015 9:25:11 AM

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: August 25, 2015

DEPARTMENT: Development Services Department

PLANNER: Surupa Sen, AICP Senior Planner, 972-624-3164

SUBJECT: *FP15-0008 East Oak Wood Village Lots 1 and 4, Block A Final Plat*

Consider approval of a Final Plat for Lots 1 and 4, Block A, East Oak Wood Village Subdivision, being 4.479 acres out of the B.B.B. & C.R.R. Survey, Abstract No. 173, an addition to the City of The Colony, Denton County, Texas, located on Memorial Drive, east of Top Golf, in Business Park (BP) zoning district.

APPLICANT

Owner/Developer:	Victory @ 121 North, LLC	Irving, Texas
Engineer/Surveyor:	Claymoore Engineering	Bedford, Texas

EXISTING CONDITION OF PROPERTY

The subject property is currently undeveloped.

PROPOSED DEVELOPMENT

Two lots are being final platted out of Lot 1, Block A of East Oak Wood Village Subdivision, recorded in Cabinet X, Page 746, Plat Records, Denton County, Texas. Proposed development on Lot 1 is a 4 story Hyatt Hotel. Lot 4 is proposed to be developed with an indoor virtual shooting gallery called Modern Round.

ADJACENT ZONING

North - Business Park (BP) - Five Start Sports Complex
South - Business Park (BP) – undeveloped land
East - Business Park (BP) – undeveloped land and proposed Service King
West - Planned Development (PD-27) – Top Golf

PLAT DETAILS

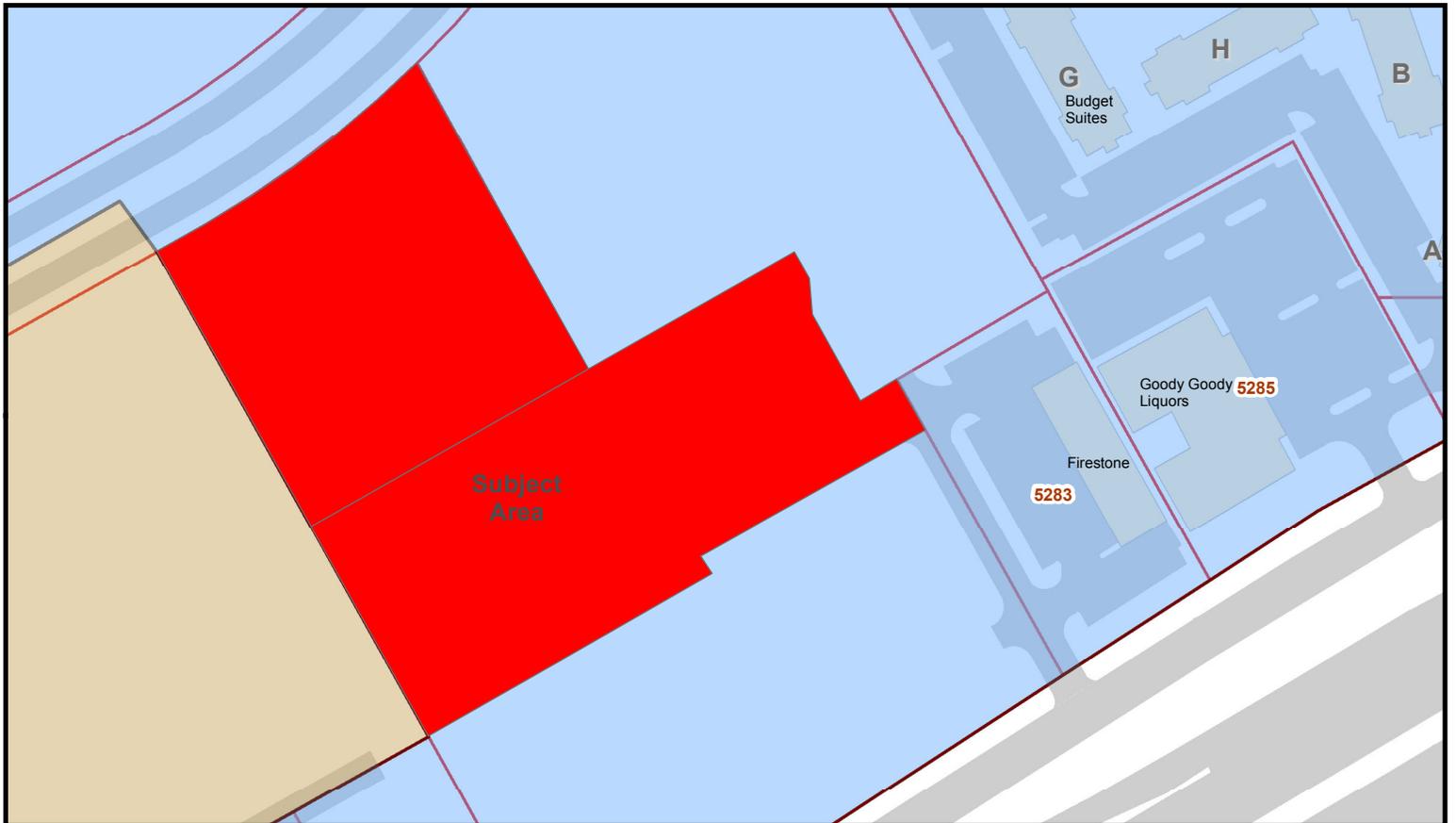
The subject property is located on Memorial Drive, east of Top Golf. The property is zoned Business Park (BP). The Final Plat meets, Appendix B, Subdivision Ordinance, of The Colony Code of Ordinances and other applicable ordinance requirements.

RECOMMENDATION

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

ATTACHMENTS

1. Location Map
2. Proposed Final Plat



Project No. FP15-0008 - Project Name: Modern Round and Hyatt

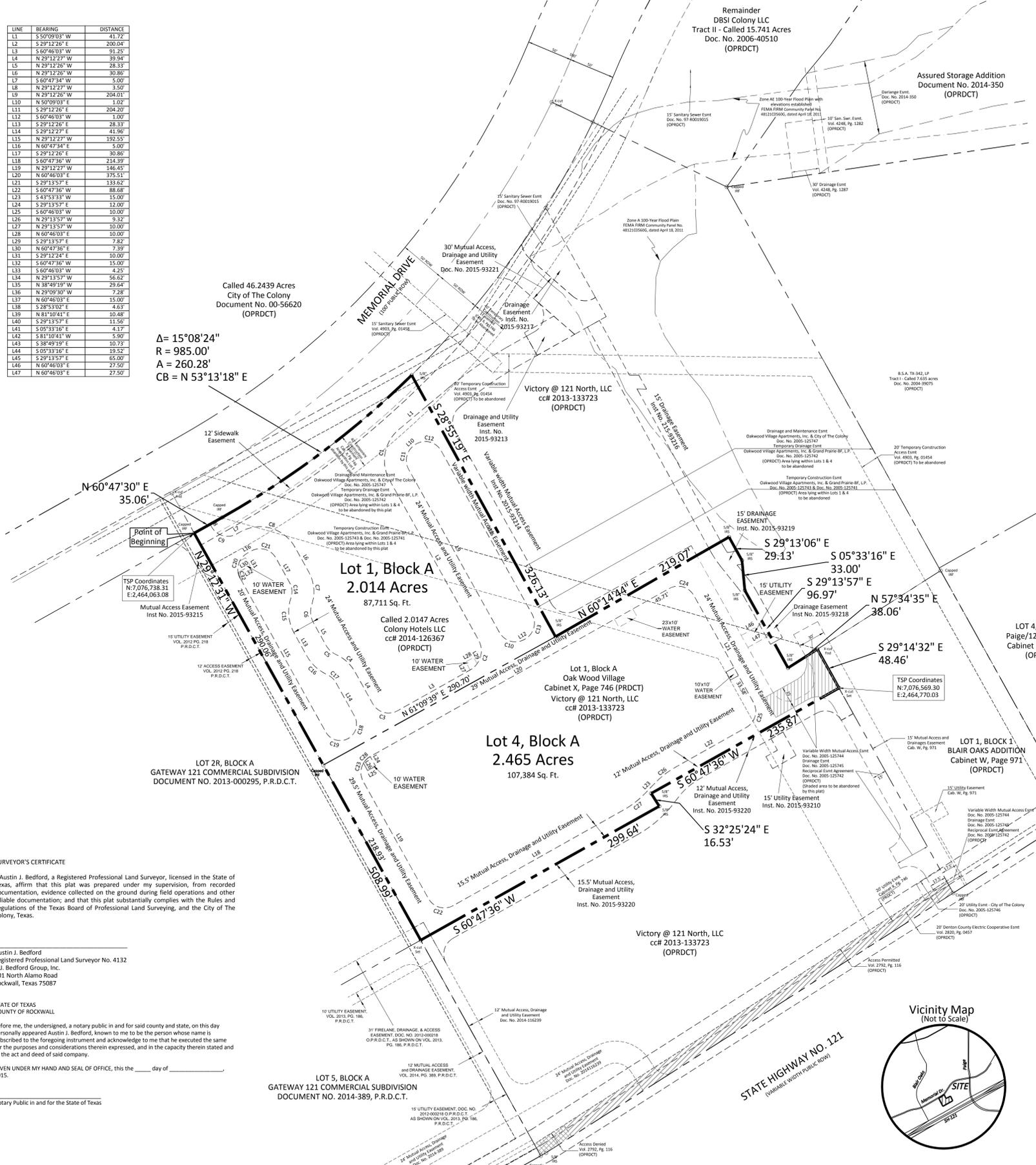
Modern Round & Hyatt	Business Park/Industrial	Heavy Commercial	Mobile Home	Planned Development	BuildingFootprints
Agricultural	Duplex Dwelling	Industrial	Neighborhood Service	Shopping Center	
Business Park	General Retail	Light Commercial	Office District 1	Single Family Dwelling	

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	BEARING	DISTANCE
L1	S 50°09'03" W	41.72
L2	S 29°12'26" E	200.04
L3	S 60°46'03" W	31.25
L4	N 29°12'27" W	39.94
L5	N 29°12'26" W	28.33
L6	N 29°12'26" W	30.86
L7	S 60°47'36" W	5.00
L8	N 29°12'27" W	3.50
L9	N 29°12'26" W	204.01
L10	N 50°09'03" E	1.62
L11	S 29°12'26" E	204.20
L12	S 60°46'03" W	1.00
L13	S 29°12'26" E	28.33
L14	S 29°12'27" E	41.96
L15	N 29°12'27" W	192.55
L16	N 60°47'34" E	5.00
L17	S 29°12'26" E	30.86
L18	S 60°47'36" W	214.39
L19	N 29°12'27" W	146.45
L20	N 60°46'03" E	375.51
L21	S 29°15'57" E	133.62
L22	S 60°47'36" W	88.68
L23	S 43°53'33" W	15.00
L24	S 29°13'57" E	12.00
L25	S 60°46'03" W	10.00
L26	N 29°13'57" W	9.32
L27	N 29°13'57" W	10.00
L28	N 60°46'03" E	10.00
L29	S 29°13'57" E	7.82
L30	N 60°47'36" E	7.39
L31	S 29°12'27" E	10.00
L32	S 60°47'36" W	15.00
L33	S 60°46'03" W	4.25
L34	N 29°13'57" W	56.82
L35	N 38°49'19" W	29.64
L36	N 29°09'30" W	7.28
L37	N 60°46'03" E	15.00
L38	S 29°13'57" E	4.63
L39	N 81°10'41" E	10.48
L40	S 29°13'57" E	11.56
L41	S 05°33'16" E	4.17
L42	S 81°10'41" W	5.90
L43	S 38°49'19" E	10.73
L44	S 05°33'16" E	19.52
L45	S 29°13'57" E	65.00
L46	N 60°46'03" E	27.50
L47	N 60°46'03" E	27.50

Δ = 15°08'24"
R = 985.00'
A = 260.28'
CB = N 53°13'18" E



SURVEYOR'S CERTIFICATE
I, Austin J. Bedford, a Registered Professional Land Surveyor, licensed in the State of Texas, affirm that this plat was prepared under my supervision, from recordation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and the City of The Colony, Texas.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Austin J. Bedford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2015.
Notary Public in and for the State of Texas

LOT 5, BLOCK A
GATEWAY 121 COMMERCIAL SUBDIVISION
DOCUMENT NO. 2014-389, P.R.D.C.T.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS VICTORY @ 121 NORTH, LLC and COLONY HOTELS, LLC are the owner of a 4.479 acre tract of land situated in the B.B. & C.R.R. Survey, Abstract No. 173, City of The Colony, Denton County, Texas and being a portion of Lot 1, Block A, East Wood Village an addition to the City of The Colony according to the plat recorded in Cabinet X, Page 746 Plat Records Denton County, Texas (PRDCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found in the south line of Memorial Drive a 100 feet wide right of way and being the most northerly corner of Lot 2R, Block A of Gateway Commercial Subdivision an addition to the City of The Colony according to the plat recorded in Document Number 2013-000295 Official Public Records Denton County, Texas (OPRDCT);

THENCE along the south line of said Memorial Drive, NORTH 60°47'30" EAST a distance of 35.06 feet to a 5/8 inch iron rod set for corner and being the beginning of a curve to the left having a radius of 985.00 feet and a chord bearing of NORTH 53°13'18" EAST;

THENCE continuing along said south line and along said curve through a central angle of 15°08'24" for an arc length of 260.28 feet to a 5/8 inch iron rod set for corner;

THENCE crossing said Lot 1, SOUTH 28°55'19" EAST a distance of 326.13 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 60°14'44" EAST a distance of 219.07 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 29°13'06" EAST a distance of 29.13 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 05°33'16" EAST a distance of 33.00 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 29°13'57" EAST a distance of 96.97 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 57°34'35" EAST a distance of 38.06 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 29°14'32" EAST a distance of 48.46 feet to an x-cut in concrete set for corner;

THENCE SOUTH 32°25'24" EAST a distance of 16.53 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 60°47'36" WEST a distance of 299.64 feet to an x-cut in concrete set for corner at the southeast corner of said Lot 2R;

THENCE along the common line of said Lot 1 and Lot 2R, NORTH 29°12'31" WEST a distance of 508.99 feet to the POINT OF BEGINNING;

CONTAINING 4.479 acres or 195,095 square feet of land more or less.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.00	79°21'28"	60.94	S 10°28'18" W	56.19
C2	24.00	89°58'29"	37.69	S 15°46'49" W	33.93
C3	20.00	90°01'30"	31.42	N 74°13'12" W	28.29
C4	44.00	36°51'01"	28.30	N 47°37'58" W	27.81
C5	24.00	36°51'02"	15.44	N 47°37'57" W	15.17
C6	24.00	48°05'49"	20.15	N 05°09'31" W	19.56
C7	44.00	48°05'49"	36.94	N 05°09'31" W	35.86
C8	44.00	90°00'00"	60.12	N 74°13'12" W	62.23
C9	20.00	89°59'58"	31.42	N 74°12'26" W	28.28
C10	20.00	90°01'31"	31.42	N 74°13'11" W	28.29
C11	20.00	79°21'28"	27.70	N 10°28'18" E	25.54
C12	20.00	110°38'16"	35.13	S 79°13'42" E	30.79
C13	20.00	89°58'29"	31.41	S 15°46'49" W	28.28
C14	20.00	48°05'49"	16.79	S 05°09'31" E	16.30
C15	48.00	48°05'49"	40.29	S 05°09'31" E	39.12
C16	48.00	36°51'02"	30.87	S 47°37'57" E	30.34
C17	20.00	36°51'01"	12.86	S 47°37'58" E	12.64
C18	18.00	89°58'30"	28.27	S 15°46'48" W	25.45
C19	18.00	90°01'30"	28.28	N 74°13'12" W	25.46
C20	20.00	90°00'02"	31.42	N 15°47'34" E	28.28
C21	20.00	90°00'00"	31.42	S 74°12'26" E	28.28
C22	20.00	89°59'57"	31.42	N 74°12'25" W	28.28
C23	20.00	89°58'30"	31.41	N 15°46'48" E	28.28
C24	20.00	90°00'00"	31.42	S 74°13'57" E	28.28
C25	20.00	90°01'33"	31.42	S 15°46'49" W	28.29
C26	100.00	16°54'03"	29.50	S 52°20'34" W	29.39
C27	100.00	16°54'01"	29.50	S 52°20'33" W	29.39
C28	20.00	30°00'12"	10.47	N 45°44'31" E	10.35
C29	92.50	97°35'22"	15.48	N 34°01'38" W	15.46
C30	107.50	8°28'43"	15.91	N 34°34'58" W	15.89
C31	92.50	5°45'46"	9.30	S 31°45'55" E	9.30
C32	20.00	18°57'59"	6.62	N 19°43'28" W	6.59

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **VICTORY @ 121 NORTH, LLC and COLONY HOTELS, LLC**, through the undersigned authority, do hereby adopt this final plat designation, the herein described property as EAST OAK WOOD VILLAGE, LOTS 1 & 4, BLOCK A, an addition to the City of The Colony, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown hereon. The easements shown on the plat area hereby reserved for the purpose indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easement is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements that may interfere with the construction, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time or procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and waste water easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants water services and wastewater services from the main to the curb or pavement lines, and description of such additional easements herein granted shall be determined by their location as installed.

This plat is hereby adopted by the owner and approved by the City of The Colony (Called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and detention Easements within the limits of this addition, shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. And, the City shall have the right of ingress and egress for the purpose of inspecting and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above described drainage and detention easement to remove any obstruction and owners failure to remove such obstruction. Should the City of The Colony be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of The Colony shall be reimbursed by the owners reasonable cost of such labor, materials, and equipment for such removal. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena of resulting from the failure of any structure or structures, within the easement or otherwise.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of The Colony, Texas.

Witness, my hand this the ___ day of ___, 2015.
VICTORY @ 121 NORTH, LLC
A Texas Limited liability company
By: The Gemini III Future Trust,
Its Manager

By: Name: Fayyaz Ramji, Trustee

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Fayyaz Ramji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2015.

Notary Public in and for the State of Texas

Witness, my hand this the ___ day of ___, 2015.

COLONY HOTELS, LLC
By: Name:

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2015.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
On the ___ day of ___, 2015, 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

City Project # FP15-0008

FINAL PLAT
EAST OAK WOOD VILLAGE
LOTS 1 & 4, BLOCK A
Being 4.479 acres of land out of the B.B. & C.R.R. Survey, Abstract No. 173, Denton County, Texas and being a portion of Lot 1, Block A of East Oak Wood Village an addition to the City of The Colony according to the plat recorded in Cabinet X, Page 746, Plat Records, Denton County, Texas

Scale: 1" = 60'
Date: May 26, 2015
Checked By: A.J. Bedford
P.C.: Cryer/Elam
File: FP Lots 1-4 2015-07-09
Job No. 552-040
Technician: Spradling/Elam
GF No.
301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com

Sheet: 1
Of: 1
TBPLS REG#10118200

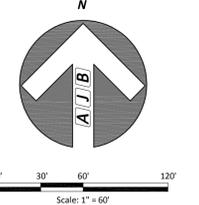
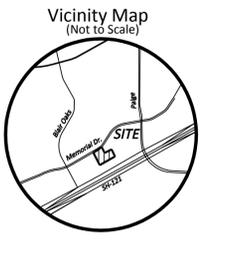
AJ Bedford Group, Inc.
Registered Professional Land Surveyors

Owner: Victory @ 121 North, LLC
825 W. Royal Lane, Suite 250
Irving, TX 75039
Fayyaz Ramji 214.718.2626

Owner: Colony Hotels, LLC
7701 Las Colinas Ridge, Suite 250
Irving, Texas 75063

Engineer: CLAYMOORE ENGINEERING
1903 Central Drive, Suite 406
Bedford, Texas 76021

Legend:
IRF Iron Rod Found
IRS Iron Rod Set
OPRDCT Official Public Records Denton County, Texas
PRDCT Plat Records Denton County, Texas



PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: August 25, 2015

DEPARTMENT: Development Services Department

PLANNER: Surupa Sen, AICP Senior Planner, 972-624-3164

SUBJECT: *FP15-0013 Colony Center Addition, Lots 1 & 2 Final Plat*

Consider approval of a Final Plat for Lots 1, and 2, Block A, Colony Center Addition, being 2.3862 acres out of the B.B.B and C.R.R Survey, Abstract No. 174, an addition to the City of The Colony, Denton County, Texas, located at the Northwest quadrant of S Colony Boulevard and SH 121, East of Rooms to Go, in Planned Development 16 (PD 16) zoning district.

APPLICANT

Owner/Developer:	Colony 5 Partners LLC	Atlanta, Georgia
Engineer/Surveyor:	Cates-Clark & Associates LLP	Dallas, Texas

EXISTING CONDITION OF PROPERTY

The subject property is currently undeveloped.

PROPOSED DEVELOPMENT

A Mattress Firm store is proposed on Lot 1; Lot 2 will be developed in future.

ADJACENT ZONING

North - Planned Development 16 (PD-16) – vacant land
South - Planned Development 16 (PD-16) – SH 121, Nebraska Furniture Mart
East- Planned Development 16 (PD-16) – vacant land
West- Planned Development 16 (PD-16) – Rooms to Go store

PLAT DETAILS

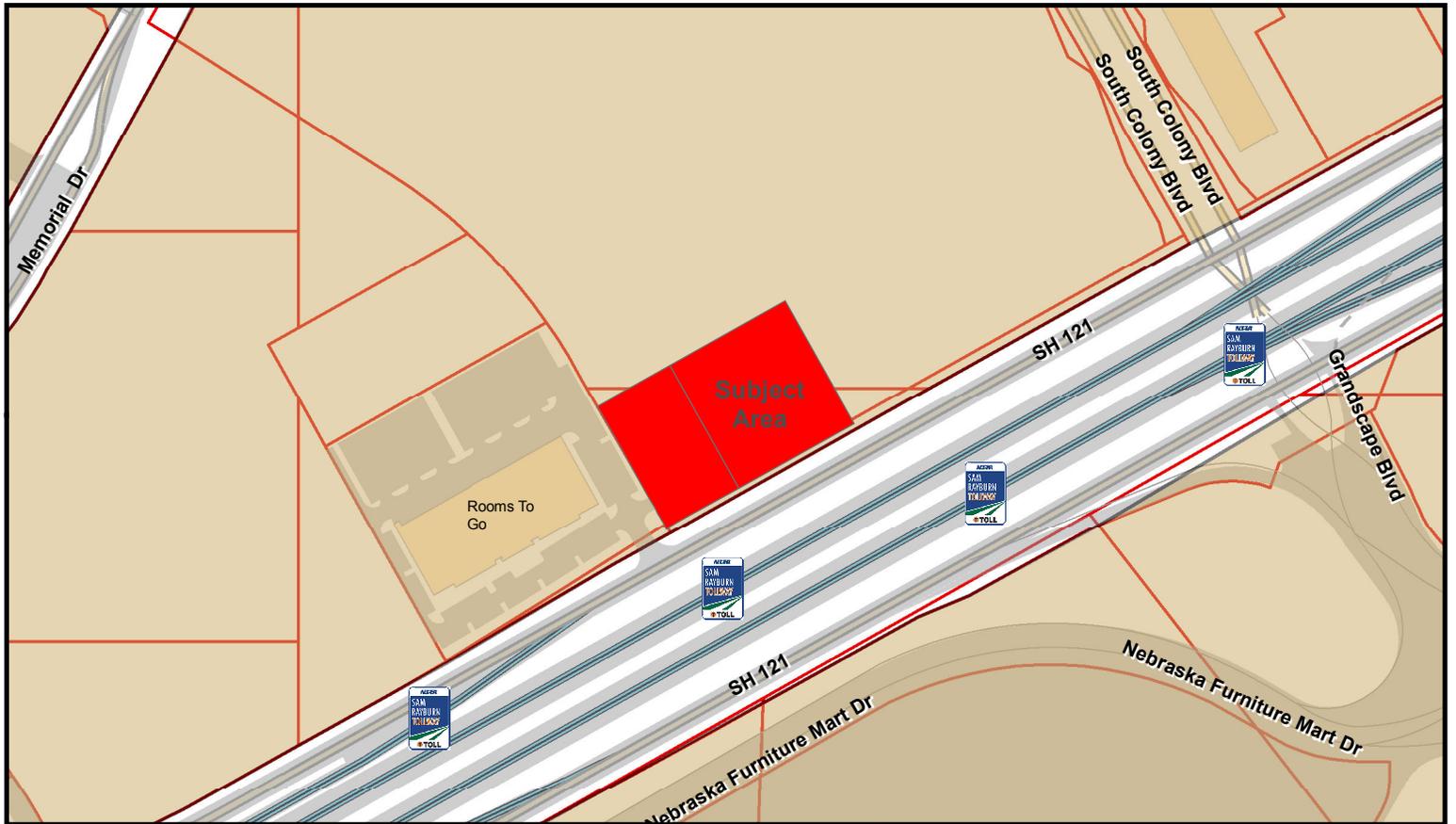
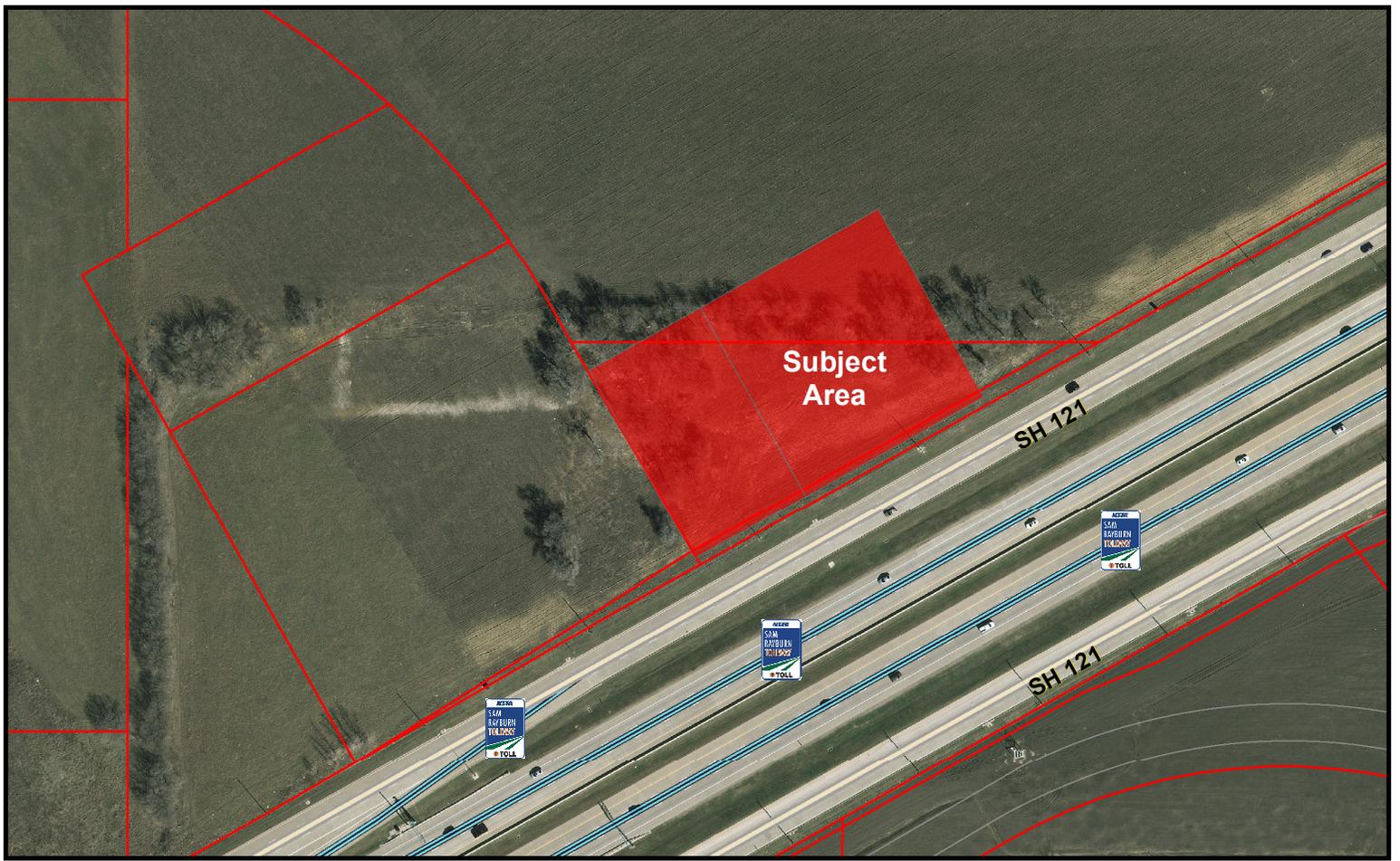
The subject property is located at the Northwest quadrant of S Colony BLVD and SH 121, East of Rooms to Go. The 2.3862-acre tract is being subdivided into two (2) lots. The plat meets the Subdivision Ordinance and other applicable ordinance requirements.

RECOMMENDATION

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

ATTACHMENTS

1. Location Map
2. Proposed Final Plat

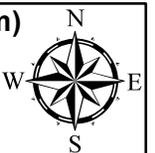


Project No. FP15-0013 - Project Name: Lot 1 & 2 Colony Center Addition (Mattress Firm)



- | | | | | |
|----------------------------------|--------------------------|------------------|----------------------|------------------------|
| Lot 1 & 2 Colony Center Addition | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development |
| 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
30/THE COLONY ADDITION
INST. NO. 2014-192, P.R.D.C.T.

30/THE COLONY, LTD.
A TEXAS LIMITED
PARTNERSHIP
CCF# 2014-56194

30' MUTUAL
ACCESS EASEMENT
& FIRE LANE
INST. NO. 2014-192

34' DRAINAGE EASEMENT
INST. NO. 2014-192

15' UTILITY EASEMENT
INST. NO. 2014-192

4.8782 AC.
LOT 1
BLOCK A
30/THE COLONY ADDITION
INST. NO. 2014-192, P.R.D.C.T.

RTG COLONY PARTNERS LLC
A DELAWARE LIMITED LIABILITY COMPANY
CCF# 2014-56194

24' MUTUAL ACCESS
EASEMENT & FIRE LANE
INST. NO. 2014-192

20' DRAINAGE EASEMENT
INST. NO. 2014-192

15' UTILITY EASEMENT
INST. NO. 2014-192

30' LANDSCAPE BUFFER
CITY ORDINANCE #99-11-49
VOLUME 4488, PAGE 903 DRDCT

POINT OF BEGINNING

B.B.B. & C.R.R. SURVEY
ABSTRACT NO. 174

PT. 47.651 ACRES
COLONY 5 PARTNERS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
CCF# 2012-140998

15' UTILITY EASEMENT
INST. NO. 2014-50024

30' MUTUAL ACCESS EASEMENT
INST. NO. 2014-125748

15' UTILITY EASEMENT
INST. NO. 2014-50023

**LOT 1
BLOCK A**
0.9225 AC

**LOT 2
BLOCK A**
1.4637 AC

PT. 47.651 ACRES
COLONY 5 PARTNERS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
CCF# 2012-140998

20' DRAINAGE EASEMENT
INST. NO. 2014-50022

24' MUTUAL ACCESS
EASEMENT
INST. NO. 2014-125747

20' UTILITY EASEMENT
INST. NO. 2013-124101

5' COSERV GAS EASEMENT
INST. NO. 2013-136976

20' UTILITY EASEMENT
VOLUME 4432, PAGE 586

30' MUTUAL ACCESS EASEMENT
INST. NO. _____

30' MUTUAL ACCESS EASEMENT
INST. NO. _____

SIGN EASEMENT
DOC# 2015-15232

5' GAS EASEMENT
VOLUME 4432, PAGE 686

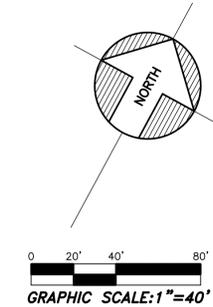
30' LANDSCAPE BUFFER
CITY ORDINANCE #99-11-49
VOLUME 4488, PAGE 903 DRDCT

~ MUTUAL ACCESS EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	10.00'	90°00'00"	15.71'	S 15°44'27" W	14.14'
AC2	10.00'	90°00'00"	15.71'	S 74°15'33" E	14.14'
AC3	10.00'	90°00'00"	15.71'	S 74°15'33" E	14.14'
AC4	10.00'	90°00'00"	15.71'	N 15°44'27" E	14.14'
AC5	10.00'	90°00'00"	15.71'	N 74°15'33" W	14.14'
AC6	10.00'	90°00'00"	15.71'	N 74°15'33" W	14.14'

~ MUTUAL ACCESS EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
AL1	N 60°44'27" E	44.00'
AL2	S 29°15'33" E	13.00'
AL3	N 60°44'27" E	93.25'
AL4	S 29°15'33" E	150.00'
AL5	S 60°44'27" W	44.00'
AL6	N 29°15'33" W	116.00'
AL7	S 60°44'27" W	93.25'
AL8	N 29°15'33" W	47.00'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, COLONY 5 PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND COMPRISING 2.3862 ACRES OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 174, CITY OF THE COLONY, DENTON COUNTY, TEXAS AND BEING A PART OF THE 47.651 ACRE TRACT CONVEYED TO COLONY 5 PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED AS RECORDED IN DOCUMENT NUMBER 2012-140998 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH RED CAP FOUND FOR CORNER ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF 30/THE COLONY ADDITION, AN ADDITION TO THE CITY OF THE COLONY AS RECORDED UNDER INSTRUMENT NO. 2014-192 OF THE PLAT RECORDS OF DENTON COUNTY TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF SAID 47.651 ACRE TRACT;

THENCE NORTH 29° 15' 33" WEST AND DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, AND FOLLOWING ALONG THE NORTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 260.65 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 60° 44' 27" EAST FOR A DISTANCE OF 399.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 29° 15' 33" EAST FOR A DISTANCE OF 260.50 FEET TO A 5/8" IRON ROD SET FOR CORNER ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121;

THENCE SOUTH 60° 44' 27" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121 FOR A DISTANCE OF 369.29 FEET TO A TxDOT MONUMENT FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00° 35' 28" WITH A RADIUS OF 2879.79 FEET, AND A CHORD BEARING SOUTH 60° 26' 43" WEST FOR A DISTANCE OF 29.71 FEET;

THENCE CONTINUING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 29.71 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.3862 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, COLONY 5 PARTNERS, LLC, DOES HEREBY ADOPT THE HEREIN DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK A, THE COLONY VALERO ADDITION, AN ADDITION TO THE CITY OF THE COLONY, DENTON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREOF.

COLONY 5 PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

JEFFREY H. FINKEL _____ DATE _____
VICE PRESIDENT

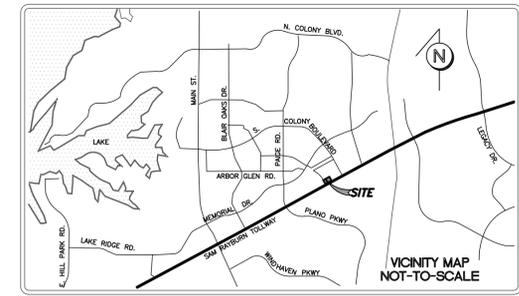
STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY H. FINKEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC, _____ COUNTY, _____

MY COMMISSION EXPIRES: _____



SURVEYOR'S CERTIFICATE

THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT ALL THE CORNER MONUMENTS SHOWN HEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

SIGNED THIS _____ DAY OF _____, 2015.

PRELIMINARY/NOT FOR RECORDING

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

CITY SIGNATURE BLOCK

ON THE ____ DAY OF _____, 2015, 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

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 60°44'27" E	45.35'
L2	S 29°15'33" E	10.00'
L3	S 60°44'27" W	45.35'
L4	N 29°15'33" W	10.00'
L5	N 60°44'27" E	20.00'
L6	S 29°15'33" E	20.00'
L7	S 60°44'27" W	6.00'
L8	S 29°15'33" E	218.50'
L9	S 60°44'27" W	10.00'
L10	N 29°15'33" W	218.50'
L11	S 60°44'27" W	4.00'
L12	N 29°15'33" W	20.00'
L13	N 60°44'27" E	15.00'
L14	S 29°15'33" E	8.00'
L15	S 60°44'27" W	15.00'
L16	N 29°15'33" W	8.00'
L17	N 60°44'27" E	10.00'
L18	S 29°15'33" E	8.73'
L19	S 60°44'27" W	10.00'
L20	N 29°15'33" W	8.73'

LEGEND

MON	MONUMENT
IRS	IRON ROD SET
DRDCT	DEED RECORDS DENTON COUNTY TEXAS
PRDCT	PLAT RECORDS DENTON COUNTY TEXAS
CCF	COUNTY CLERK FILE
SEP	SEPARATE
INST	INSTRUMENT

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	2879.79'	0°35'28"	29.71'	S 60°26'43" W	29.71'

FEMA FLOOD NOTE

THIS PROPERTY LIES ENTIRELY WITHIN OTHER AREAS -ZONE X- AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR DENTON COUNTY, TEXAS, AND INCORPORATED AREAS, PANEL 580 (MAP NUMBER 48121C0580 G) OF 750, MAP REVISED APRIL 18, 2011 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

FINAL PLAT
COLONY CENTER ADDITION
LOTS 1 AND 2 - BLOCK A

BEING 2.3862 ACRES OUT OF THE
B.B.B. AND C.R.R. SURVEY, ABSTRACT NO. 174
CITY OF THE COLONY, DENTON COUNTY, TEXAS

CITY FILE NO. FP15-0013

SHEET 1 OF 1
AUGUST 12, 2015

OWNER
COLONY 5 PARTNERS
400 PERIMETER CENTER
SUITE 800 TERR NE
ATLANTA, GEORGIA 30346-1242
CONTACT: JEFFREY FINKEL
VICE PRESIDENT

SURVEYOR
BLUE SKY SURVEYING & MAPPING, CORP.
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID PETREE, RPLS

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: August 25, 2015

DEPARTMENT: Development Services Department

PLANNER: Surupa Sen, AICP Senior Planner, 972-624-3164

SUBJECT: *FP15-0015 Colony Center Addition, Lots 3 & 4 Final Plat*

Consider approval of a Final Plat for Lots 3, and 4, Block A, Colony Center Addition, being 2.3532 acres out of the B.B.B and C.R.R Survey, Abstract No. 174, an addition to the City of The Colony, Denton County, Texas, located at the Northwest quadrant of S Colony Boulevard and SH 121, East of Rooms to Go, in Planned Development 16 (PD 16) zoning district.

APPLICANT

Owner/Developer:	Colony 5 Partners LLC	Atlanta, Georgia
Engineer/Surveyor:	Cates-Clark & Associates LLP	Dallas, Texas

EXISTING CONDITION OF PROPERTY

The subject property is currently undeveloped.

PROPOSED DEVELOPMENT

A Panda Express restaurant is proposed on Lot 4; Lot 3 will be developed in future.

ADJACENT ZONING

North - Planned Development 16 (PD-16) – vacant land
South - Planned Development 16 (PD-16) – SH 121, Nebraska Furniture Mart
East- Planned Development 16 (PD-16) – vacant land
West- Planned Development 16 (PD-16) – vacant land

PLAT DETAILS

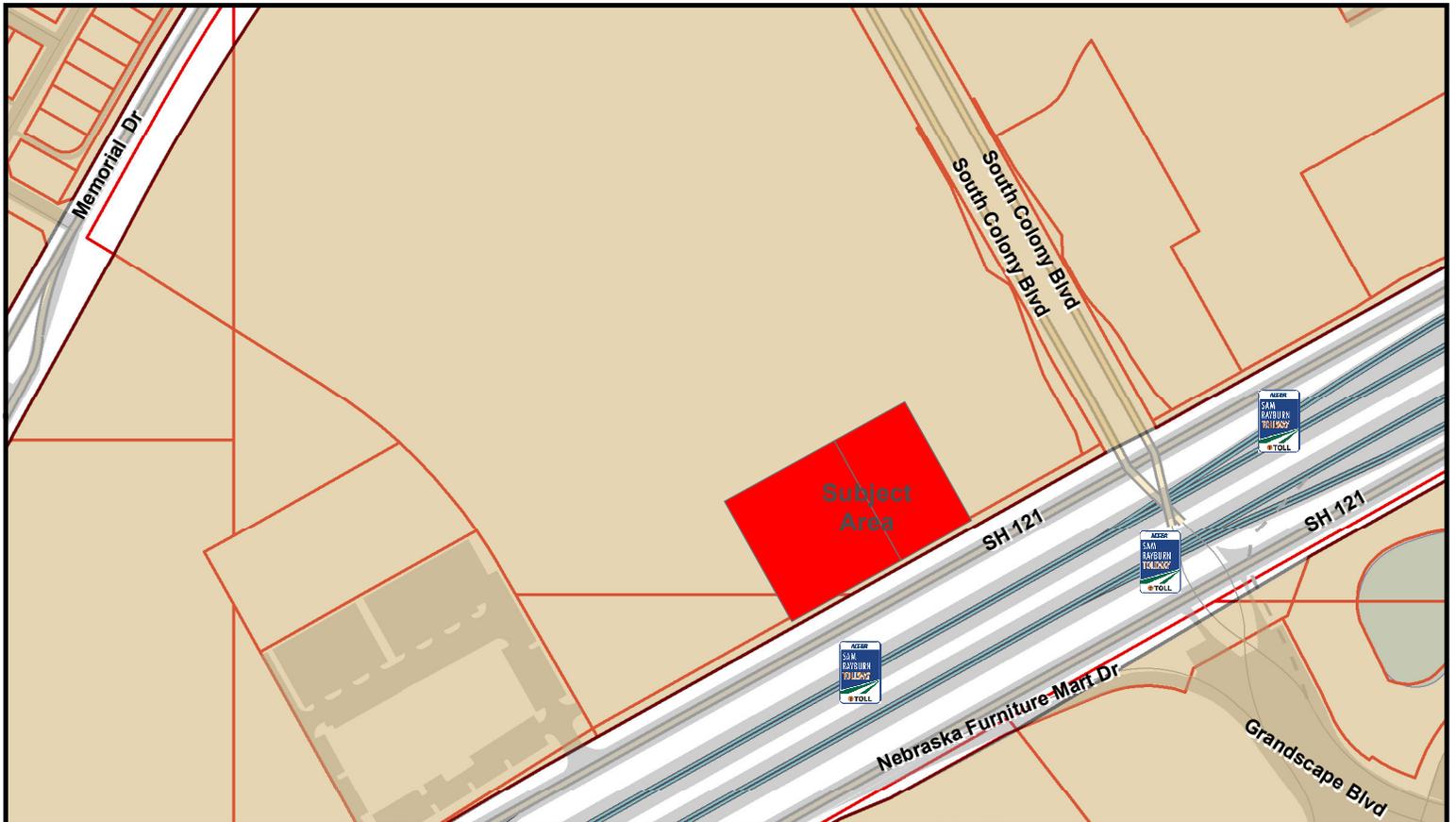
The subject property is located at the Northwest quadrant of S Colony BLVD and SH 121, East of Rooms to Go. The 2.3532-acre tract is being subdivided into two (2) lots. The plat meets the Subdivision Ordinance and other applicable ordinance requirements.

RECOMMENDATION

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

ATTACHMENTS

1. Location Map
2. Proposed Final Plat



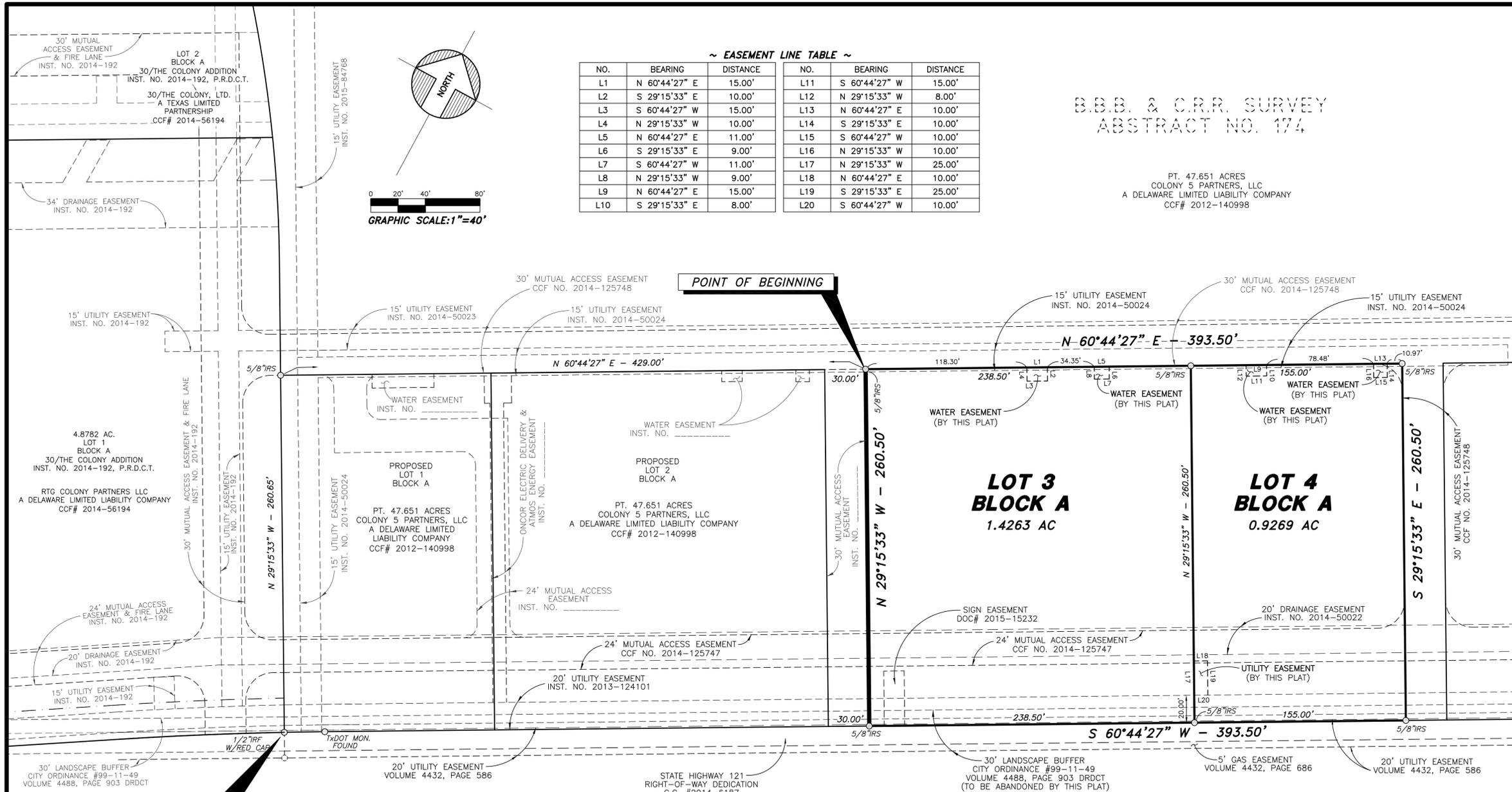
Project No. FP15-0015 - Project Name: Colony Center Addition, Lots 3 & 4 Final Plat



- | | | | | |
|------------------------------------|--------------------------|------------------|----------------------|------------------------|
| Colony Center Addition, Lots 3 & 4 | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development |
| 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.



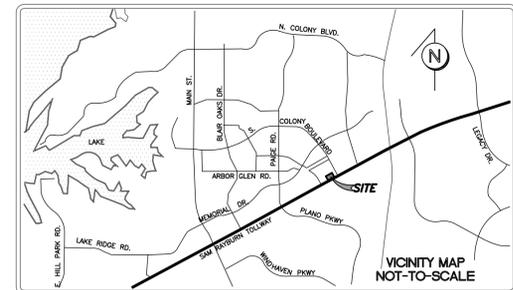


~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N 60°44'27" E	15.00'	L11	S 60°44'27" W	15.00'
L2	S 29°15'33" E	10.00'	L12	N 29°15'33" W	8.00'
L3	S 60°44'27" W	15.00'	L13	N 60°44'27" E	10.00'
L4	N 29°15'33" W	10.00'	L14	S 29°15'33" E	10.00'
L5	N 60°44'27" E	11.00'	L15	S 60°44'27" W	10.00'
L6	S 29°15'33" E	9.00'	L16	N 29°15'33" W	10.00'
L7	S 60°44'27" W	11.00'	L17	N 29°15'33" E	25.00'
L8	N 29°15'33" W	9.00'	L18	N 60°44'27" E	10.00'
L9	N 60°44'27" E	15.00'	L19	S 29°15'33" E	25.00'
L10	S 29°15'33" E	8.00'	L20	S 60°44'27" W	10.00'

**B.B.B. & C.R.R. SURVEY
ABSTRACT NO. 174**

PT. 47.651 ACRES
COLONY 5 PARTNERS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
CCF# 2012-140998



SURVEYOR'S CERTIFICATE
THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT ALL THE CORNER MONUMENTS SHOWN HEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

SIGNED THIS _____ DAY OF _____, 2015.
PRELIMINARY/NOT FOR RECORDING

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

CITY SIGNATURE BLOCK

ON THE _____ DAY OF _____, 2015, 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

STATE HIGHWAY NO. 121

(VARIABLE WIDTH RIGHT-OF-WAY)

****FEMA FLOOD NOTE****
THIS PROPERTY LIES ENTIRELY WITHIN OTHER AREAS -ZONE X- AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR DENTON COUNTY, TEXAS, AND INCORPORATED AREAS, PANEL 580 (MAP NUMBER 48121C0580 G) OF 750, MAP REVISED APRIL 18, 2011 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON
WHEREAS, COLONY 5 PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND COMPRISING 2.3532 ACRES OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 174, CITY OF THE COLONY, DENTON COUNTY, TEXAS AND BEING A PART OF THE 47.651 ACRE TRACT CONVEYED TO COLONY 5 PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED AS RECORDED IN DOCUMENT NUMBER 2012-140998 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON ROD WITH RED CAP FOUND FOR CORNER ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF 30/THE COLONY ADDITION, AN ADDITION TO THE CITY OF THE COLONY AS RECORDED UNDER INSTRUMENT NO. 2014-192 OF THE PLAT RECORDS OF DENTON COUNTY TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF SAID 47.651 ACRE TRACT;
THENCE NORTH 29° 15' 33" WEST AND DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, AND FOLLOWING ALONG THE NORTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 260.65 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE NORTH 60° 44' 27" EAST AND DEPARTING THE LINE FOR SAID LOT 1 OVER AND ACROSS SAID 47.651 ACRE TRACT, FOR A DISTANCE OF 429.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, AND BEING THE POINT OF BEGINNING;
THENCE NORTH 60° 44' 27" EAST AND CONTINUING ACROSS SAID 47.651 ACRE TRACT FOR A DISTANCE OF 393.50 FEET TO 5/8" IRON ROD SET FOR CORNER;
THENCE SOUTH 29° 15' 33" EAST FOR A DISTANCE OF 260.50 FEET TO A 5/8" IRON ROD SET FOR CORNER, AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121;
THENCE SOUTH 60° 44' 27" WEST AND FOLLOWING ALONG SAID STATE HIGHWAY NO. 121 FOR A DISTANCE OF 393.50 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE NORTH 29° 15' 33" WEST AND DEPARTING SAID STATE HIGHWAY NO. 121 FOR A DISTANCE OF 260.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.3532 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, COLONY 5 PARTNERS, LLC, DOES HEREBY ADOPT THE HEREIN DESCRIBED PROPERTY AS LOTS 3 AND 4, BLOCK A, THE COLONY VALERO ADDITION, AN ADDITION TO THE CITY OF THE COLONY, DENTON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.
COLONY 5 PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
JEFFREY H. FINKEL _____ DATE
VICE PRESIDENT
STATE OF _____
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY H. FINKEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.
NOTARY PUBLIC, _____ COUNTY, _____
MY COMMISSION EXPIRES: _____

LEGEND

MON	MONUMENT
IRS	IRON ROD SET
DRDCT	DEED RECORDS DENTON COUNTY TEXAS
PRDCT	PLAT RECORDS DENTON COUNTY TEXAS
CCF	COUNTY CLERK FILE
SEP	SEPARATE
INST	INSTRUMENT

OWNER COLONY 5 PARTNERS 400 PERIMETER CENTER SUITE 800 TERR NE ATLANTA, GEORGIA 30346-1242 CONTACT: JEFFREY FINKEL VICE PRESIDENT	SURVEYOR BLUE SKY SURVEYING & MAPPING, CORP. 11015 MIDWAY ROAD DALLAS, TEXAS 75229 (214) 358-4500 CONTACT: DAVID PETREE, RPLS
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**FINAL PLAT
COLONY CENTER ADDITION
LOTS 3 AND 4 - BLOCK A**

BEING 2.3532 ACRES OUT OF THE
B.B.B. AND C.R.R. SURVEY, ABSTRACT NO. 174
CITY OF THE COLONY, DENTON COUNTY, TEXAS

CITY FILE NO. FP15-0015

SHEET 1 OF 1
AUGUST 12, 2015

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: August 25, 2015

DEPARTMENT: Engineering/Development Services Department

PLANNER: Surupa Sen, AICP, Senior Planner, 972-624-3164

SUBJECT *SUP15-0009 Service King Building Material SUP*

Conduct a public hearing, discuss and consider making a recommendation to City Council on a request for alternate building material for Service King, an automobile body shop, located on Memorial Drive, west of Budget Suites, north of existing the Firestone Tire and Vehicle Service Center located in the Business Park (BP) zoning district. The project address is 5270 Memorial Drive.

OWNER/ENGINEER

Owner/Developer:	Kris Ramji	Irving, Texas
Engineer/Surveyor:	ClayMoore Engineering	Bedford, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

The applicant is proposing to build a 22,461 square foot automobile body shop, Service King, on approximately 2.45 acres, located on Memorial Drive north of existing Firestone Tire and Vehicle Service Center.

ADJACENT ZONING AND LAND USE

North - Business Park (BP), Five Start Sports Complex
South - Business Park (BP), Firestone, Goody Goody Liquor Store
East - Light Commercial (LC) and Business Park (BP), Assured Storage and Budget Suites
West - Business Park (BP), undeveloped land

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) finds the SUP meets the requirements of the Appendix A, Zoning Ordinance, the Gateway Overlay District and other applicable ordinances of the Code of Ordinances as outlined in the Staff Report.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Building Elevation

ATTACHMENT 1

Staff Analysis

Summary of Request

The applicant is proposing to construct a 22,461 square foot automobile body shop, Service King, on approximately 2.45 acres, located on Memorial Drive north of existing Firestone Tire and Vehicle Service Center.

Existing Condition of Property

The subject property is undeveloped. Site Plan for this project was approved by City Council on August 18, 2015.

Platting Status

The Final Plat for the property is being reviewed by staff.

Adjacent Zoning/Land Use

North - Business Park (BP), Five Start Sports Complex

South - Business Park (BP), Firestone, Goody Goody Liquor Store

East - Light Commercial (LC) and Business Park (BP), Assured Storage and Budget Suites

West - Business Park (BP), undeveloped land

Land Use Analysis

On April 21, 2015, the City Council approved a Specific Use Permit (SUP) for Automobile Repair Garage (inside) uses in the Business Park (BP) zoning district for this property. The application met the SUP Approval Criteria found in Section 10-905 of the Zoning Ordinance.

Building Material

The applicant is requesting approval to use a texture coated concrete tilt wall as an approved exterior material in reference to the Section 10A-900, Item (c.), 1. (E.), Building Design Standards of Gateway Overlay District Regulations. Service King Collision Repair Centers are a destination type use. This specific site is a great location with it being set back off the main highway behind the Firestone repair shop yet has good access from both the front and rear.

The building will be constructed with concrete panels, stucco over metal studs and coated with a textured paint material. This textured coating makes the entire building look like it is all a stucco building. The main building height is 21'-6" with the front tower gable at 40'-0". There will also be a 6'-0"/ 7'-0" screen wall around the building for security and for visually blocking the pedestrian direct line of sight into the working bays.

The colors selected for the project are the corporate colors for Service King. This branding is what sets them apart and recognizable to the customer. The (2) red color bands are 2'-2" tall each and the yellow and is 8" tall. This color banding totals 5'-0" tall, leaving 9.5'/ 10.5' of field color exposed including the screen wall in front of the building.

Gateway Overlay District Amenities

Section 10A-1000, Public Amenities and Standards requires for commercial developments greater than one (1) acre but less than five (5) acres in size incorporate one (1) public amenity. The one

amenity can be chosen from the following list, as found in Section 10A-100 (a)(3) of the Gateway Overlay District:

- (A) Patio or Plaza with seating area;
- (B) Landscaped mini-parks, squares or greens;
- (C) Water feature; or
- (D) Outdoor public art.

The applicant has chosen to provide a bench within landscaped square at the northeast corner of the property facing the proposed sidewalk to meet this requirement.

Infrastructure Improvements

The City is not planning any specific public infrastructure improvements other than the infrastructure improvements made by the developer to serve the facility.

Circulation and Parking

The proposed facility will have direct access off of the Memorial Drive through a driveway. Mutual access easements have been provided to the Firestone site south of the subject property. A Traffic Study was required to be completed for the Victory at 121 Center with the submittal of the Site Plan. A ten foot (10') wide sidewalk and trail is proposed to be built along Memorial Drive in conjunction with this development.

The Zoning Ordinance's parking ratio for vehicle repair is two (2) spaces per service bay and one (1) per employee. The parking provided meets the specific requirements of Section 13, Vehicular Parking, Parking Lot, and On-Site Traffic Regulations of Zoning Ordinance.

Parking Standard	Parking Required	Parking Provided
Parking calculation for Service King: two (2) spaces per service pay and one (1) per employee	100 spaces (4 ADA)	131 spaces (5 ADA)

Landscaping and Irrigation

The applicant is proposing landscaping made up of a combination of Bald Cypress, Shumard Oak, Lacebark Elm and Crape Myrtles to meet the requirements of the Gateway Overlay and Zoning Ordinance. Ten percent (10%) of gross vehicular area has been landscaped as required. For the streetscape buffer, one (1) large canopy tree per 40 linear feet has been provided along with two (2) ornamental trees every fifty (50) linear feet. Perimeter landscaping has been provided and vehicular use areas have been screened from public right-of-way by use of landscaping. An eight foot (8') tall masonry wall is proposed to be erected around entire perimeter.

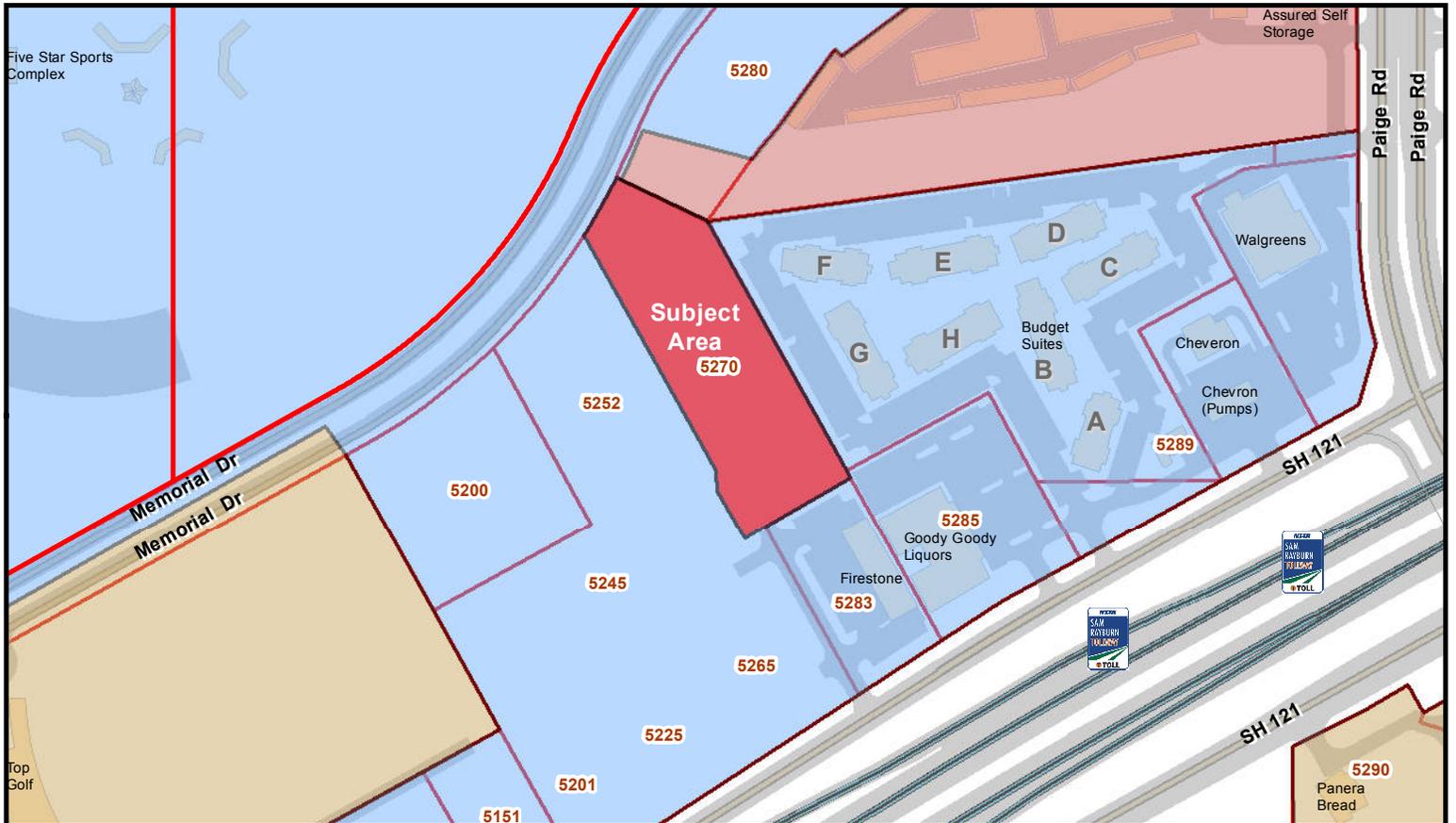
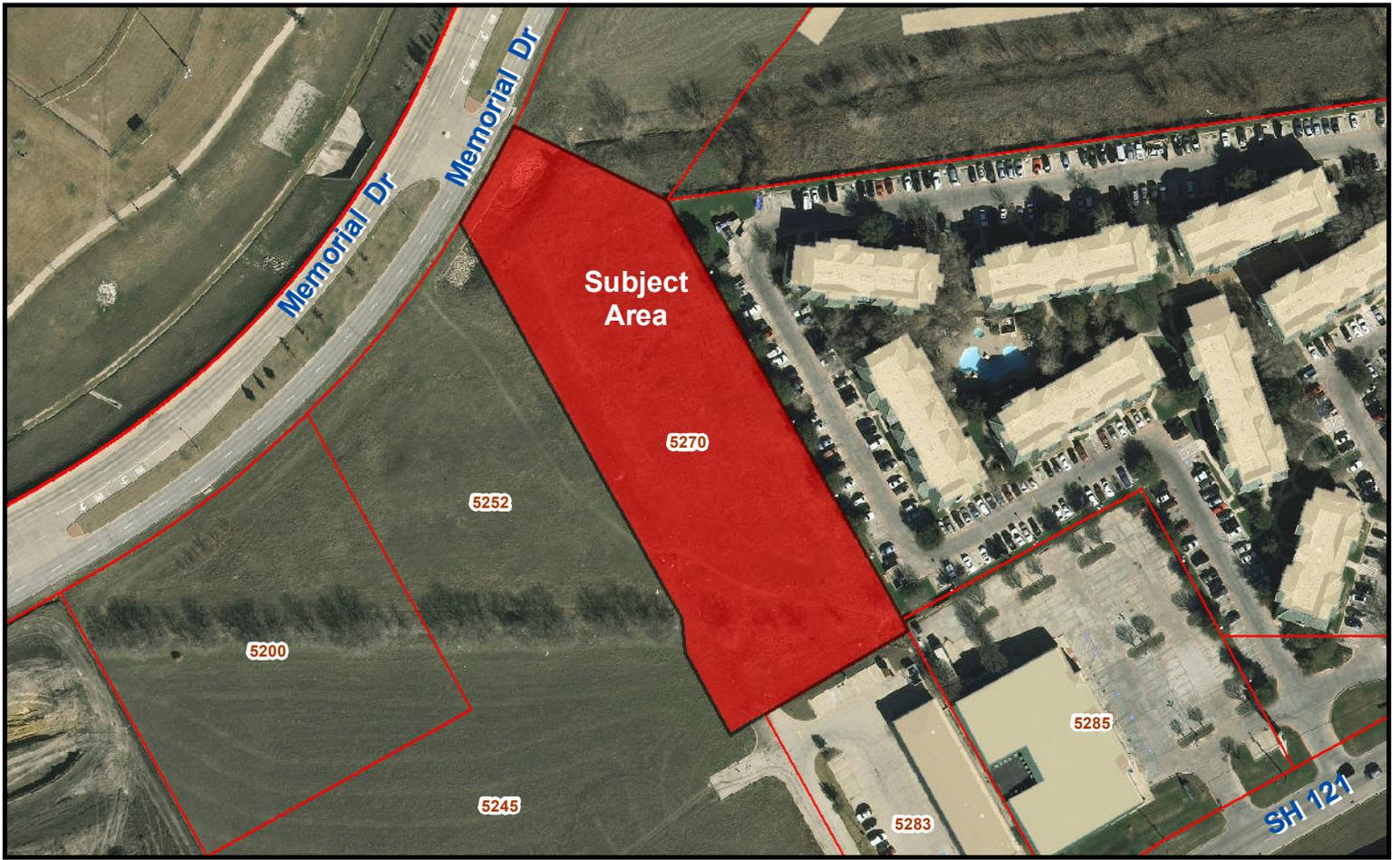
Gateway Landscaping Amenities Requirements

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

Landscape Amenity	Points Earned
Enhanced Entry Landscape	5 points
Enhanced Site Canopy	5 points
Foundation Planting	5 points
Total Points	15 points

Development Review Committee Review

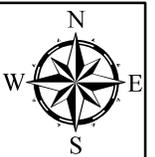
The Development Review Committee finds that the SUP meets all applicable requirements of the Zoning Ordinance and Gateway Overlay District, therefore recommends approval.



Project No. SUP15-0009 - Project Name: Service King

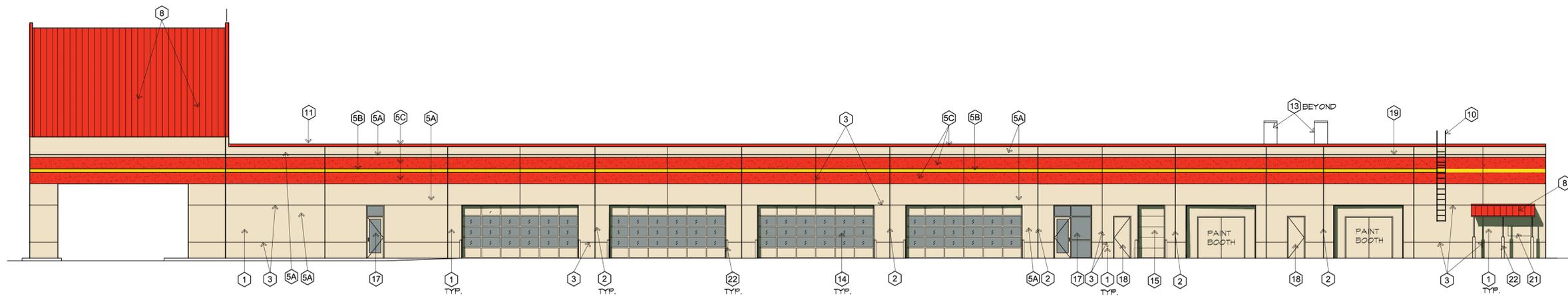
- | | | | | | |
|---------------|--------------------------|------------------|----------------------|------------------------|---------------------|
| Service King | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development | Building Footprints |
| Agricultural | Duplex Dwelling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

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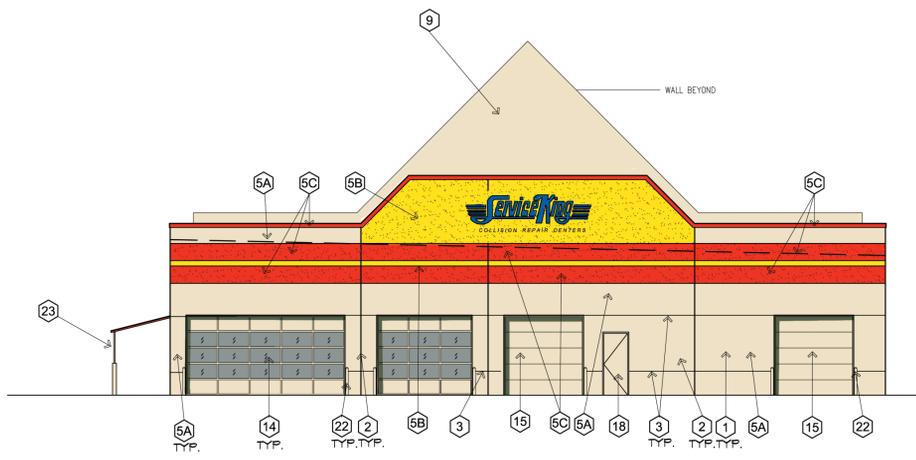




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2 EAST ELEVATION
 SCALE: 3/32" = 1'-0"
 100% MASONRY
 100% CONCRETE TILT WALL



1 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"
 100% MASONRY
 100% CONCRETE TILT WALL

EXTERIOR ELEVATION KEYNOTES	
1	PREGAST CONG. PANEL, PAINTED
2	PREGAST CONG. PANEL JOINT
3	CONG. PANEL REVEAL
4	1/8" LATH & PLASTER WALL FINISH
5A	PAINT COLOR #1 FIELD COLOR
5B	PAINT COLOR #2 YELLOW COLOR
5C	PAINT COLOR #3 RED COLOR
6	PLASTER CONTROL/EXPANSION JOINT
7	EXPANSION JOINT/BETWEEN CONG. PANEL AND PLASTER WALL FINISH
8	PREFINISHED STANDING SEAM METAL ROOF
9	PREFINISHED METAL SIDING
10	ROOF ACCESS LADDER, PAINTED
11	PREFINISHED METAL COPING
12	ROOF SCUPPER & DOWNSPOUT-(PAINTED)
13	PAINT BOOTH VENT STACK
14	OVERHEAD GLASS DOOR & TRACK
15	OVERHEAD SECTIONAL METAL DOOR
16	GABLE END ROOF VENT W/ INSECT SCREEN
17	STOREFRONT WINDOW & DOOR COLOR: CLEAR ANODIZED ALUMINUM
18	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINTED
19	ROOF LINE BEYOND
20	FIRE RISER, W/ FIRE DEPARTMENT CONNECTION
21	ELECTRICAL RISER, RE: ELEC. DRAWINGS
22	4'-0" HIGH 4" DIA. PIPE BOLLARD REF. 45/AS02
23	COMPRESSOR CANOPY REF. 5/A403

**SERVICE KING
 COLLISION REPAIR CENTER**
 Memorial Drive
 The Colony, Texas

SERVICE KING
 COLLISION REPAIR
 2600 N. CENTRAL EXPWY.
 SUITE 400
 RICHARDSON, TEXAS
 75080



750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6083
 f: 972-732-8058

**EXTERIOR
 ELEVATIONS
 & DETAILS**

DATE:	06.22.2015	SHEET NO.:	
PROJECT NO.:	2015006	A502	
DRAWN BY:	GM		
CHECKED BY:	JC		

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: August 25, 2015

DEPARTMENT: Development Services Department

PLANNER: Surupa Sen, AICP, Senior Planner, 972-624-3164

SUBJECT *SUP15-0007 Overlake Addition SUP for Alcohol Sales for Off-Premise Consumption*

Conduct a public hearing, discuss and consider making a recommendation to City Council on a request for Specific Use Permit (SUP) to allow the sale of alcoholic beverages for off-premises consumption at Overlake Addition, located at northeast corner of Overlake Drive and Main Street within Neighborhood Services (NS) and Light Commercial (LC) zoning districts.

OWNER/ENGINEER

Owner/Developer:	HKS Global	Plano, Texas
Engineer/Surveyor:	Mori's Engineering	Plano, Texas

EXISTING CONDITION OF PROPERTY

The property is currently vacant. There used to be Joe's Country Store on this site which has been demolished.

PROPOSED REQUEST

The applicant is proposing a 17,000 sf building which will include retail shops, service offices, and possible restaurants. The SUP is requested to allow sale of alcoholic beverages for off-premise consumption should one of the tenants want to have a liquor store. The closest liquor store from this site is more than 1500 feet away. No churches, public schools, public hospitals or other beverage stores are located within the minimum state-required legal distance (300 feet) from the proposed location.

NOTIFICATION

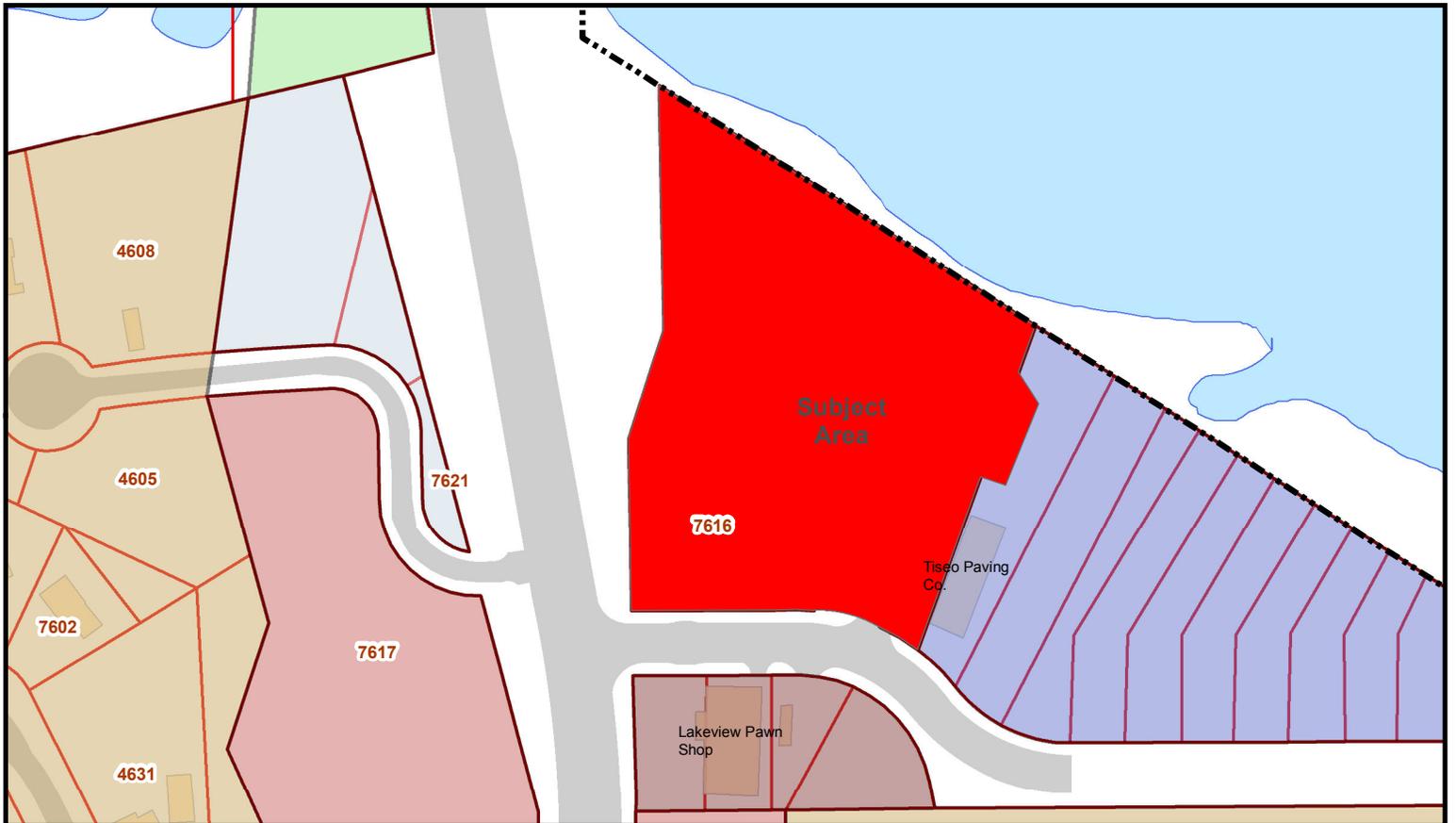
The Zoning Ordinance requires newspaper notification a minimum of ten (10) days prior to the Planning and Zoning Commission meeting for text amendments. Notice for this Public Hearing was published in *The NeighborsGo* on August 14, 2015. In addition, the Zoning Ordinance also requires notification of property owners located within 200 feet of the subject property a minimum of ten (10) days prior to the public hearing. Postcards were mailed on August 10, 2015 to eight (8) property owners. No comments either for or against the SUP were received as of the printing of this packet.

RECOMMENDATION

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

ATTACHMENTS

1. Location Map
2. Proposed Site Plan



Project No. SUP15-0007 - Project Name: Overlake Addition SUP

- | | | | | | |
|-------------------|--------------------------|------------------|----------------------|---------------------|------------------------|
| Overlake Addition | Business Park | General Retail | Light Commercial | Office District 1 | Single Family Dwelling |
| The Hudson | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development | BuildingFootprints |
| Agricultural | Duplex Dwelling | Industrial | Neighborhood Service | Shopping Center | |

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OVERLAKE ADDITION
7616 MAIN STREET
THE COLONY, TEXAS

DEVELOPER
HKS GLOBAL, INC.

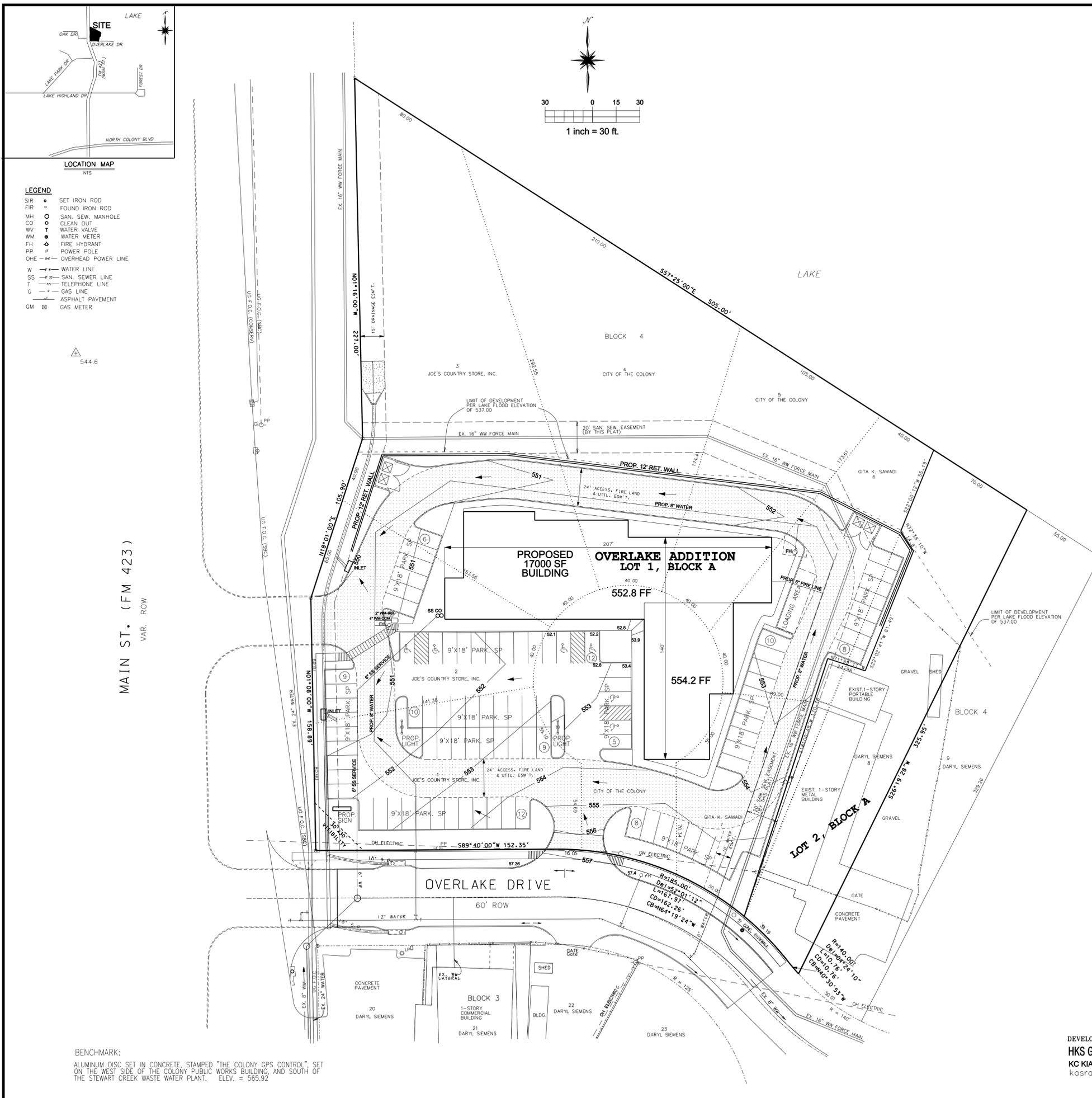
SEALS / CONSULTANTS: F-7701

THE SEAL APPEARING ON THIS
DRAWING IS AUTHORIZED BY
MORI AKHAVAN, P.E. NO.
79174 ON APRIL 20, 2015

PROJECT NUMBER:
1003
ISSUE DATE:
APR. 25, 2015
REVISIONS:

SHEET NAME:
SITE PLAN

SHEET NUMBER:
C1



SITE DATA SUMMARY TABLE	
ITEM	LOT 1
GENERAL SITE DATA	
Zoning	COMMERCIAL
Proposed Land Use	RETAIL
Lot Area (square feet & acres)	128,878 SF (2.9586 AC)
Total Building Area (square feet)	17,000 SF
Building Height (# stories)	1 Story
Building Height (feet - distance to tallest building element)	30 feet
Lot Coverage (percent - xxx.xx%)	13.19%
PARKING	
Parking Ratio	1SP / 200 SF Bldg
Required Parking (Based on 200 sf Bldg, per Space)	85 SP
Provided Parking (# spaces)	89 SP
Accessible Parking Required (# spaces)	5 SP
Accessible Parking Provided (#spaces)	6 SP
LANDSCAPE AREA	
% Landscape Area Provided	36%

NOTE:
THE BUILDING SHALL BE SPRINKLED.

CITY APPROVAL:

Approved by the City Council on the _____ day of _____ 2015.

Development Services Director

SITE PLAN
OVERLAKE ADDITION
3.3838 ACRES
CITY OF THE COLONY
DENTON COUNTY, TEXAS
CITY CASE NO. XXXXXX

LOTS 1-8, BLOCK 4
GARZA-LITTLE ELM LAKE ESTATES ADDITION
ABSTRACTS 394, 1092, 611

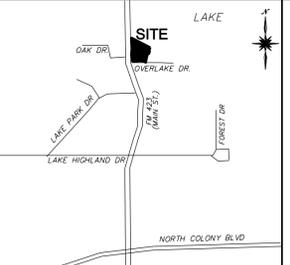
DEVELOPER
HKS GLOBAL, INC.
KC KIANI 214-869-8093
kasrakiani9@gmail.com

BY: **MORI'S ENGINEERING, INC.**
2616 PICKWICK LANE, PLANO, TEXAS 75093
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

SCALE 1" = 30'
APRIL 2015

- LEGEND**
- SIR ○ SET IRON ROD
 - FIR ○ FOUND IRON ROD
 - MH ○ SAN, SEW, MANHOLE
 - CO ○ CLEAN OUT
 - WV T WATER VALVE
 - WM ● WATER METER
 - FH ◆ FIRE HYDRANT
 - PP ○ POWER POLE
 - OHE — OVERHEAD POWER LINE
 - W — WATER LINE
 - SS — SAN. SEWER LINE
 - T — TELEPHONE LINE
 - G — GAS LINE
 - ASPHALT PAVEMENT
 - GM □ GAS METER

LOCATION MAP
T15



544.6

MAIN ST. (FM 423)
VAR. ROW

BENCHMARK:
ALUMINUM DISC SET IN CONCRETE, STAMPED "THE COLONY GPS CONTROL", SET
ON THE WEST SIDE OF THE COLONY PUBLIC WORKS BUILDING, AND SOUTH OF
THE STEWART CREEK WASTE WATER PLANT. ELEV. = 565.92

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: August 25, 2015

DEPARTMENT: Development Services Department

PLANNER: Surupa Sen, AICP, Senior Planner, 972-624-3164

SUBJECT *Z15-0001 Overlake Addition Zoning Change from NS, LC to GR*

Conduct a public hearing, discuss and consider making a recommendation to City Council on a request for zoning change from Neighborhood Services (NS) and Light Commercial (LC) to General Retail (GR) at Overlake Addition, located at northeast corner of Overlake Drive and Main Street within Neighborhood Services (NS) and Light Commercial (LC) zoning districts.

OWNER/ENGINEER

Owner/Developer:	HKS Global,	Plano, Texas
Engineer/Surveyor:	Mori's Engineering	Plano, Texas

EXISTING CONDITION OF PROPERTY

The property is currently vacant. There used to be Joe's Country Store on this site which has been demolished.

PROPOSED REQUEST

The applicant is proposing a 17,000 sf building which will include retail shops, service offices, and possible restaurants. There are seven (7) lots under this application. Currently Lots 1 and 2 are zoned LC and Lots 3-7 are zoned NS. A replat application combining all 7 lots into Lot 1 and including the Pine Court ROW has been submitted. The applicant is requesting the zoning to be changed to General Retail for proposed Lot 1, Overlake Addition. This will aid in developing the retail center with uniform regulations across the property. As per the applicant, the site will generate employment for estimated 30 people. Estimated taxable value for the property will be \$3 million.

The City and the Developer of Overlake Addition has entered into a Development Agreement (Resolution No. 2012-026) that required the Developer to reconstruct Overlake Drive as well as associated water and drainage as stated in the agreement and plat all lots to facilitate redevelopment. The City agreed to grant ownership to the Developer of two (2) City owned lots (lot 4 & 5) adjacent to Developer's property and agreed to abandon the right-of-way for Pine Court. The Developer has reconstructed Overlake Drive and has addressed the drainage issue. The replat application submitted to the City is currently under staff review.

ADJACENT ZONING AND LAND USE

North - Vacant, outside The Colony City Limits
 South - Heavy Commercial (HC) – Lakeview Pawn Shop
 East- Industrial (I) – Vacant Land
 West- Main Street

NOTIFICATION

The Zoning Ordinance requires newspaper notification a minimum of ten (10) days prior to the Planning and Zoning Commission meeting for text amendments. Notice for this Public Hearing

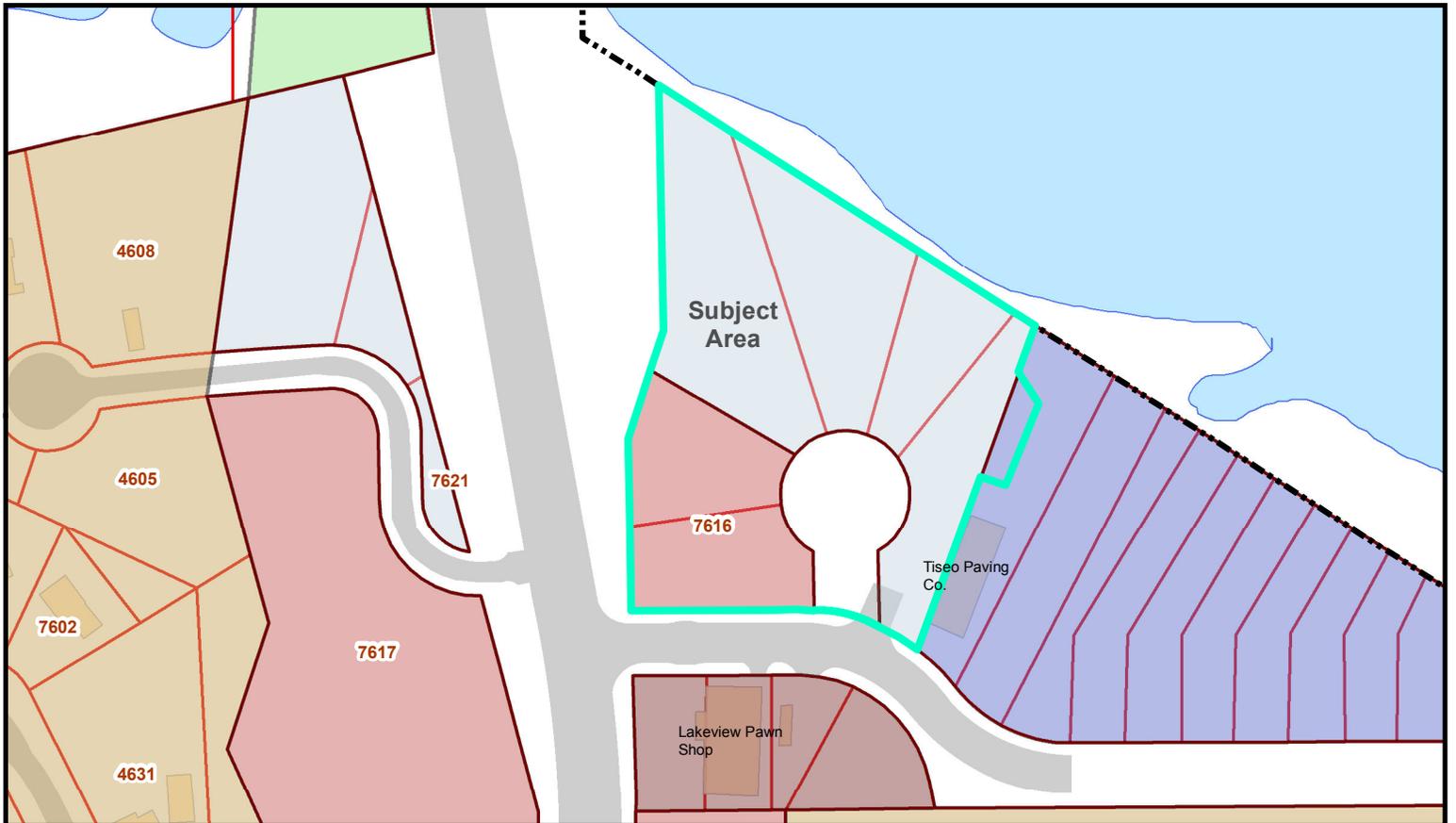
was published in *The NeighborsGo* on August 14, 2015. In addition, the Zoning Ordinance also requires notification of property owners located within 200 feet of the subject property a minimum of ten (10) days prior to the public hearing. Postcards were mailed on August 10, 2015 to eight (8) property owners. No comments either for or against the zoning change request were received as of the printing of this packet.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed zoning change.

ATTACHMENTS

1. Location Map
2. Zoning Exhibit

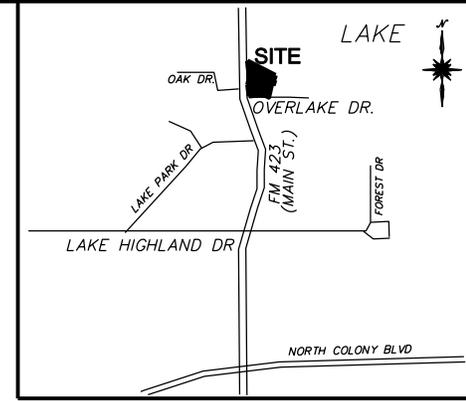


Project No. Z15-0001 - Project Name: Overlake Addition Zoning Change

- | | | | | | |
|-------------------|--------------------------|------------------|----------------------|------------------------|--------------------|
| Overlake Addition | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development | BuildingFootprints |
| Agricultural | Duplex Dwelling | Industrial | Neighborhood Service | Shopping Center | |
| Business Park | General Retail | Light Commercial | Office District 1 | Single Family Dwelling | |

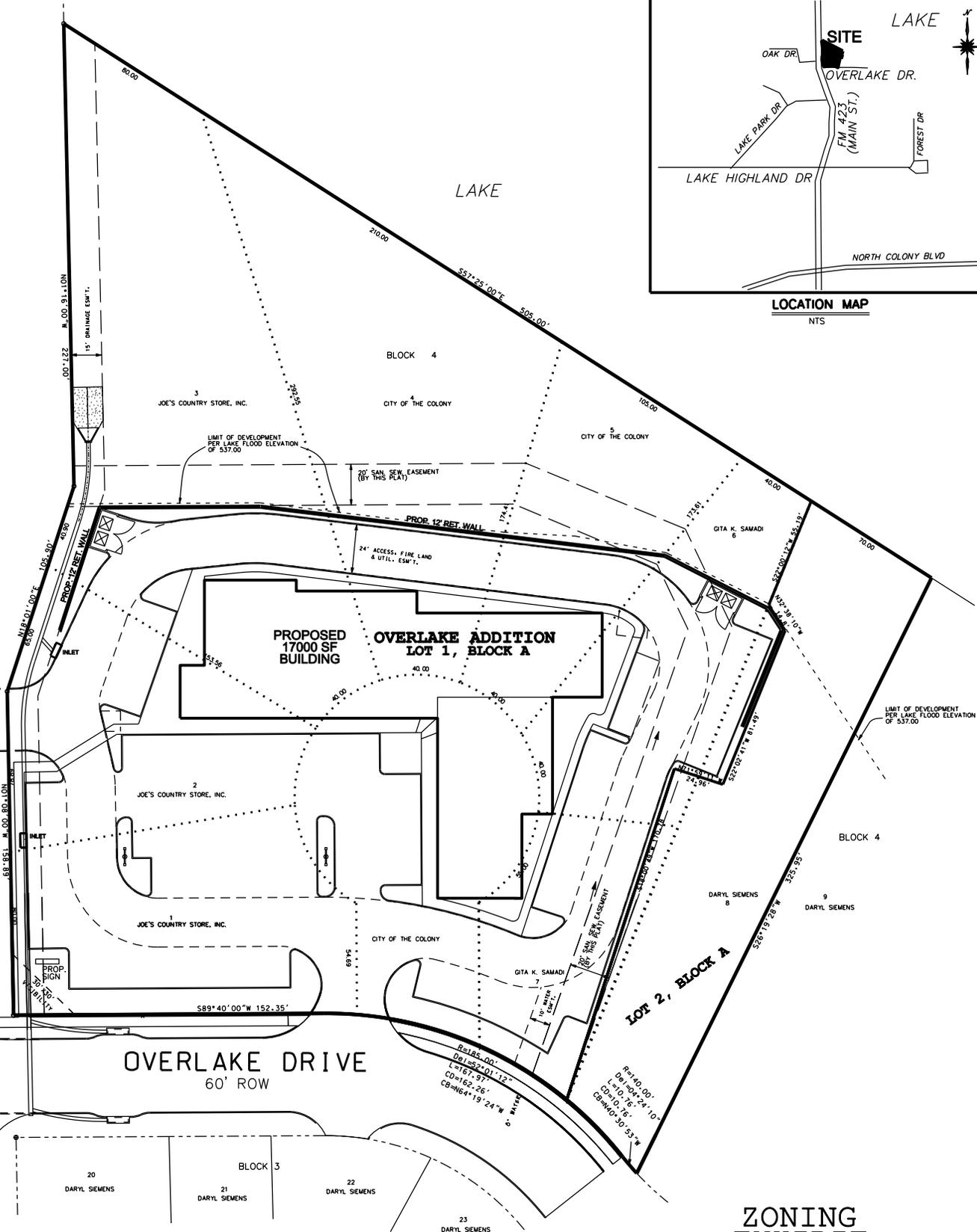
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LOCATION MAP
NTS

MAIN ST. (FM 423)
VAR. ROW



BENCHMARK:
ALUMINUM DISC SET IN CONCRETE, STAMPED "THE COLONY GPS CONTROL", SET
ON THE WEST SIDE OF THE COLONY PUBLIC WORKS BUILDING, AND SOUTH OF
THE STEWART CREEK WASTE WATER PLANT. ELEV. = 565.92

DEVELOPER
HKS GLOBAL, INC.
KC KIANI 214-869-8093
kasrakiani19@gmail.com

BY: **MORI'S ENGINEERING, INC.**
2616 PICKWICK LANE PLANO, TEXAS 75093
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

ZONING EXHIBIT

OVERLAKE ADDITION

3.3838 ACRES
CITY OF THE COLONY
DENTON COUNTY, TEXAS
CITY CASE NO. XXXXXX

LOTS 1-8, BLOCK 4
GARZA-LITTLE ELM LAKE ESTATES ADDITION
ABSTRACTS 394, 1092, 611

APRIL, 2015

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: August 25, 2015
DEPARTMENT: Engineering/Development Services Department
PLANNER: Surupa Sen, AICP, Senior Planner, 972-624-3164

SUBJECT *SP15-0014 Hyatt Place Site Plan*

Discuss and consider making a recommendation to City Council on a request for Site Plan for Hyatt Place, a limited service hotel, located south of Memorial Drive, East of Top Golf located in the Business Park (BP) zoning district.

OWNER/ENGINEER

Owner/Developer:	Mike Patel	Irving, Texas
Engineer/Surveyor:	Farnsworth Group	Frisco, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

The applicant is proposing to build a 4 story, 107 room limited service hotel, on approximately 2.0147 acres, located south of Memorial Drive and East of Top Golf.

ADJACENT ZONING AND LAND USE

North - Business Park (BP), Five Star Sports Complex across Memorial Drive
South - Business Park (BP), Vacant Land, proposed Modern Round indoor entertainment facility housing virtual shooting gallery
East - Business Park (BP), Vacant Land
West - Planned Development (PD 27), Top Golf

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) finds the Site Plan meets the requirements of the Appendix A, Zoning Ordinance, Gateway Overlay Ordinance and other applicable ordinances of the Code of Ordinances as outlined in the Staff Report.

ATTACHMENTS

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

ATTACHMENT 1

Staff Analysis

Summary of Request

The applicant is proposing to build a 4 story, 107 room limited service hotel, on approximately 2.0147 acres, located south of Memorial Drive and East of Top Golf.

Existing Condition of Property

The subject property is undeveloped.

Platting Status

The Final Plat for the subject property is on Planning and Zoning Commission agenda for approval.

Adjacent Zoning/Land Use

North - Business Park (BP), Five Star Sports Complex across Memorial Drive

South - Business Park (BP), Vacant Land, proposed Modern Round indoor entertainment facility housing virtual shooting gallery

East - Business Park (BP), Vacant Land

West - Planned Development (PD 27), Top Golf

Land Use Analysis

City Council approved a Specific Use Permit (SUP) for limited service hotel on December 2, 2014 for Hyatt Place The Colony.

Gateway Overlay District Amenities

Section 10A-1000, Public Amenities and Standards requires commercial developments greater than one (1) acre but less than five (5) acres in size incorporate one (1) public amenity. The one amenity can be chosen from the following list, as found in Section 10A-100 (a)(3) of the Gateway Overlay District:

- (A) Patio or Plaza with seating area;
- (B) Landscaped mini-parks, squares or greens;
- (C) Water feature; or
- (D) Outdoor public art.

The applicant has proposed benches along landscape area on Memorial Drive facing the 10' wide sidewalk.

Infrastructure Improvements

The City is not planning any specific public infrastructure improvements for this area other than infrastructure required for the development of the Hyatt Place.

Circulation and Parking

The proposed facility will have access from Memorial Drive through onsite and off-site driveways. A Traffic Study was required to be completed for the Victory at 121 Center with the submittal of the Site Plan. The Traffic Study indicates that the property to be developed first in

this area that will connect to the SH 121 driveways will have to build a deceleration lane on SH 121.

The parking ratio for limited service hotel is 1 space per guest room. The parking provided meets the specific requirements of Section 13, Vehicular Parking, Parking Lot, and On-Site Traffic Regulations of Zoning Ordinance.

Parking Standard	Parking Required
Parking calculation for Hyatt Place: 1 spaces per guest room (107 rooms)	107 spaces (5 ADA)
Total Parking Provided	113 spaces (6 ADA)

Landscaping and Irrigation

The applicant is proposing landscaping made up of a combination of Red Oak, Live Oak, and Crape Myrtles, Burford Holly to meet the requirements of the Gateway Overlay and Zoning Ordinance. Seventeen (17%) of the site has been landscaped. Seven (7) trees 4” cal. has been proposed @ of 40 LF of frontage. Perimeter landscaping has been proposed with one (1) ornamental tree every fifty (50) linear feet. Eighteen (18) trees have been proposed on parking lot interior landscaping.

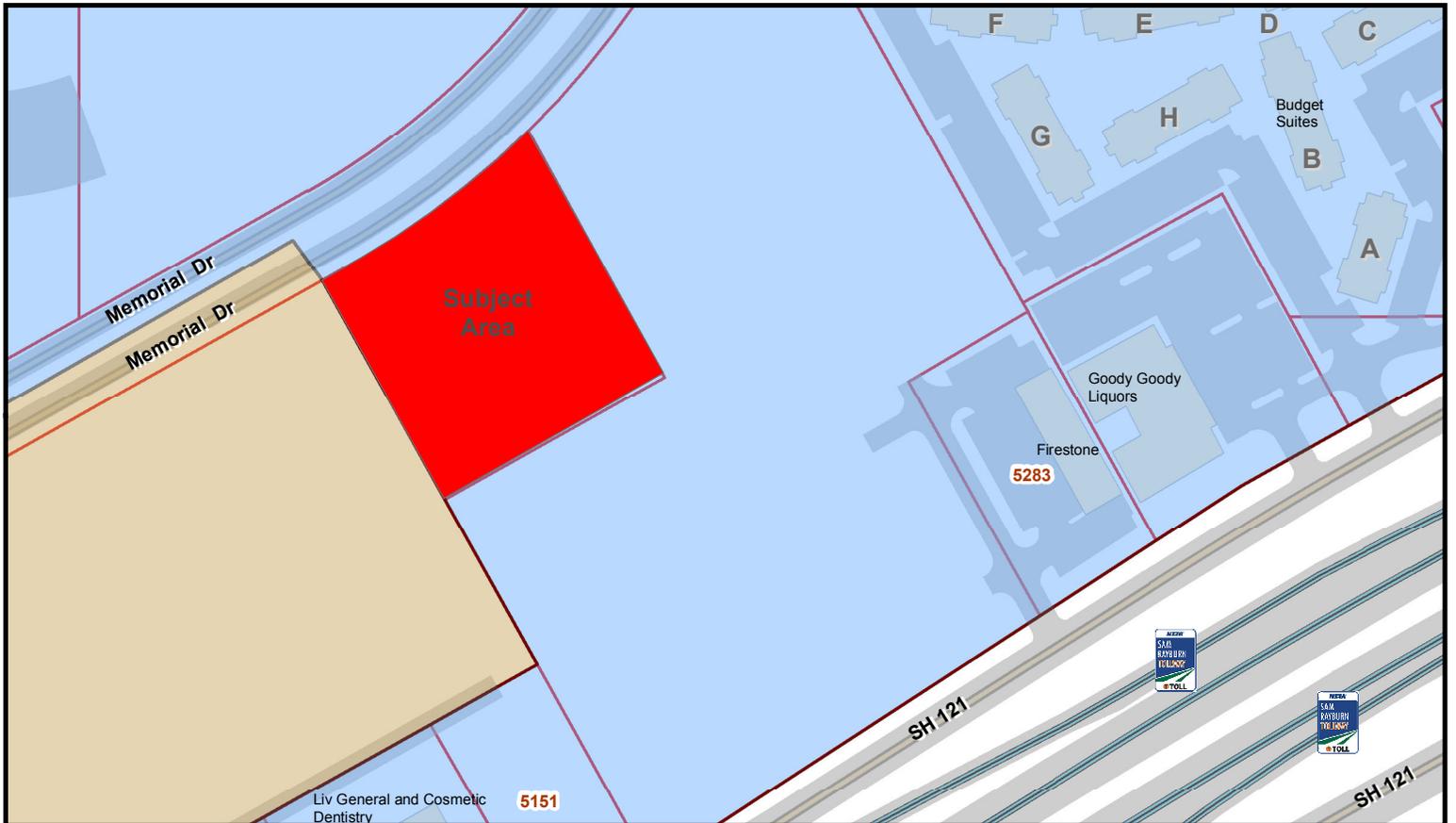
Gateway Landscaping Amenities Requirements

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 fifteen (15) Landscape Points. The applicant has provided the following landscaping amenities to meet this requirement:

Landscape Amenity	Points Earned
Enhanced Hardscape (10’ meandering sidewalk along memorial drive)	5 points
Enhanced Site Canopy (perimeter trees 1 per 40 LF, a parking island every 10 spaces)	5 points
Enhanced streetscape element (benches along memorial drive)	5 points
Total Points	15 points

Development Review Committee Review

The Development Review Committee finds that the Site Plan meets all applicable requirements of the Zoning Ordinance and Gateway Overlay ordinance, therefore recommends approval.



Project No. SP15-0014 - Project Name: Hyatt Place The Colony

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

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Farnsworth GROUP

2595 DALLAS PARKWAY, SUITE 102
FRISCO, TEXAS 75034
(214) 407-7354 / info@f-w.com
TEXAS FIRM #8928

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:

SCALE: 1"=40'

SP15-0014



Location Map
N.T.S.

LEGEND

EXISTING

- IRON ROD
- × CHISELED X
- STORM MANHOLE
- SAN. MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DOWN GUY
- ELEC. PEDESTAL
- ★ LIGHT
- POST
- ST STORM SEWER
- SA SAN. SEWER
- W WATERMAIN
- PROPERTY LINE

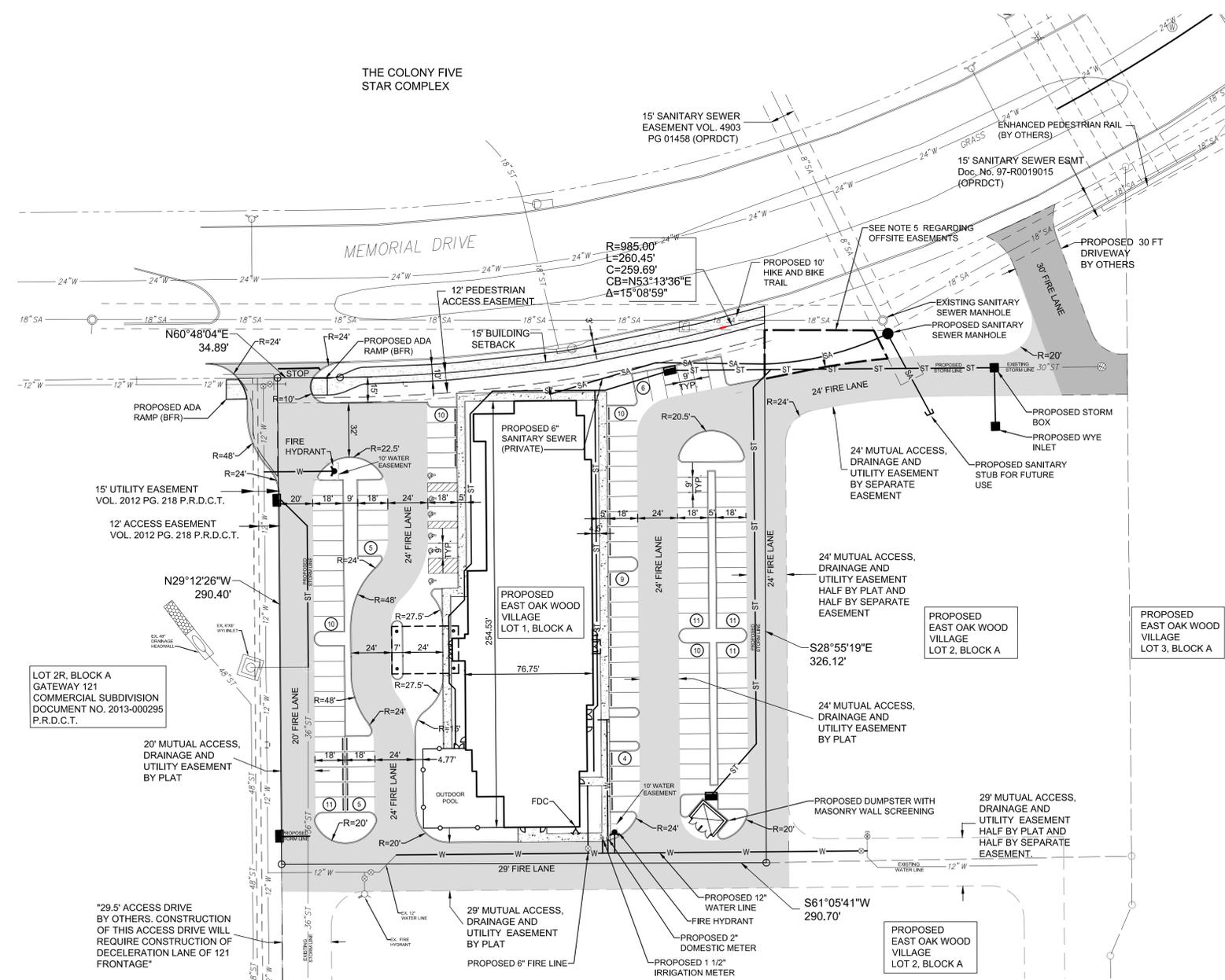
PROPOSED

- WHEEL STOP
- ▭ FIRE LANE
- ▭ CONCRETE DRIVES BY OTHERS

GENERAL SITE NOTES:

- ALL DIMENSIONS TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3 FOOT UNLESS OTHERWISE NOTED
- FIRE SPRINKLERS ARE PROVIDED FOR THIS BUILDING.
- THE PROPOSED EASEMENTS & LOT LINES SHOWN ON THIS SITE PLAN WERE OBTAINED FROM THE "REPLAT EAST OAK WOOD VILLAGE LOTS 1-7" BY A.J. BEDFORD GROUP DATED MAY 26, 2015.
- OFFSITE DRAINAGE AND PUBLIC UTILITY EASEMENT BY SEPARATE DEDICATION FOR PORTIONS OF STORM DRAINAGE AND SANITARY SEWER.

SITE DATA SUMMARY	
ACREAGE SUMMARY	
Subject Property	2.0147 Acres / 87,760 FT ²
Hyatt Hotel Building	62,738 FT ²
Building Height	52'-8" FT
Number of Stories	4 Stories
Floor Area Ratio (FAR)	1 : 0.71
ACCESSIBLE PARKING	
Accessible Parking	5 Required / 6 Provided
Van Parking	1 Required / 2 Provided
Total	5 Required / 6 Provided
PARKING RATIO	
No. of Rooms	No. of Spaces
Hyatt Hotel	107 / 113
1 PARKING SPACE PER ROOM REQUIRED	



OWNER/APPLICANT/DEVELOPER

A&M DEVELOPERS
7701 LAS COLINAS RIDGE, STE. 250
IRVING, TX. 75063
PH: 214-377-8920
CONTACT: MIKE PATEL
EMAIL: mike75063@yahoo.com

PREPARED BY:

FARNSWORTH GROUP
2595 DALLAS PARKWAY, STE 102
FRISCO, TX. 75034PH: 214-377-8920
PH: 469-605-2627
CONTACT: MATT MORGAN, P.E.
EMAIL: MMORGAN@F-W.COM

ARCHITECT:

EISENHOUR CONSULTING, LLC
1044 MORNINGSIDE COURT
MESQUITE, TX 75150
PH: 972-415-1730
CONTACT: FREDERICK GATELA
EMAIL: fil2can@yahoo.com



APPROVED BY THE CITY COUNCIL ON THE _____ DAY OF _____, 2015

DEVELOPMENT SERVICES DIRECTOR

PROJECT:
HYATT PLACE

THE COLONY, TEXAS

Date: 08-11-15

Design/Drawn: DJM

Reviewed: MM

Book No.: - Field: -

SHEET TITLE:

**SITE PLAN
DENTON COUNTY
BBB & CCR SURVEY
ABSTRACT #173**

SHEET NUMBER:

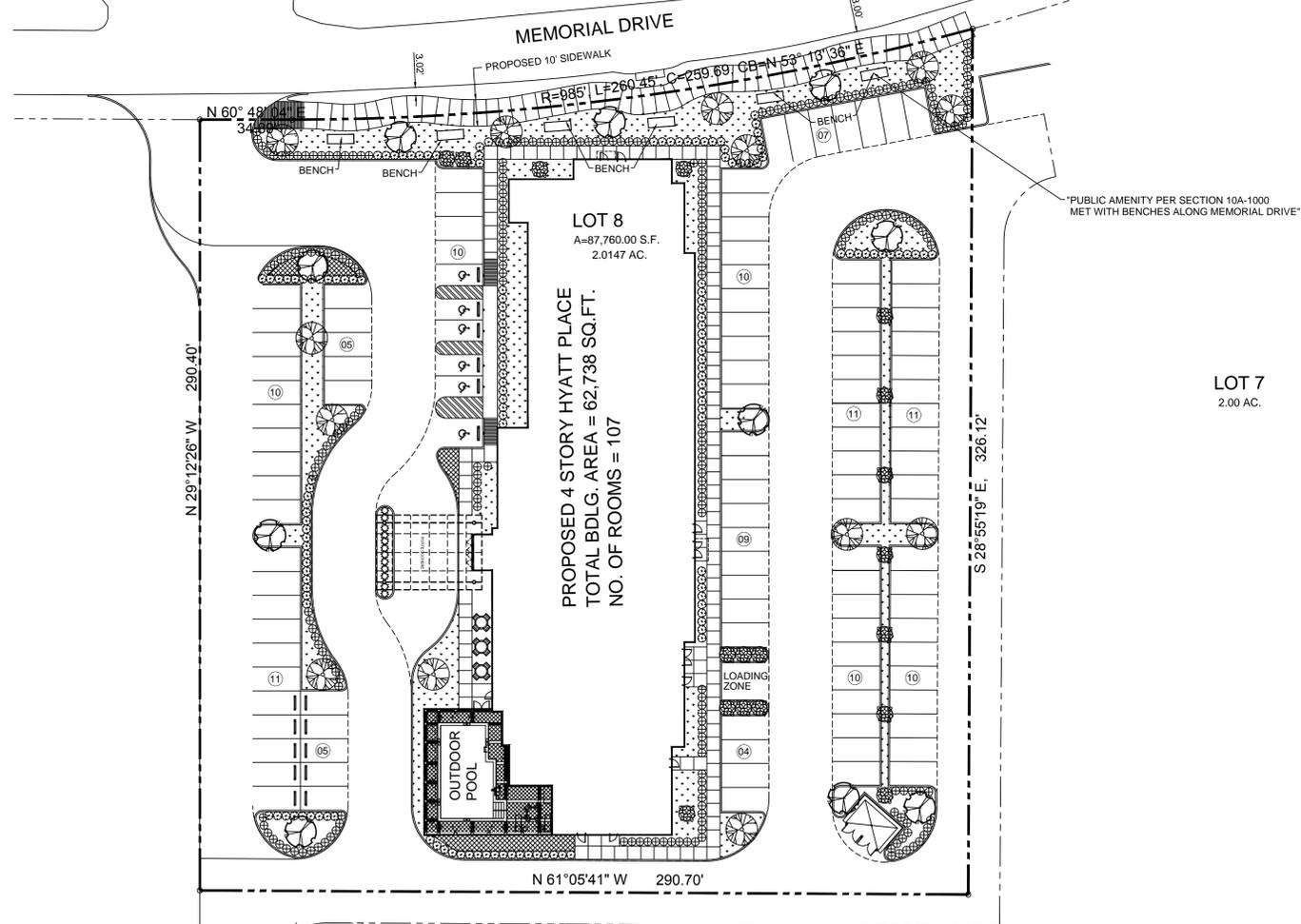
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Project No.: 0141621.00

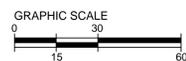
I:\morgant\1\15-0014\Project\15-0014\0141621.00 - Hyatt Place At The Colony\Draw\Site\Plan 2 SITE PLAN\SP15-0014.dwg | 8/12/2015 4:56 PM |



50' RIGHT-OF-WAY



01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



LANDSCAPING

LOT AREA:	87,760.00 S.F.
OPEN SPACE	REQUIRED (20% OF SITE) 17,552.00 S.F. PROVIDED (16.59% OF SITE) 14,558.65 S.F.
PARKING LOT TREES	REQUIRED (113/18 SPACE) 7 - 4" CALIPER PROVIDED 18 - 4" CALIPER
STREET TREES	REQUIRED (DIST./40 LF OF FRONT) 07 PROVIDED 07 - 4" CALIPER
SCREEN SHRUBS	REQUIRED (DIST. X 19/50 LF OF FRONT) 106 PROVIDED 107 - 5 GALLON

PLANT LIST :

QTY.	COMMON NAME	BOTANIC NAME	SIZE/SPACING
10	RED OAK	QUERCUS RUBRA	4.0" CALIPER AT THE TIME OF PLANTING
14	LIVE OAK	QUERCUS VIRGINIANA	4.0" CALIPER AT THE TIME OF PLANTING
18	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2" CAL., CANE MIN. 8' HGT.,
240	BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	MINIMUM TWENTY-FOUR (24) INCHES HIGH AT THE TIME OF PLANTING, 36" O.C.
88	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	MINIMUM TWENTY-FOUR (24) INCHES HIGH AT THE TIME OF PLANTING, 36" O.C.

LANDSCAPE PLAN AESTHETICS POINTS REQUIRED

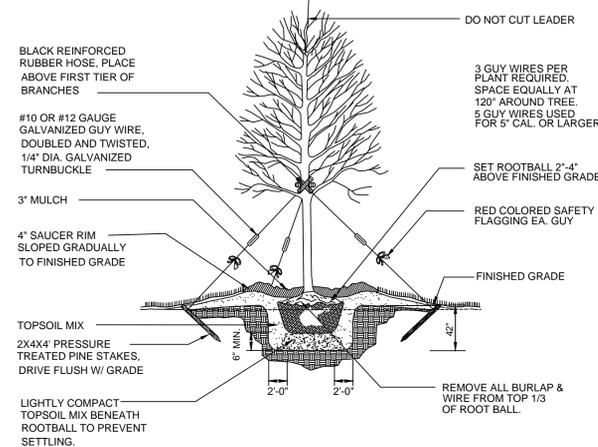
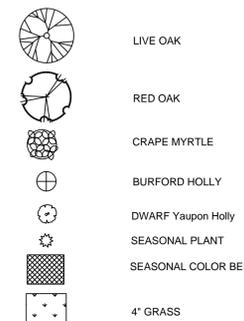
SITE SIZE	MINIMUM NUMBER OF POINTS REQUIRED
BETWEEN 1 AND 3 ACRES	15 POINTS
10A-700 TABLE 2 - AMENITY OPTIONS AND MAXIMUM POINTS	
1. ENHANCED HARDSCAPE (10' MEANDERING SIDEWALK ALONG MEMORIAL DR.)	5 POINTS
2. ENHANCED SITE CANOPY (PLANTING PERIMETER TREES 1 PER 40 FEET A A PARKING ISLAND EVERY 10 SPACES)	5 POINTS
3. ENHANCED STREETSCAPE ELEMENTS (PROP. BENCHES ALONG MEMORIAL DR.)	5 POINTS
TOTAL AESTHETIC POINTS PROVIDED	15 POINTS

LOT 4

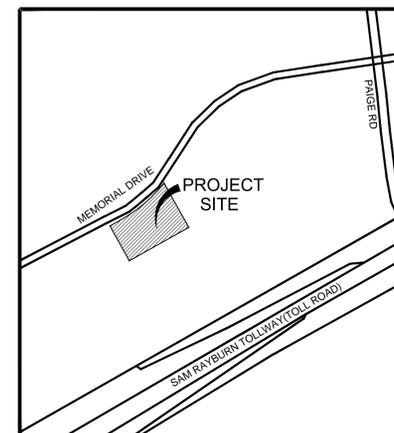
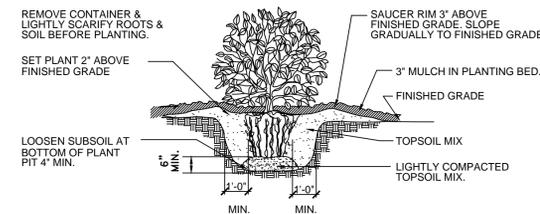
LANDSCAPE SUMMARY

FRONT YARD L.S. AREA	5,065.01 S.F.
TOTAL L.S. AREA	14,558.65 S.F.
TOTAL LOT AREA	87,760.00 S.F.
% OF LOT FRONT YARD L.S.	5.77 %
% OF LOT TOTAL L.S.	16.59 %

PLANTING LEGEND



03 SHRUB PLANTING DETAIL
SCALE: NONE



GENERAL CONSTRUCTION NOTES

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY, PROVIDE INFORMATION, AND COORDINATE WITH THE CITY/COUNTY UTILITY DEPARTMENTS AND OTHER UTILITY COMPANIES REGARDING THE LOCATION, DEPTHS, SIZES AND ANY RELEVANT INFORMATION OF ALL UTILITIES ABOVE AND BELOW GROUND UTILITIES INCLUDING GAS, FIBER OPTIC, COMMUNICATION CABLES, AND THE USE, PRIOR TO PERFORMING ANY DIRT WORK, EXCAVATION, ENHANCEMENT FILL OR HOLE DRILLING RELATED TO ON-SITE OR OFF-SITE WORK FOR THIS PROJECT.

OWNERSHIP AND USE OF DRAWINGS

THESE DRAWINGS WHETHER PRINTED OR ELECTRONIC IN FORM, PREPARED BY THE ENGINEER, JR. EISENHOUR CONSULTING LLC, ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE CONTRACTOR SHALL EXECUTE THE WORK DESCRIBED HEREIN. ONLY THE ENGINEER SHALL SIGN, CLAIM AUTHORSHIP, CLAIM COPYRIGHT OR RETAIN ANY OTHER RESERVED RIGHTS ON THESE DRAWINGS UNLESS OTHERWISE AGREED TO OR PERMITTED IN WRITING BY THE ENGINEER. THESE DRAWINGS SHALL NOT BE COPIED, REVISED OR TRANSMITTED IN ANY MANNER.

THESE DRAWINGS SHALL BE USED SOLELY FOR THIS PROJECT. THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER ARE PERMITTED TO USE OR REPRODUCE PORTIONS OF THE DRAWINGS RELATIVE TO THEIR PERFORMANCE CONTRACT AS SPECIFIED IN THE CONTRACT DOCUMENTS.

THESE DRAWINGS SHALL NOT BE USED BY THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER ON OTHER PROJECTS OR ON ADDITIONS TO THIS PROJECT OUTSIDE THE ORIGINAL SCOPE OF WORKS WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ENGINEER.

OFFICIAL SUBMISSION OF THESE PLANS TO REGULATORY AGENCIES SHALL ONLY MEAN COMPLIANCE TO REGULATORY REQUIREMENTS AND SHALL NOT BE CONSTRUED AS PUBLICATION OR LOSS OF ENGINEER'S COPYRIGHTS OR OTHER RESERVED RIGHTS.

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF THE COLONY, TEXAS.
- AS UNDERGROUND AUTOMATIC LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE.
- ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE AT OWNER'S DIRECTION AND ACCORDING TO CITY REQUIREMENTS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GOING CONDITION, AND REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
- ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORIST BETWEEN THE STREET AND ACCESS DRIVE. VISIBILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
- ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS OR OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERM A DEGREE LAIN AREAS UNLESS OTHERWISE NOTED.
- ALL TREES TO BE INSTALLED OUTSIDE FIRE HYDRANT, SANITARY SEWER, AND UTILITY EASEMENTS.
- REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.

TREE NOTES:

- AT THE TIME OF PLANTING, TREES SHALL BE A MINIMUM OF THREE INCHES CALIPER, MEASURED 12" ABOVE GROUND AND A MINIMUM OF SEVEN FEET IN HEIGHT.
- APPLY THREE INCHES (3") LAYER OF MULCH ON TOP OF ROOT BALL AFTER PLANTING, KEEP MULCH NINE INCHES (9") FROM BASE OF THE TRUNK.
- PRUNE EACH TREE TO CORRECT STRUCTURAL DEFECTS AND REMOVE BROKEN BRANCHES CAUSED DURING TRANSPORT AND PLANTING.
- EVERY OCTOBER APPLY TWO AND A HALF (2 1/2 LB.) POUNDS OF 10-10-10 FERTILIZER PER TEN SQUARE FEET OF AREA BENEATH EACH TREE.

EISENHOUR Consulting, LLC
Land Development • Building Design

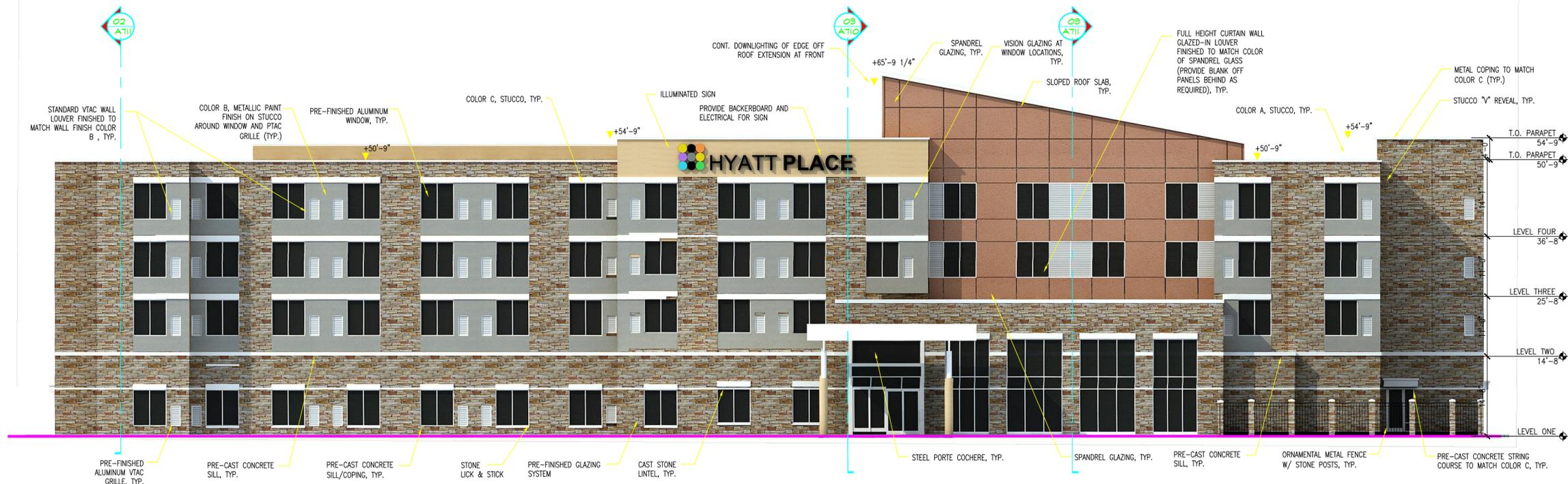
1044 Morningstar Court, Mesquite, TX 75159 | Cell No: 972-415-1730 | Fax: 972-415-2997

PROJECT NAME: **LANDSCAPE PLAN PROP. 4 - STORY HYATT PLACE**
MEMORIAL DRIVE, THE COLONY, TX 75056
2.0147 ACRES

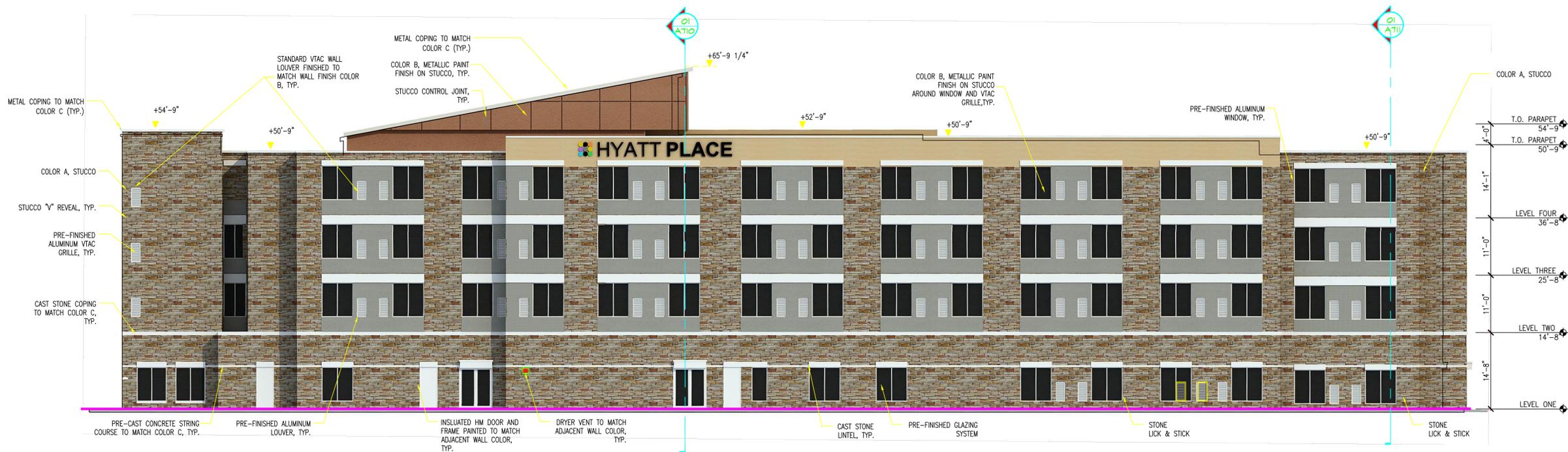
OWNER/DEVELOPER: **A & M DEVELOPERS LLC**
7701 Las Colinas Ridge, Ste. 250
IRVING, TEXAS 75063

DESIGNER COMPANY: **E.M. FAGGETT ENGINEERING**
P.O. BOX 17605
FORT WORTH, TEXAS 76102

PROJECT STATUS: FOR PERMITTING	ENGINEER'S SIGNATURE/SEALED: _____	SHEET: LP
PROJECT NUMBER: FREDERICK L. GATELA	DATE: _____	
DESIGN COORDINATOR: _____	DATE: _____	OF: _____
REVISION DATE: 08/12/15	ON THE DATE INDICATED HEREIN, I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.	
SCALE: 1" = 30'-0"	DATE: 08/12/15	
DRAWING BY: _____		



01 FRONT ELEVATION
SCALE : 3/32" = 1'-0"



02 REAR ELEVATION
SCALE : 3/32" = 1'-0"



02 LEFT SIDE ELEVATION
SCALE : 3/32" = 1'-0"



01 RIGHT SIDE ELEVATION
SCALE : 3/32" = 1'-0"