

**AGENDA
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
MAY 10, 2016**

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, May 10, 2016 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 April 12, 2016 Regular Session.
2.2	<i>RP16-0002, Replat of Lot 4R and Final Plat of Lots 5, 6, Block A, East Oak Wood Village</i> Consider approval of a replat of Lot 4R and final plat of Lots 5, 6 Block A, East Oak Wood Village, being 5.684 acres of land out of the B.B.B. and C.R.R. Survey, Abstract No. 173, an addition to the City of The Colony, Denton County, Texas located on SH 121, east of Top Golf and west of Firestone, within Business Park (BP) zoning district.

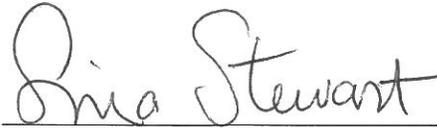
4.0	DISCUSSION ITEMS
4.1	<i>SP16-0003, La Quinta Alternate Building Material – Site Plan Amendment</i> Discuss and consider making a recommendation to City Council on a request for Site Plan amendment allowing alternate building material on proposed La Quinta limited service hotel located at 3750 Market Street.
4.2	<i>SP16-0002, Victory at The Colony Site Plan</i> Discuss and consider making a recommendation to City Council on a request for Site Plan to allow Victory at The Colony, a retail/restaurant complex with three buildings of total 48,150 sf area on 5.684 acre parcel of land located on SH 121, east of Top Golf and west of Firestone, within Business Park (BP) zoning district.
4.3	<i>SP16-0005 Service King Screen Wall Reduction - Site Plan Amendment</i> Discuss and consider making a recommendation to City Council on a request for Site Plan amendment to reduce the length of perimeter screening wall for proposed Service King, an automobile body shop, located on 5270 Memorial Drive, west of Budget Suites, north of existing Firestone Tire and Vehicle Service Center located in the Business Park (BP) zoning district.

“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 6th day of May 2016.



Tina Stewart, Interim City Secretary



**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
APRIL 12, 2016**

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, April 12, 2016 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, Shawn Rockenbaugh, Cesar Molina Jr., Janece Pool, and Shannon Hebb.

Board Members Absent: Brian Buffington

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 March 22, 2016 Regular Session.
2.2	<i>FP15-0011, Tullamore Meadows Ph 2B at Tribute Final Plat</i> Consider approval of final plat for Lots 1-28, Block A, Lots 29X, 30X, 31X, Block A, Lots 1-24, Block B, Lots 38X, 39X, 40X, Block B, Tullamore Meadows Ph 2B, being 28.984 acres of land out of the B.B.B. and C.R.R. Survey, Abstract No. 170, 182, Thomas D. Luckett Survey, Abstract No. 752, and the S. Payton Survey, Abstract no 1009 an addition to the City of The Colony, Denton County, Texas located on Lebanon Road west of Tullamore Meadows Ph 1 in Planned Development 23 (PD-23) zoning district.
2.3	<i>FP15-0012, Somerset at Tribute Final Plat</i> Consider approval of final plat for Lots 1-17, & 18X, 19X, 20X, Block C, Lots 1-15, Block D, Lots 1-23, Block E, Lots 1-26 & 86X, 87X, Block F, Somerset at Tribute, being 21.414 acres of land out of the B.B.B. and C.R.R. Survey, Abstract No. 170, 182, an addition to the City of The Colony, Denton County, Texas located west of Aberdeen in Planned Development 23 (PD-23) zoning district.
2.4	<i>FP15-0018, Bridge Lane Addition at Tribute Final Plat</i> Consider approval of Bridge Lane Addition final plat being 4.749 acres of land out of the B.B.B. and C.R.R. Survey, Abstract No. 170, Thomas D. Luckett Survey, Abstract No. 752, and the S. Payton Survey, Abstract no 1009 an addition to the City of The Colony, Denton County, Texas in Planned Development 23 (PD-23) zoning district.
2.5	<i>FP15-0023, Waterford Point Ph 1 at Tribute Final Plat</i> Consider approval of final plat for Lots 21-25, 61X, 32X, Block A, Lots 34X, Block L, Lots 1-24, 25X Block M, Lots 1-22, 23X, Block N, Lots 1-28, 29X, Block O, Lots 11-18, 19X, Block Q, and Lots 1-11, Block R, Waterford Point Phase 1 at Tribute, being 32.545 acres of land out of the B.B.B. and C.R.R. Survey, Abstract No. 170, an addition to the City of The Colony, Denton County, Texas located west of Somerset in Planned

	Development 23 (PD-23) zoning district.
2.6	<i>FP16-0003, Westbury Ph 2 at Tribute Final Plat</i> Consider approval of final plat for Lots 27-84, 85X, 86X, Block F, Lots 1-20, Block G, Lots 1-20, Block H, Westbury Phase 2 at Tribute, being 21.330 acres of land out of the B.B.B. and C.R.R. Survey, Abstract No. 182, an addition to the City of The Colony, Denton County, Texas located northwest of Aberdeen Phase 1 in Planned Development 23 (PD-23) zoning district.
2.7	<i>PP16-0001, The Shacks at Austin Ranch Preliminary Plat</i> Consider approval of Preliminary Plat for Lots 1, 2, & 3X, Block A, The Shacks at Austin Ranch, Southeast Corner of Windhaven and Plano Parkway, being 26.565 acres of land out of David Andrews Survey, Abstract No. 18, and B. Schoonover Survey, Abstract No. 1208, an addition to the City of The Colony, Denton County, Texas in Planned Development 22 (PD-22) aka Austin Ranch PD zoning district.

Chairman Hames read the Consent Agenda items into the record.

**Commissioner DeBurr moved to approve Items 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7
 Commissioner Hebb seconded the motion. Motion carried (6-0).**

4.0	DISCUSSION ITEMS
4.1	<i>SP16-0001, The Shacks at Austin Ranch – Development Plan</i> Discuss and consider making a recommendation to City Council on a request for Development Plan to allow The Shacks at Austin Ranch, a combination of retail and restaurant buildings on 1.494-acre parcel of land located at the southeast corner of Plano Parkway and Windhaven Parkway in the Planned Development 22 (PD-22 – Austin Ranch) zoning district.

Chairman Hames read the discussion item 4.1 into record.

Ms. Sen presented the staff report.

Commissioner Molina asked whether the dog park will be a city owned park or how will it be maintained.

Ms. Sen responded that the proposed dog park will not be a City owned park, it will be a privately maintained dog park.

Commissioner Molina then asked whether the dogs are going to be allowed in the restaurants. Will there be a code amendment to allow that?

Mr. Tom Holland from Billingsley Company, answered that the dogs may be allowed in the open deck area but not inside the restaurant buildings.

Commissioner Molina asked due to the dog park, are there additional parking spaces planned to accommodate visitors.

Mr. Holland responded that additional parking for the dog park (13 extra spaces) has been proposed. There will be more parking in the next phase of development.

Commissioner Hebb asked about the other locations that Billingsley have looked at with similar developments.

Mr. Holland stated that there are several locations with the similar setup in the metroplex, some are smaller square footage around 350 sf with outdoor deck seating. These places are pretty popular.

Commissioner Pool asked if the dog park is going to be similar to other dog parks around the area, where dogs will be on leash etc.

Mr. Holland mentioned that the whole dog park will be fenced around with two areas for small and large dogs. The owners can grab a drink on the patio while the dogs play in the park.

Chairman Hames mentioned she really appreciate the modern rustic look of the restaurants.

Commissioner Hebb asked if they would need further approval for alcohol sales.

Mr. Joyce answered that PD 22 allows alcohol sales, they will need TABC license however.

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

4.2	<i>SP16-0003, La Quinta Alternate Building Material – Site Plan Amendment</i> Discuss and consider making a recommendation to City Council on a request for Site Plan amendment allowing alternate building material on proposed La Quinta limited service hotel located at 3750 Market Street.
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Chairman Hames read the discussion item 4.2 into record.

Ms. Sen presented the staff report.

Applicant's representative David Callum presented the proposed material and graphics of the new corporate prototype to the Commission.

Ms. Sen wanted clarification on whether the applicant is maintaining the 25% brick/stone on the exterior as before.

Mr. Callum mentioned that there will not be brick/stone utilized on the exterior. Only tiles and stucco will be used.

Ms. Sen informed the Commission that DRC has recommended approval for the request with the understanding that 25% brick/stone shall be maintained on the exterior. Staff does not feel comfortable with this change as the DRC has vetted the application with different understanding.

Commissioner Molina made a motion to go to Executive Session to seek legal advice from City Attorney, Commissioner Hebb seconded the motion.

Commission went into Executive Session at 6:54 p.m.

Commissioner came back to regular session at 7:07 p.m.

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

There being no further business to come before the Commission, Chairman Hames adjourned the Regular Session of the Planning and Zoning Commission at 7: 08 p.m.

Karen Hames, Chairman

Surupa Sen, AICP, Senior Planner

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: May 10, 2016

DEPARTMENT: Development Services Department

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

SUBJECT: *RP16-0002, Replat of Lot 4R and Final Plat of Lots 5, 6, Block A, East Oak Wood Village*

Consider approval of a replat of Lot 4R and the final plat of Lots 5, 6 Block A, East Oak Wood Village, being 5.684-acres of land out of the B.B.B. and C.R.R. Survey, Abstract No. 173, an addition to the City of The Colony, Denton County, Texas located on SH 121, east of Top Golf and west of Firestone, within the Business Park (BP) zoning district.

APPLICANT

Owner/Developer:	Victory Real Estate Group	Dallas, Texas
Engineer/Surveyor:	Peloton Land Solutions	Keller, Texas

EXISTING CONDITION OF PROPERTY

The subject property is currently undeveloped.

PROPOSED DEVELOPMENT

Three retail/restaurant buildings with a total 48,150 sf area are planned on Lots 4R, 5 and 6. Lot 4R, Block A will be developed during the first phase and Lots 5 and 6 will be build in future phases.

ADJACENT ZONING

North - Business Park (BP) – Hyatt Hotel (under construction), vacant land
South - SH 121
East- Business Park (BP) – Firestone, Service King (under construction)
West- Planned Development 27 (PD 27) and Business Park (BP) – Top Golf, Methodist Urgent Care

PLAT DETAILS

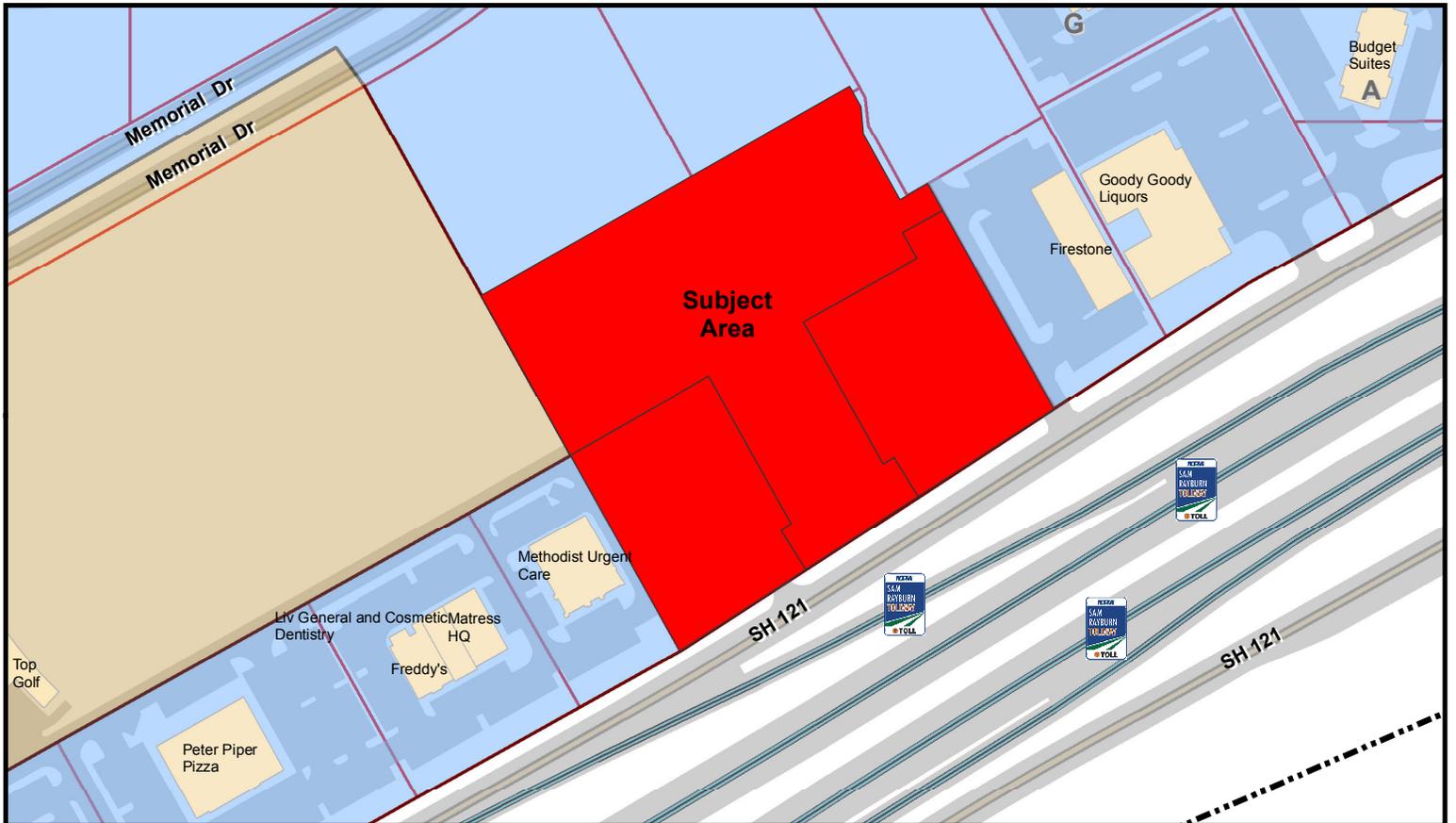
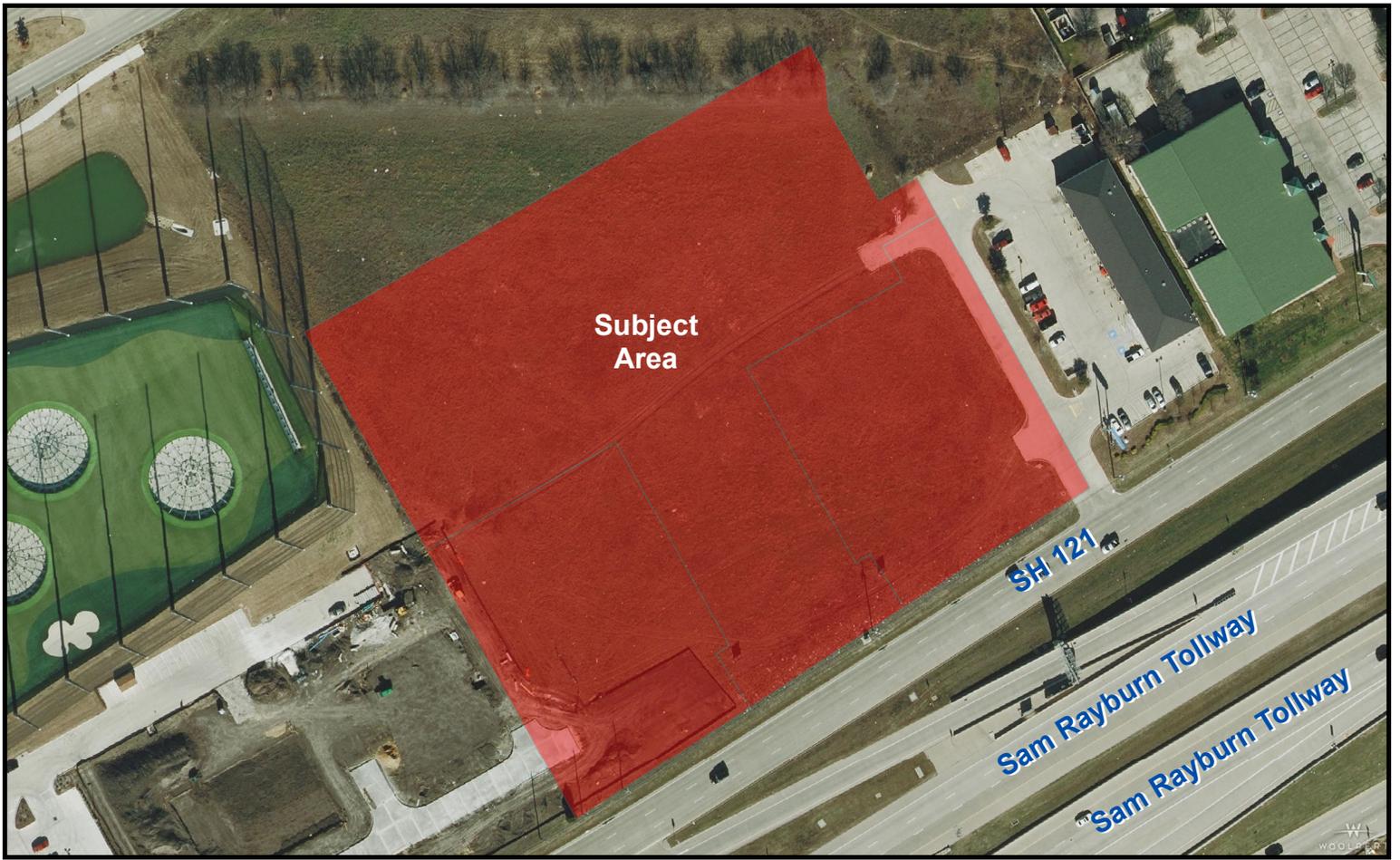
5.684 acres of land is being subdivided into three lots. Primary access is through SH 121. Access from Memorial Drive is through mutual access easements (driveways) on Lot 1, Block A, East Oak Wood Village (proposed Hyatt hotel property).

RECOMMENDATION

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

ATTACHMENTS

1. Location Map
2. Proposed Replat/Final Plat



Project No. RP16-0002 - Project Name: Lots 4R, 5, 6, Blk A East Oak Wood Village

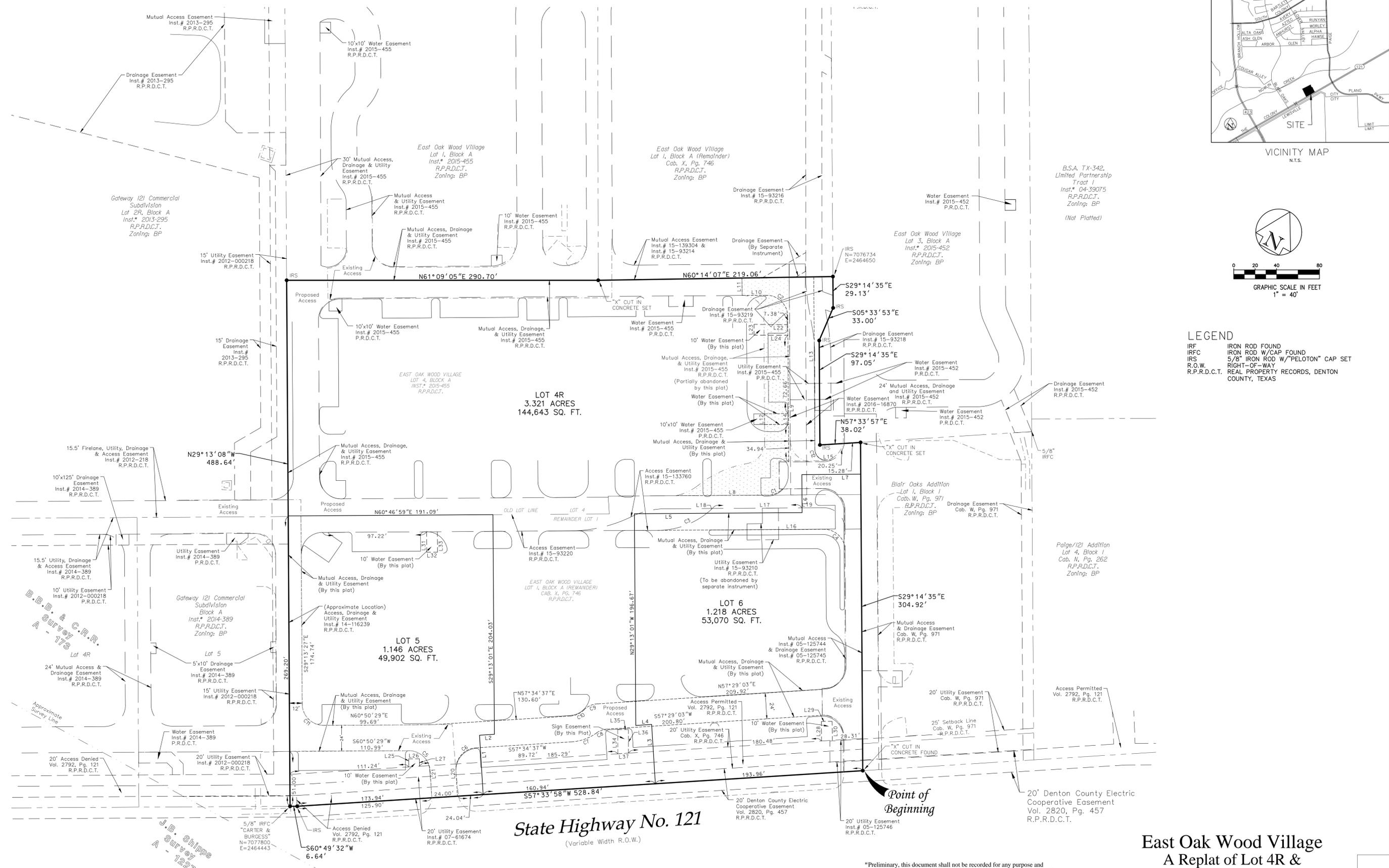


Lots 4R, 5, 6 East Oak Wood Village	Business Park/Industrial	Heavy Commercial	Mobile Home	Planned Development
Agricultural	Duplex Dwelling	Industrial	Neighborhood Service	Shopping Center
Business Park	General Retail	Light Commercial	Office District 1	Single Family Dwelling

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.



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STEPHANIE JONES 5/2/2016 9:33 AM 4/29/2016 9:41 AM
DWG NAME: G:\061\15010_VICTORY_AT_THE_COLONY\SURV\15010_FAI.DWG PLOTTED BY: SHEPHERD JONES 5/2/2016 9:33 AM 4/29/2016 9:41 AM



- LEGEND**
- IRF IRON ROD FOUND
 - IRFC IRON ROD W/CAP FOUND
 - IRS 5/8" IRON ROD W/"PELTON" CAP SET
 - R.O.W. RIGHT-OF-WAY
 - R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

Revisions:	
Jo	VRE15010
Drawn By:	S. JONES
Checked By:	T. BRIDGES
Date:	3-3-2016

East Oak Wood Village
A Replat of Lot 4R &
Final Plat of Lots 5 & 6

BEING 5.684 ACRES SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NUMBER 173 CITY OF THE COLONY, DENTON COUNTY, TEXAS, AN ADDITION TO THE CITY OF THE COLONY ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2015-455, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS & PART OF LOT 1, BLOCK A, EAST OAK WOOD VILLAGE, CABINET X, PAGE 746, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

PELTON
LAND SOLUTIONS

5751 KROGER DR. STE. 105 | KELLER, TX 76244 | 817-562-3560

SHEET
1
OF 2 SHEETS

East Oak Wood Village A Replat of Lot 4R & Final Plat of Lots 5 & 6

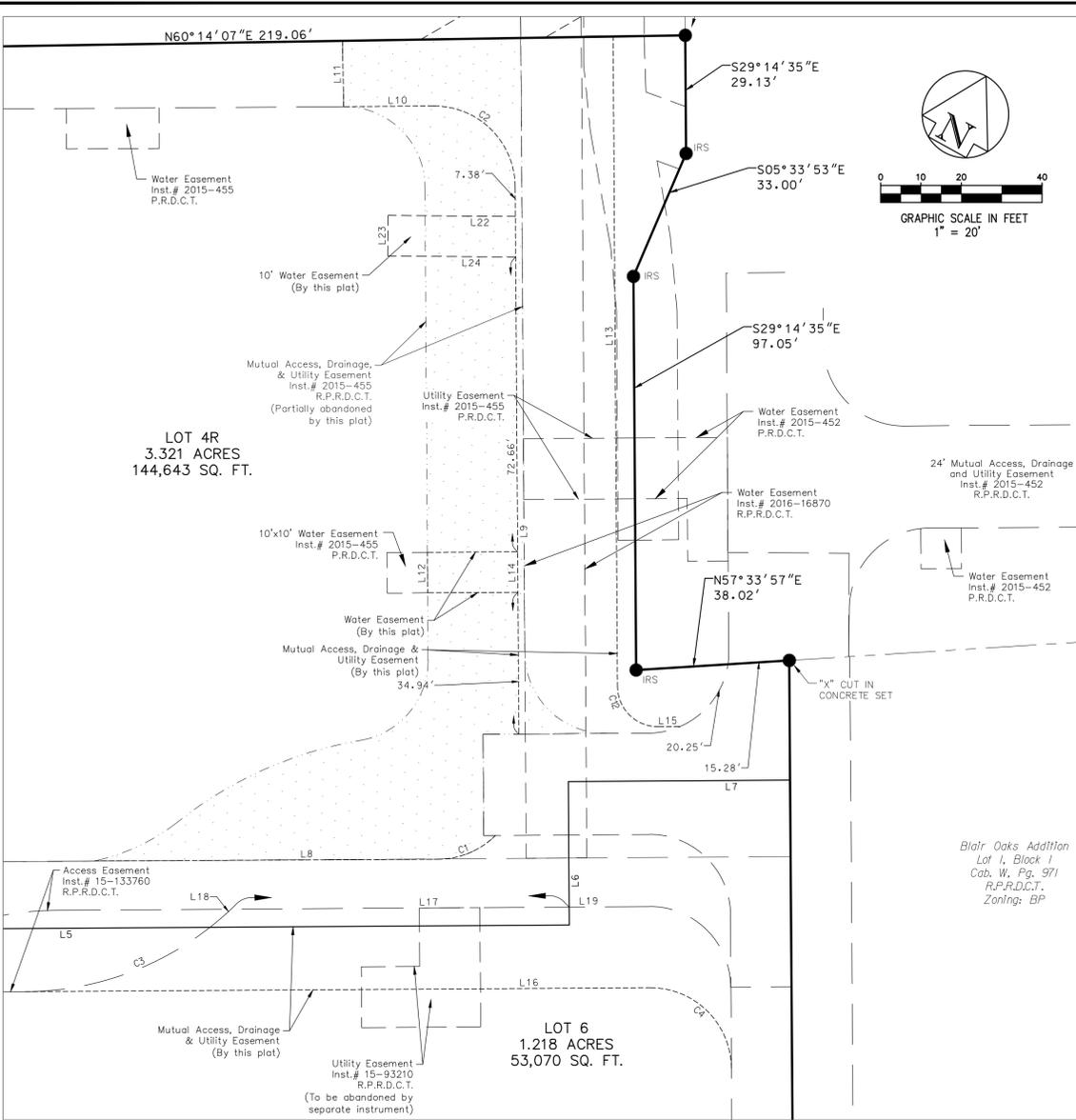
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"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22
TAC 663.19C
Todd A. Bridges, RPLS 4940
Date:

Owner
Victory @ 121 North, LLC
825 W. Royal Lane, Suite 250
Irving, TX 75039
Kris Ramj

City Project # RP16-0002

DWG NAME: G:\JOB\15010_VICTORY_AT_THE_COLONY\SUB\15010_FINAL.DWG PLOTTED BY: STEPHANIE JONES 5/2/2016 9:34 AM 4/29/2016 9:41 AM
 TBP/LS Firm Reg. No. 10177700
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EASEMENT ABANDONMENT DETAIL
(SHADED AREA ABANDONED BY THIS PLAT)

NO.	BEARING	LENGTH
L1	S32°24'27"E	55.24'
L2	S57°35'33"W	13.87'
L3	N32°24'27"W	55.17'
L4	S57°35'33"W	14.88'
L5	N60°46'59"E	156.52'
L6	N29°13'01"W	35.38'
L7	N60°46'59"E	54.94'
L8	N60°51'29"E	85.32'
L9	N29°13'57"W	134.98'
L10	S60°46'03"W	22.38'
L11	N29°45'53"W	16.21'
L12	S29°13'57"E	10.00'
L13	S29°13'57"E	160.24'
L14	S29°13'57"E	10.00'
L15	N60°46'03"E	5.40'
L16	N60°47'36"E	154.72'
L17	S60°47'10"W	83.72'
L18	S19°58'48"W	1.79'
L19	N60°47'10"E	11.83'

NO.	BEARING	LENGTH
L20	S32°26'02"E	23.73'
L21	S32°26'02"E	24.99'
L22	S61°37'44"W	31.53'
L23	S28°22'16"E	10.00'
L24	N61°37'44"E	31.68'
L25	N29°16'01"W	7.48'
L26	N60°43'59"E	10.00'
L27	S29°16'01"E	6.93'
L28	S29°16'01"E	18.19'
L29	S60°43'59"W	10.00'
L30	N29°16'01"W	17.64'
L31	N29°16'01"W	18.99'
L32	S60°43'59"W	10.00'
L33	S29°16'01"E	18.99'
L34	N29°13'00"W	22.45'
L35	N60°47'00"E	10.00'
L36	S29°13'00"E	21.89'
L37	S57°34'36"W	10.02'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	44°32'01"	20.00'	15.55'	N38°31'35"E	15.16'
C2	89°58'58"	20.00'	31.41'	N74°13'57"W	28.28'
C3	41°29'55"	75.00'	54.32'	N40°02'39"E	53.14'
C5	86°43'30"	20.00'	30.27'	S75°47'47"E	27.46'
C6	90°00'39"	20.00'	31.42'	S12°34'18"W	28.29'
C7	31°58'11"	44.00'	24.55'	N41°35'32"E	24.23'
C8	31°52'37"	20.00'	11.13'	S41°32'44"W	10.98'
C9	40°39'02"	20.00'	14.19'	S37°09'32"W	13.89'
C10	40°44'37"	20.00'	14.22'	N37°12'19"E	13.92'
C11	89°56'04"	20.00'	31.39'	S74°11'29"E	28.27'
C12	90°00'00"	10.00'	15.71'	S74°13'57"E	14.14'

NOTES:

- Basis of Bearings is the Texas Coordinate System, Texas North Central, Zone 4202, NAD83.
- 100 year flood plain line does not affect subject tract as determined from digitized Flood Insurance Rate Map Number 48121C0560C revised date of April 18, 2011. The surveyor assumes no liability for that map.
- 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 purpose of this replat is to create three lots from two platted lots, to abandon existing easements and dedicate new easements.
- Coordinates shown are State Plane Coordinate System North Central Zone, North American Datum of 1983 on grid coordinate values, no scale or projection.
- 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 centerline 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 clearances shall be recorded by the property developer or by the record owner on the subdivision plat, 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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS VICTORY @ 121 NORTH, LLC is the owner of all that tract of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 173, City of The Colony, Denton County, Texas, and being all of Lot 4, Block A, Oak Wood Village, an addition to the City of The Colony, Texas according to the plat thereof recorded in Instrument No. 2015-455, Real Property Records, Denton County, Texas and part of Lot 1, Block A, Oak Wood Village, an addition to the City of The Colony, Texas according to the plat thereof recorded in Cabinet X, Page 746 of said Property Records and being more particularly described as follows:

BEING at an "X" cut in concrete found in the northwest right-of-way line of State Highway No. 121 (a variable width right-of-way) at the easternmost corner of said Lot 1, Block 1 of East Oak Wood Village and the southernmost corner of Lot 1, Block 1, Blair Oaks Addition, an addition to the city of The Colony, Texas according to the plat thereof recorded in Cabinet W, Page 971 of said Real Property Records;

THENCE with said northwest right-of-way line, the following courses and distances:
 S 57°33'58"W, a distance of 528.84 feet to a 5/8-inch iron rod with plastic cap stamped "Peloton" set for angle point;
 S 60°49'32"W, a distance of 6.64 feet to a 5/8-inch iron rod with plastic cap stamped "Carter & Burgess" found at the easternmost corner of Lot 5, Block A, Gateway 121 Commercial Subdivision, an addition to the city of The Colony, Texas according to the plat thereof recorded in Instrument No. 2014-389 of said Real Property Records;

THENCE N 29°13'08"W, a distance of 269.20 feet passing the northernmost corner of said Lot 5 and the easternmost corner of Lot 2R, Block A, Gateway 121 Commercial Subdivision, an addition to the city of The Colony, Texas according to the plat thereof recorded in Instrument No. 2013-295 of said Real Property Records and continuing for a total distance of 488.64 feet to a 5/8-inch iron rod with plastic cap stamped "Peloton" set at the southwest corner of Lot 1, Block A, East Oak Wood Village, an addition to the city of The Colony, Texas according to the plat thereof recorded in Instrument No. 2015-455 of said Real Property Records;

THENCE N 61°09'05"E, a distance of 290.70 feet to an "X" cut in concrete set at the easternmost corner of second mentioned Lot 1, Block A;

THENCE N 60°14'07"E, a distance of 219.06 feet to a 5/8-inch iron rod with plastic cap stamped "Peloton" set in the southwest line of Lot 3, Block A, East Oak Wood Village, an addition to the city of The Colony, Texas according to the plat thereof recorded in Instrument No. 2015-452 of said Real Property Records;

THENCE with said southwest line of Lot 3, the following courses and distances:
 S 29°14'35"E, a distance of 29.13 feet to a 5/8-inch iron rod with plastic cap stamped "Peloton" set at an angle point;
 S 05°33'53"E, a distance of 33.00 feet to a 5/8-inch iron rod with plastic cap stamped "Peloton" set at an angle point;
 S 29°14'35"E, a distance of 97.05 feet to a 5/8-inch iron rod with plastic cap stamped "Peloton" set at an angle point;
 N 57°33'57"E, a distance of 38.02 feet to an "X" cut in concrete set at the northwest corner of said Lot 1, Block 1, Blair Oaks Addition;

THENCE S 29°14'35"E, with said southwest line of Lot 1, Block 1, Blair Oaks Addition, a distance of 304.92 feet to the POINT OF BEGINNING and containing 247,615 square feet or 5.684 acres of land, more or less.

SURVEYOR'S CERTIFICATION

I, Todd A. Bridges, a Registered Professional Land Surveyor, licensed by the State of Texas, Do hereby certify that the subdivision plat shown hereon accurately represents the described property as determined by a survey made on the ground and prepared under my direct supervision, and upon completion of construction, 5/8 inch iron rods with caps stamped "Peloton" will be set at all subdivision boundary corners, unless otherwise noted hereon.

Dated this the _____ day of _____, 2016.

Todd A. Bridges
Registered Professional Land Surveyor No. 4940
Peloton Land Solutions
5751 Kroger Drive, Suite 185
Keller, Texas 76244
Ph. 817-562-3350
todd.bridges@pelotonland.com

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Todd A. Bridges, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for 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 _____, 2016.

Notary Public in and for the State of Texas

OWNER'S DECLARATION

That we, Victory @ 121 North, LLC do hereby adopt this plat, designating the herein above described property as **LOTS 5, 6, BLOCK A, EAST OAK WOOD VILLAGE**, an addition to the City of The Colony, Denton County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are 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 building, fences, trees or shrubs that interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of 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 wastewater 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 line, and description of such additional easements herein granted shall be determined by their location as installed.

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 _____, 2016.

VICTORY @ 121 NORTH, LLC

By: _____
Kris Ramji

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Kris Ramji, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for 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 _____, 2016.

Notary Public in and for the State of Texas

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22
TAC 663.18C
Todd A. Bridges, RPLS 4940
Date:

CERTIFICATE OF APPROVAL

On the _____ day of _____, 2016, 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

**East Oak Wood Village
A Replat of Lot 4R &
Final Plat of Lots 5 & 6**

BEING 5.684 ACRES SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NUMBER 173 CITY OF THE COLONY, DENTON COUNTY, TEXAS
 AN ADDITION TO THE CITY OF THE COLONY ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2015-455, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS & PART OF LOT 1, BLOCK A, EAST OAK WOOD VILLAGE, AN ADDITION TO THE CITY OF THE COLONY ACCORDING TO THE PLAT RECORDED IN CABINET X, PAGE 746, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

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

City Project # RP16-0002

Revisions:	
VRE15010	
S-JONES	
T-BRIDGES	
3-3-2016	

Jo	
Drawn B	
Checked B	
Date:	

East Oak Wood Village
A Replat of Lot 4R &
Final Plat of Lots 5 & 6
BEING 5.684 ACRES SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NUMBER 173 CITY OF THE COLONY, DENTON COUNTY, TEXAS
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PELTON
LAND SOLUTIONS
5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET
2
OF 2 SHEETS

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: May 10, 2016
DEPARTMENT: Engineering/Development Services Department
PLANNER: Surupa Sen, AICP, Senior Planner, 972-624-3164

SUBJECT *SP16-0003, La Quinta Alternate Building Material – Site Plan Amendment*

Discuss and consider making a recommendation to City Council on a request for Site Plan amendment allowing alternate building material on proposed La Quinta limited service hotel located at 3750 Market Street.

OWNER/ENGINEER

Owner/Developer: Profound Investments LLC Irving, Texas

EXISTING CONDITION OF PROPERTY

The property is currently under construction.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a four story, 80-room La Quinta Inn to be located on a 3.65 acre tract of land on the southeast corner of Memorial Drive and Market Street. The Specific Use Permit (SUP) for limited service hotel for La Quinta was approved by Council on August 19, 2014. Site plan for this project was approved on December 2, 2014 and final plat was approved by Planning and Zoning Commission on November 12, 2014. The applicant had proposed 75% stucco and rest brick/stone construction on building exterior. To comply with current La Quinta corporate prototype, the applicant would like to use tiles and stucco for 75% of exterior material and maintain 25% brick. As a result this site plan amendment is being processed.

Planning and Zoning Commission had denied the request to change building material with no stone/brick at April 12, 2016 meeting with 6-0 vote.

ADJACENT ZONING AND LAND USE

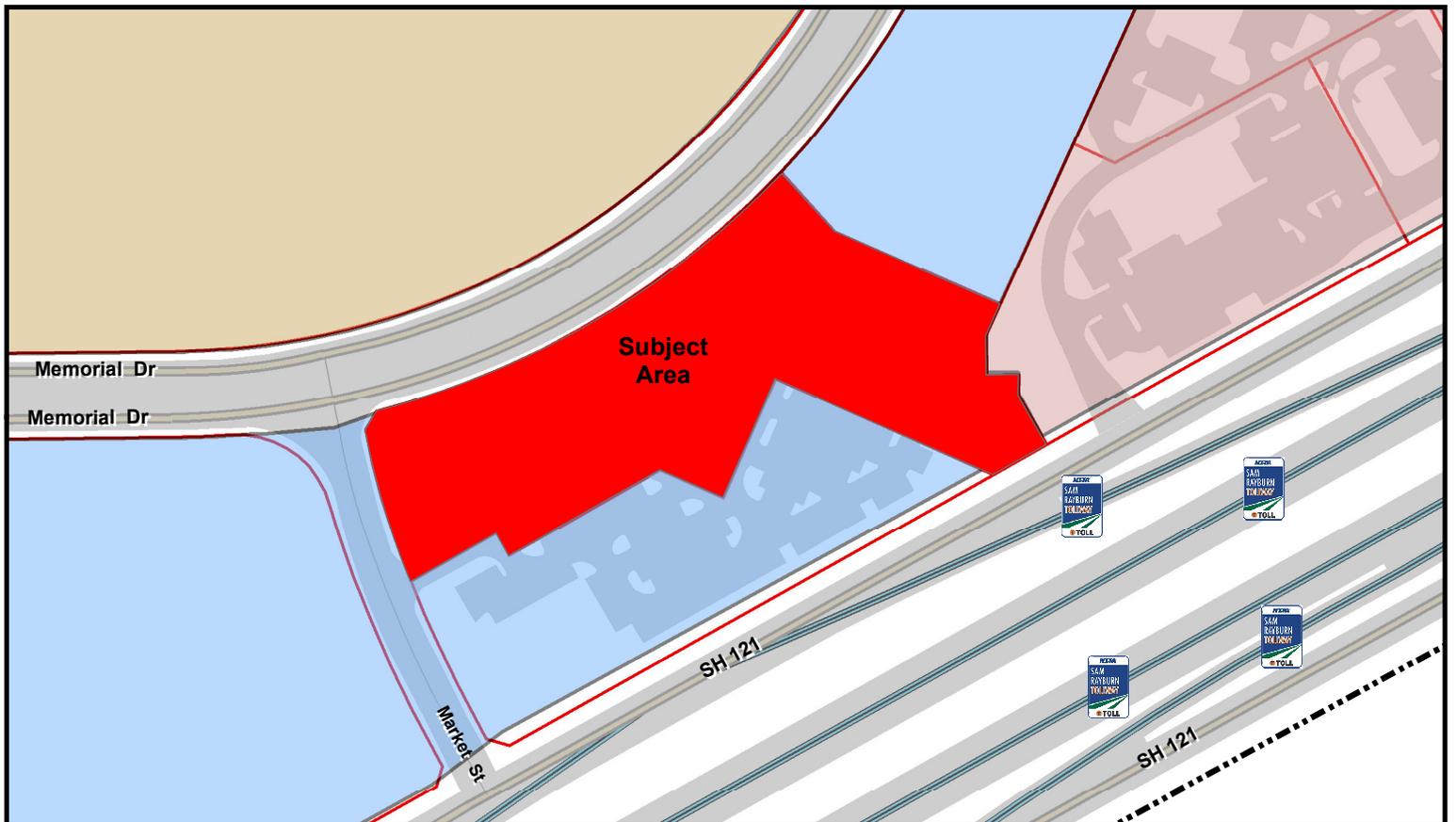
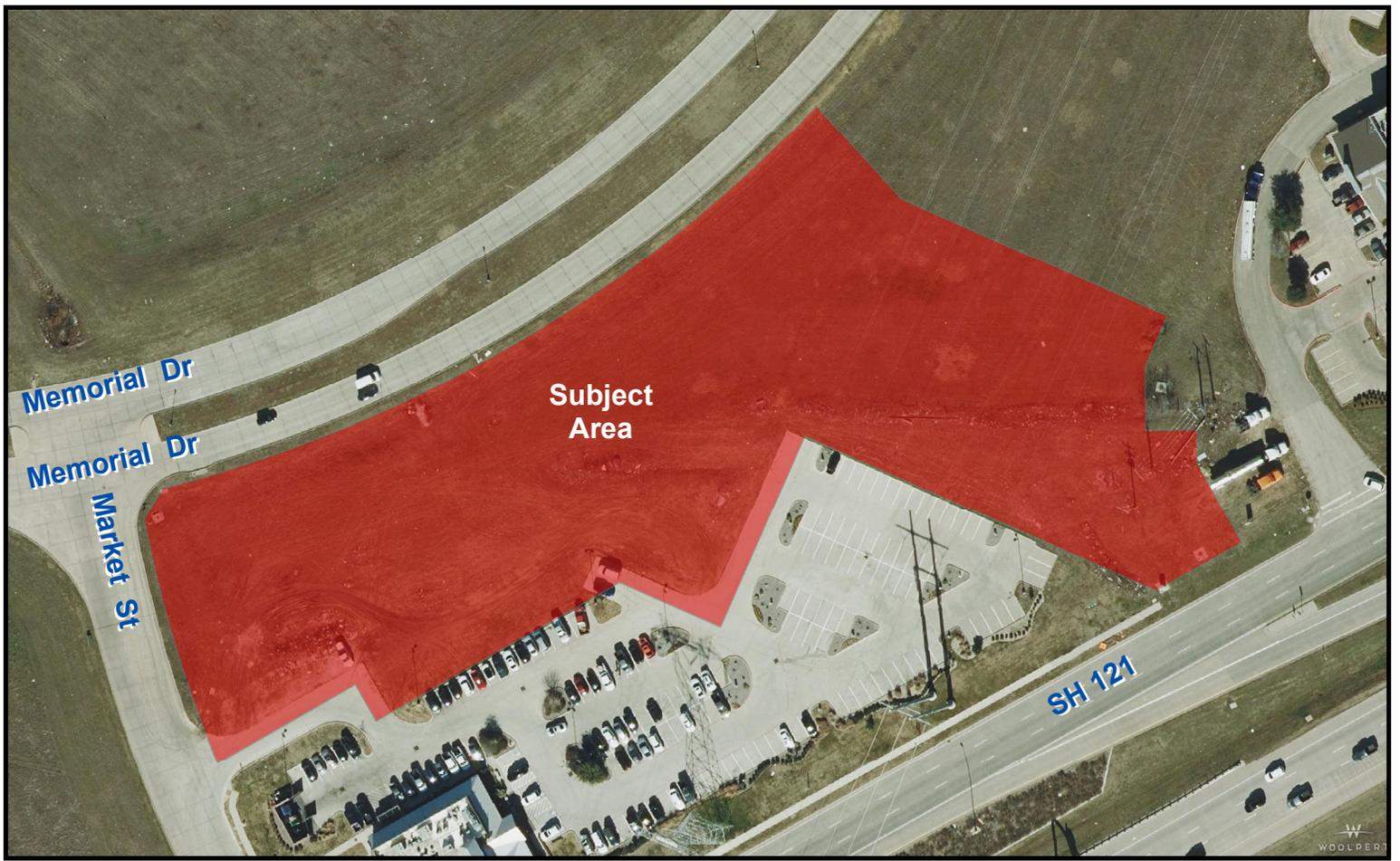
North - PD-19, undeveloped land
South - BP-Business Park, Texas Roadhouse and undeveloped land
East- BP-Business Park, undeveloped land
West- BP-Business Park, undeveloped land

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) finds the alternate material meets the requirements of Gateway Overlay District Ordinance and recommends approval.

ATTACHMENTS

1. Location Map
2. Prior approved elevation
3. Proposed new elevation



Project No. SP16-0003 - Project Name: La Quinta Alternate Bldg Material



La Quinta	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.





LaQuinta INN & SUITES
 HWY 121 & Market Street,
THE COLONY . TEXAS
 FOR
MR. JARIWALA
 THE COLONY . TEXAS

△	CLARIFIED LIST OF MATERIALS	2/25/2016
△	FRANCHISE COMMENTS	12/12/2014
△	ACCESSIBILITY PLAN REVIEW	12/01/2014
△	FRANCHISE COMMENTS	12/01/2014
△	REV. 3 THIRD RESPONSE	11/19/2014
△	CITY COMMENTS	11/18/2014
△	REV. 2 SECOND RESPONSE	11/18/2014
△	PERMIT COMMENTS	11/18/2014
△	REV. 1 AS PER CITY COMMENT	10/30/2014

ISSUE	DESCRIPTION	DATE
PROFESSIONAL SEALS		

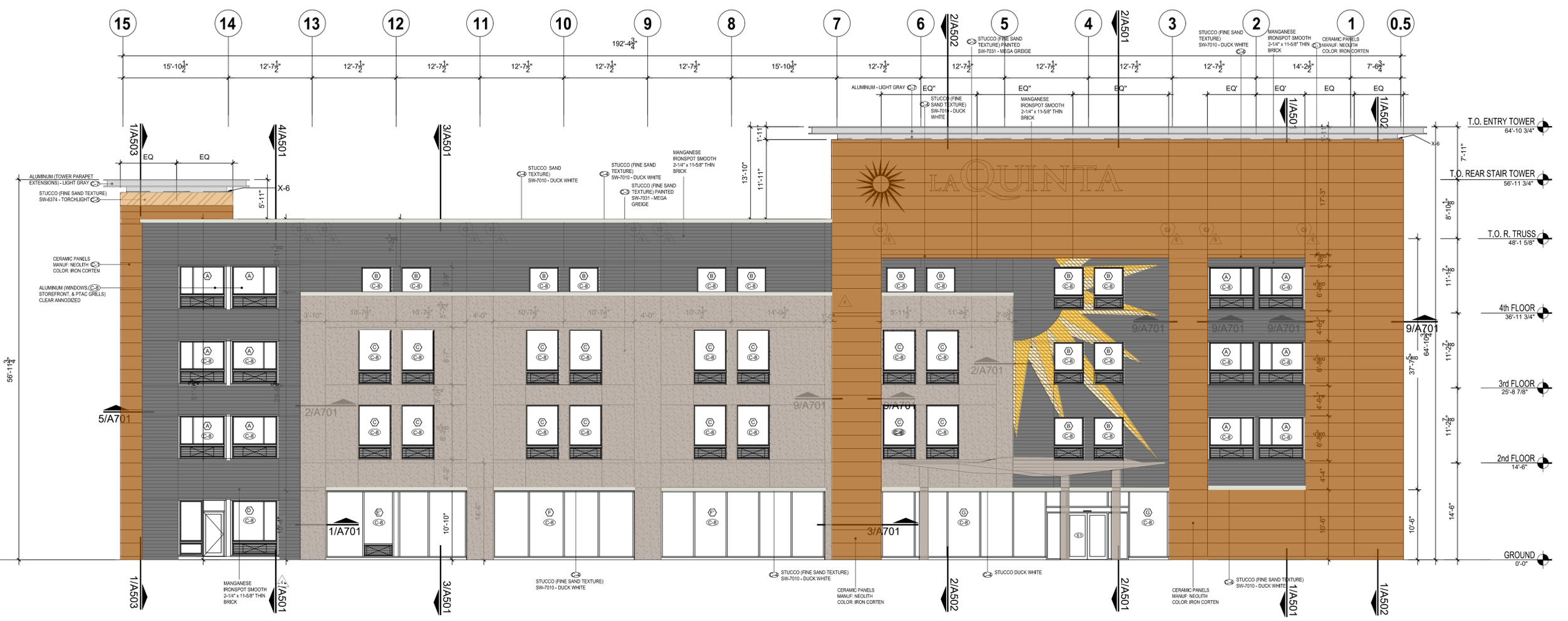
FRONT ELEVATION

DRAWN BY	CREATED BY	PRP
PROJECT NUMBER	PROJECT ABBREVIATION	LQ-C-TX
DATE	CURRENT DOCUMENTATION STAGE	CONSTRUCTION
DRAWING NUMBER		

A301

COLOR SCHEDULE

C-1	CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN CONTACT: PETER HOLLAND HOLLAND MARBLE 972.247.1621	C-6	DOOR & FRAME PAINT (AS NOTED) SW-7645 - THUNDER GRAY
C-2	STUCCO (COARSE SAND TEXTURE) PAINTED SW-7645 - THUNDER GRAY	C-7	ALUMINUM (TOWER PARAPET EXTENSIONS) PAC-CLAD - SILVER
C-3	STUCCO (FINE SAND TEXTURE) PAINTED SW-7031 - MEGA GREIGE	C-8	ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS) CLEAR ANODIZED
C-4	STUCCO (FINE SAND TEXTURE) SW-7010 - DUCK WHITE	C-9	ALUMINUM FLUSH PANELS (PORTE-COCHERE) PAC-CLAD - STONE WHITE FINISH
C-5	STUCCO (FINE SAND TEXTURE) SW-6374 - TORCHLIGHT	TOWER, COPING, PORTE-COCHERE METAL FABRICATOR MFG: METAL-ERA CONTACT: DANA SPURGEON (P) 262.650.6449	



1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

TOTAL AREA = 11,163 sq. ft.	BRICK = 2,558 sq. ft. (30%)
DOOR & WINDOWS = 2,635 sq. ft.	STUCCO = 2,562 sq. ft. (30.04%)
TOTAL BLDG. MATERIAL = 8,528 sq. ft.	PORCELAIN TILES = 3,408 sq. ft. (39.96%)

LEGEND:
 CJ - CONTROL JOINT TYP.



LaQuinta INN & SUITES
HWY 121 & Market Street,
THE COLONY . TEXAS
 FOR **MR. JARIWALA**
 THE COLONY . TEXAS

▲	CLARIFIED LIST OF MATERIALS	2/25/2016
▲	FRANCHISE COMMENTS	12/12/2014
▲	ACCESSIBILITY PLAN REVIEW	12/01/2014
▲	FRANCHISE COMMENTS	12/01/2014
▲	REV. 3 THIRD RESPONSE	11/19/2014
▲	CITY COMMENTS	11/18/2014
▲	REV. 2 SECOND RESPONSE	11/18/2014
▲	PERMIT COMMENTS	11/18/2014
▲	REV. 1 AS PER CITY COMMENT	10/30/2014

ISSUE	DESCRIPTION	DATE
PROFESSIONAL SEALS		

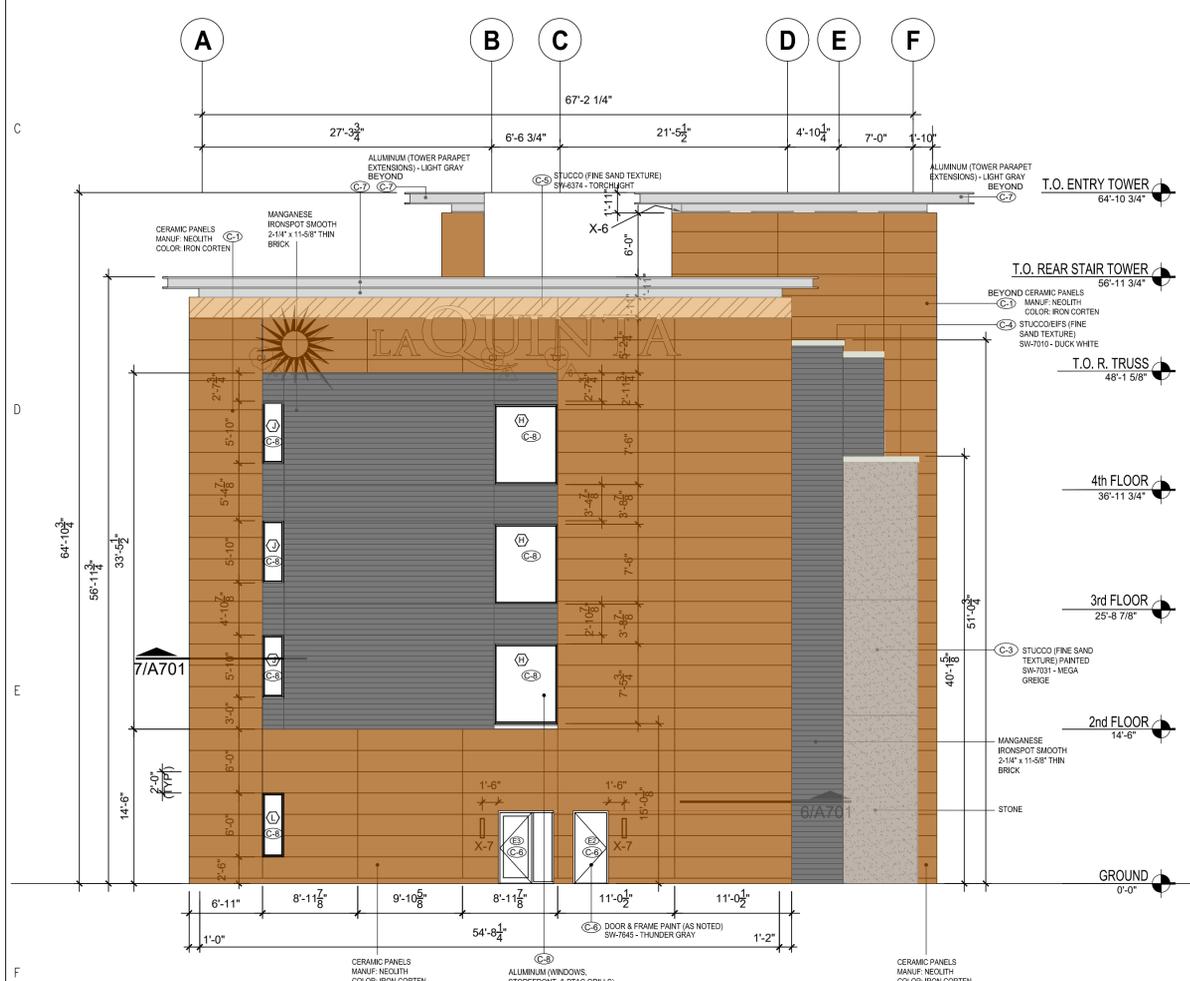
EXTERIOR ELEVATIONS

DRAWN BY	CREATED BY	PRP
PROJECT NUMBER	PROJECT ABBREVIATION	LQ-C-TX
DATE	CURRENT DOCUMENTATION STAGE	CONSTRUCTION
DRAWING NUMBER		

A302

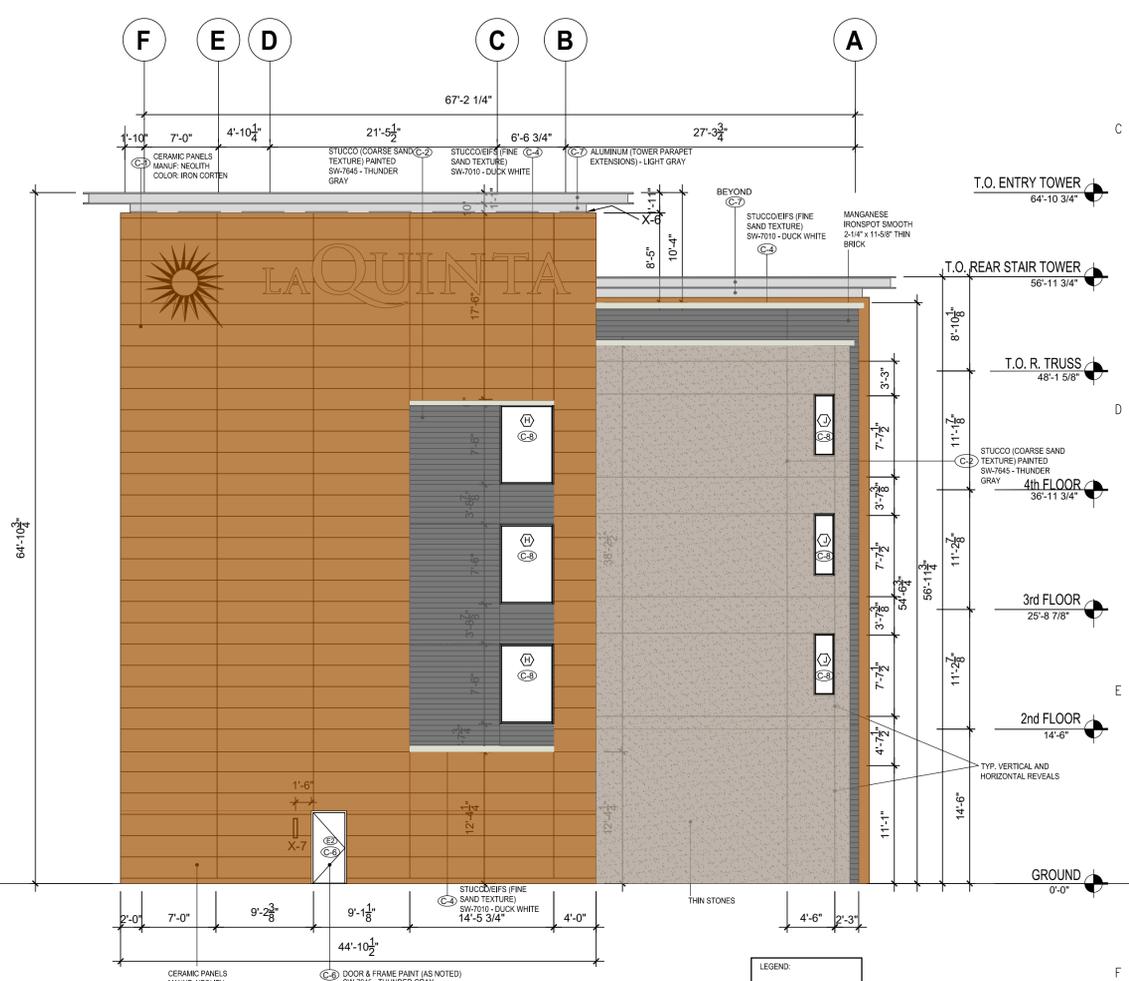
COLOR SCHEDULE

C-1 CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN CONTACT: PETER HOLLAND HOLLAND MARBLE 972.247.1621	C-6 DOOR & FRAME PAINT (AS NOTED) SW-7645 - THUNDER GRAY
C-2 STUCCO (COARSE SAND TEXTURE) PAINTED SW-7645 - THUNDER GRAY	C-7 ALUMINUM (TOWER PARAPET EXTENSIONS) PAC-CLAD - SILVER
C-3 STUCCO (FINE SAND TEXTURE) PAINTED SW-7031 - MEGA GREIGE	C-8 ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS) CLEAR ANODIZED
C-4 STUCCO (FINE SAND TEXTURE) SW-7010 - DUCK WHITE	C-9 ALUMINUM FLUSH PANELS (PORTE-COCHERE) PAC-CLAD - STONE WHITE FINISH
C-5 STUCCO (FINE SAND TEXTURE) SW-6374 - TORCHLIGHT	TOWER, COPING, PORTE-COCHERE METAL FABRICATOR MFG: METAL-ERA CONTACT: DANA SPURGEON (P) 262.650.6449



TOTAL AREA = 4,395 sq. ft.	BRICK = 1,043 sq. ft. (25.10%)
DOOR & WINDOWS = 240 sq. ft.	STUCCO = 732 sq. ft. (17.62%)
TOTAL BLDG. MATERIAL = 4,155 sq. ft.	PORCELAIN TILES = 2,380 sq. ft. (57.28%)

2 LEFT END ELEVATION
 SCALE: 1/8" = 1'-0"



TOTAL AREA = 4,387 sq. ft.	BRICK = 452 sq. ft. (10%)
DOOR & WINDOWS = 173 sq. ft.	STUCCO = 1,755 sq. ft. (38.4%)
TOTAL BLDG. MATERIAL = 4,560 sq. ft.	PORCELAIN TILES = 2,353 sq. ft. (51.60%)

1 RIGHT END ELEVATION
 SCALE: 1/8" = 1'-0"



La Quinta INN & SUITES
HWY 121 & Market Street,
THE COLONY . TEXAS
 FOR **MR. JARIWALA**
 THE COLONY . TEXAS

△	CLARIFIED LIST OF MATERIALS	2/25/2016
△	FRANCHISE COMMENTS	12/12/2014
△	ACCESSIBILITY PLAN REVIEW	12/01/2014
△	FRANCHISE COMMENTS	12/01/2014
△	REV. 3 THIRD RESPONSE	11/19/2014
△	CITY COMMENTS	11/19/2014
△	REV. 2 SECOND RESPONSE	11/16/2014
△	PERMIT COMMENTS	11/16/2014
△	REV. 1 AS PER CITY COMMENT	10/30/2014

ISSUE	DESCRIPTION	DATE
PROFESSIONAL SEALS		

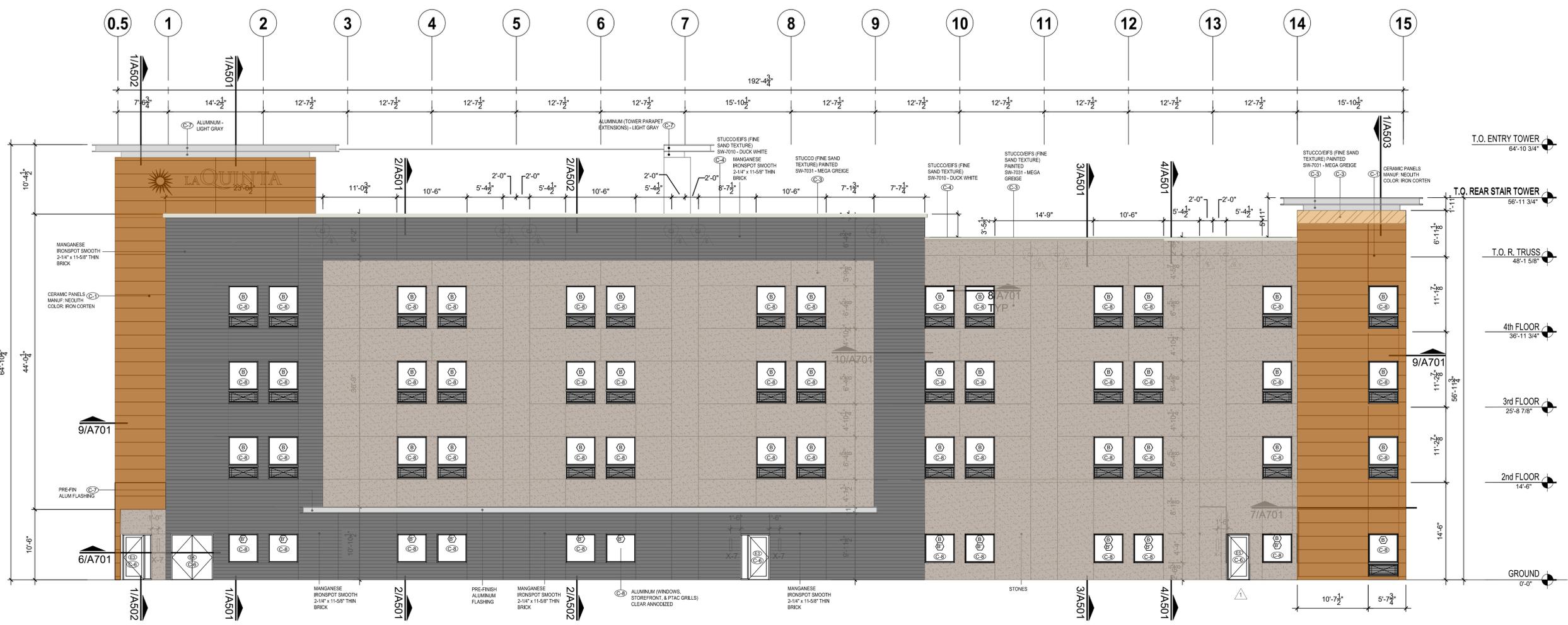
REAR ELEVATION

DRAWN BY	CHECKED BY	PRP
PROJECT NUMBER	PROJECT ABBREVIATION	LQ-C-TX
DATE	CURRENT DOCUMENTATION STAGE	CONSTRUCTION
05 OCT 2014		

A303

COLOR SCHEDULE

C-1 CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN CONTACT: PETER HOLLAND HOLLAND MARBLE 972.247.1621	C-6 DOOR & FRAME PAINT (AS NOTED) SW-7645 - THUNDER GRAY
C-2 STUCCO (COARSE SAND TEXTURE) PAINTED SW-7645 - THUNDER GRAY	C-7 ALUMINUM (TOWER PARAPET EXTENSIONS) PAC-CLAD - SILVER
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TOTAL AREA = 11,282 sq. ft.	BRICK = 2,668 sq. ft. (27.48%)
DOOR & WINDOWS = 1,576 sq. ft.	STUCCO = 5,642 sq. ft. (58.14%)
TOTAL BLDG. MATERIAL = 9,706 sq. ft.	PORCELAIN TILES = 1,396 sq. ft. (14.38%)

1 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: May 10, 2016
DEPARTMENT: Engineering/Development Services Department
PLANNER: Surupa Sen, AICP, Senior Planner, 972-624-3164

SUBJECT *SP16-0002, Victory at The Colony Site Plan*

Discuss and consider making a recommendation to the City Council on a request for a Site Plan to allow Victory at The Colony, a retail/restaurant complex with three buildings totaling 48,150 square feet on a 5.684-acre parcel of land located on SH 121, east of Top Golf and west of Firestone, within the Business Park (BP) zoning district.

OWNER/ENGINEER

Owner/Developer:	Victory Real Estate Group	Dallas, Texas
Engineer/Surveyor:	Peloton Land Solutions	Keller, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

Applicant is proposing three retail/restaurant buildings with a total 48,150 sf area. The first one to be built will be 26,150 sf and the two other buildings (11,500 and 10,500 sf respectively) will be built in future phases.

ADJACENT ZONING AND LAND USE

North - Business Park (BP) – Hyatt Hotel (under construction), vacant land
South - SH 121
East- Business Park (BP) – Firestone, Service King (under construction)
West- Planned Development 27 (PD 27) and Business Park (BP) – Top Golf, Methodist Urgent Care

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) finds the Site Plan meets the requirements of the Zoning Ordinance and Gateway Overlay District as outlined in the Staff Report.

ATTACHMENTS

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

ATTACHMENT 1

Staff Analysis

Summary of Request

The applicant is proposing three retail/restaurant buildings 26,150, 11,500 and 10,500 sf respectively in size. Site utilities and portion of associated parking for the whole development will be built during first phase. The main building on Lot 4R will have an art/fountain within a plaza in front creating a vista for the development.

Existing Condition of Property

The subject property is undeveloped.

Platting Status

The property is being final platted as Lots 4R, 5, 6, Block A, East Oak Wood Village subdivision.

Adjacent Zoning/Land Use

North - Business Park (BP) – Hyatt Hotel (under construction), vacant land

South - SH 121

East- Business Park (BP) – Firestone, Service King (under construction)

West- Planned Development 27 (PD 27) and Business Park (BP) – Top Golf, Methodist Urgent Care

Land Use Analysis

The proposed use is allowed within the Business Park (BP) zoning district.

Infrastructure Improvements

No additional public infrastructure improvements are planned for this area.

Circulation and Parking

The property will have primary access is through SH 121. Access from Memorial Drive is through mutual access easements (driveways) on Lot 1, Block A, East Oak Wood Village (proposed Hyatt hotel property).

Table 13-100 Off Street Parking Schedule requires following parking spaces for restaurant and retail uses. The parking provided is 32 less than required parking. It is approximately 10% less than required parking. As per Zoning Ordinance, section 13-111, this type of “small reduction” can be reviewed and approved during site plan review process. Due to the nature of the land use (retail/restaurant), the buildings can share parking among themselves and this reduction should not impact the project negatively.

PARKING TABLE	
RESTAURANT 1 SPACE PER 100 SQUARE FEET	202 SPACES (23,700 SF)
RETAIL 1 SPACE PER 200 SQUARE FEET	101 SPACES (24,450 SF)
TOTAL PARKING REQUIRED	335 SPACES (20 ADA)
TOTAL PARKING PROVIDED	303 SPACES (20 ADA)

Gateway Overlay District Amenities

Section 10A-1000, Public Amenities and Standards requires for commercial developments greater than five (5) acres in size incorporate two (2) public amenities. The 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 art/fountain within a plaza and outdoor seating with bike racks and pedestrian amenities within the plaza as well.

Exterior Building Material

The buildings are comprised of brick, stone, stucco and CMU with brick/stone varying from 31.7% to 48.5% and comply with Gateway Overlay District requirements.

Landscaping and Irrigation

The site is proposed to be landscaped with Live Oak, Lacebark Elm, Bald Cypress, Shumard Oak, Cedar Elm, Chinese Pistache, Crepe Myrtle and shrubs of various types. 10% of gross vehicular area planned for landscaping. 25 feet buffer along SH 121 has been proposed. 13 large canopy trees and 14 ornamental trees within the perimeter buffer have been proposed.

Gateway Landscaping Amenities Requirements

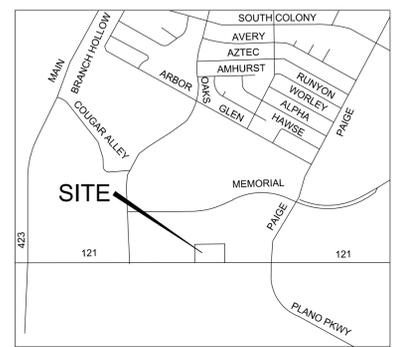
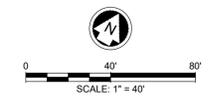
A development between three to ten acres in the Gateway Overlay District must provide additional landscaping amenities to meet the requirement of twenty (20) Landscape Points. The applicant has provided the following landscaping amenities to meet this requirement:

Landscape Amenity	Points Earned
Enhanced canopy within perimeter buffer	5 points
Enhanced Landscape within development and near the entrances	5 points
Public art/fountain	5 points
Decorative outdoor seating	5 points
Total Points	20 points

Development Review Committee Review

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

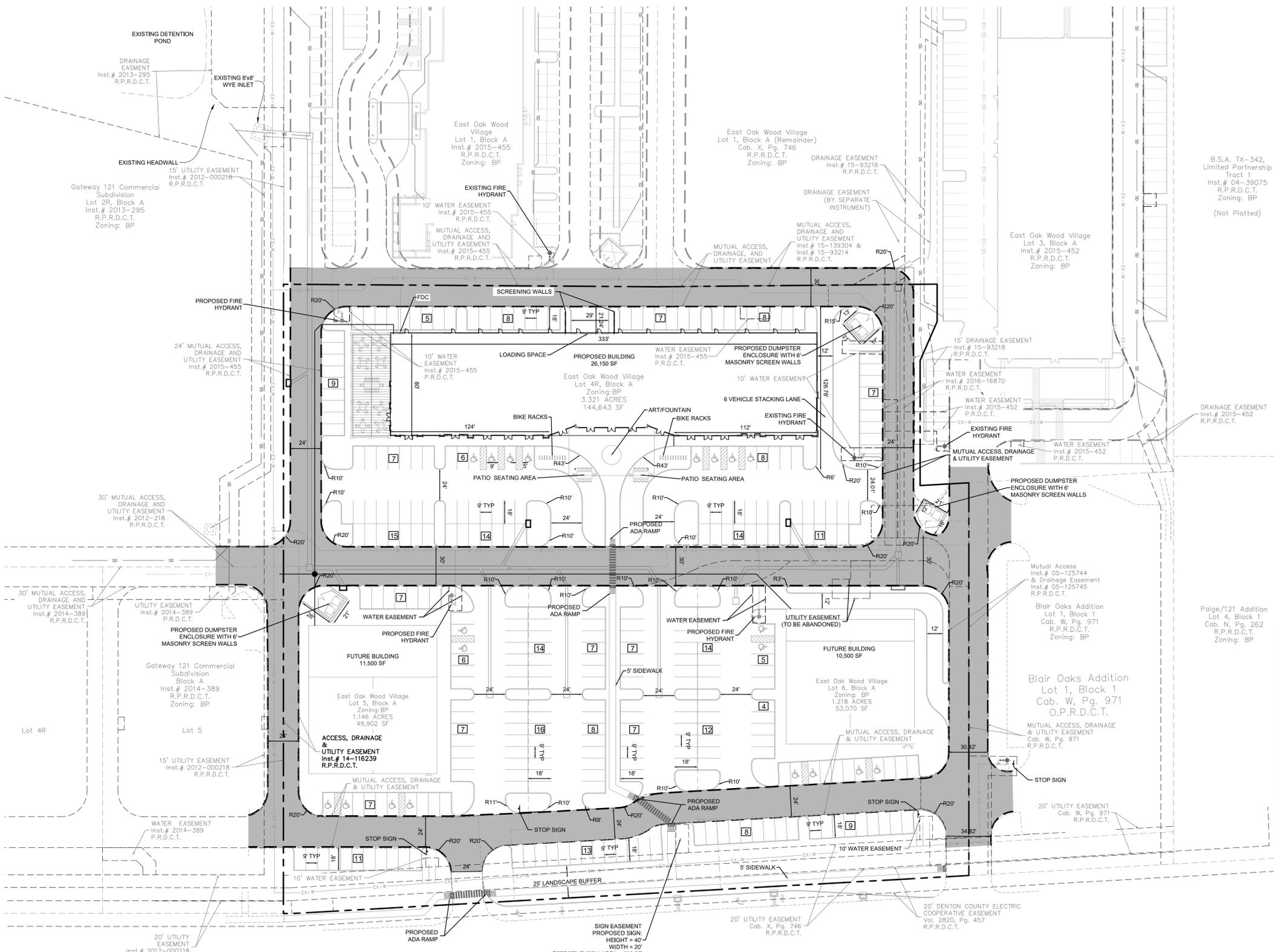
Title Block: 10/15/2024 10:15 AM; Location: C:\Design\Sheets\Site Plans\15010 SITE PLAN; User: jhewitt; Date: 10/15/2024 10:15 AM; Plot Date: 10/15/2024 10:15 AM



NO.	DATE	REVISION	APPROVAL

PELOTON
LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR., STE. 400 | FRISCO, TX 75033 | 469-213-1800



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY BOUNDARY ---
- EXISTING FIRE HYDRANT ⊕
- PROPOSED FIRE HYDRANT ⊕
- PROPOSED FIRE LANE STRIPING ---
- PROPOSED PARKING COUNT □
- PROPOSED ENTRANCES/EXITS ↔
- PROPOSED ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING (FOR REFERENCE ONLY NOT TO BE PAINTED ON GROUND) ♿
- EXISTING FIRE LANE ---
- PROPOSED FIRE LANE ---

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. IF A RADIUS IS NOT DIMENSIONED IT IS A RADIUS OF 4 FEET
 3. FIRE LANE CONSISTS OF 6-INCH THICK REINFORCED CONCRETE 4,000 P.S.I. AT 28 DAYS WITH 4 BARS @ 24" CENTERS BOTH WAYS ON A 6-INCH THICK LIME TREATED SUBGRADE (6% LIME BY DRY UNIT WEIGHT).

SITE DATA TABLE	
LOT AREA	5,684 AC. (247,615 SF)
CURRENT ZONING	BP - BUSINESS PARK
BUILDING AREA	48,150
BUILDING HEIGHT	1 STORY (36 FT)
FLOOR AREA RATIO (FAR)	0.19
PERVIOUS AREA	30574 SF
IMPERVIOUS AREA	217041 SF

PARKING TABLE	
RESTAURANT	202 SPACES (23,700 SF)
1 SPACE PER 100 SQUARE FEET	
RETAIL	101 SPACES (24,450 SF)
1 SPACE PER 200 SQUARE FEET	
TOTAL PARKING REQUIRED	335 SPACES (20 ADA)
TOTAL PARKING PROVIDED	303 SPACES (20 ADA)

SITE PLAN
 LOT 4, BLOCK A
 EAST OAK WOOD VILLAGE
 THE COLONY, DENTON COUNTY,
 TEXAS
 5.684 ACRES
 April 5, 2016

APPLICANT:
 PELOTON LAND SOLUTIONS
 10875 ELLIOTT DR.
 SUITE #400
 FRISCO, TX 75033
 PH. 469-213-1800
 CONTACT: LOGAN H MCWHORTER
 EMAIL: LOGAN.MCWHORTER@PELOTONLAN.COM

ARCHITECT:
 ROGUE ARCHITECTS
 513 MAIN STREET
 SUITE #300
 FORT WORTH, TX 76102
 PH. 817-820-0433

PREPARED BY:
 PELOTON LAND SOLUTIONS
 10875 ELLIOTT DR.
 SUITE #400
 FRISCO, TX 75033
 PH. 469-213-1800
 CONTACT: LOGAN H MCWHORTER
 EMAIL: LOGAN.MCWHORTER@PELOTONLAN.COM

DEVELOPER:
 VICTORY REAL ESTATE GROUP
 825 W. ROYAL LN.
 IRVING, TX 75039
 PH. 469-587-5206

SITE PLAN
VICTORY AT THE COLONY
THE COLONY, TEXAS

VICTORY REAL ESTATE GROUP
825 W. ROYAL LN., STE. 250
IRVING, TX 75039

DESIGNED BY: AHG
DRAWN BY: AHG
EIT / PROJ. MNGR: LM
PLS PROJECT #: VRE15010
CITY PROJECT #: SP16-0002

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: May 10, 2016
DEPARTMENT: Engineering/Development Services Department
PLANNER: Surupa Sen, AICP, Senior Planner, 972-624-3164

SUBJECT *SP16-0005 Service King Screen Wall Reduction - Site Plan Amendment*

Discuss and consider making a recommendation to the City Council on a request for a Site Plan amendment to reduce the length of perimeter screening wall for the proposed Service King, an automobile body shop, located at 5270 Memorial Drive, west of Budget Suites, north of the existing Firestone Tire and Vehicle Service Center in the Business Park (BP) zoning district.

OWNER/ENGINEER

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

EXISTING CONDITION OF PROPERTY

The property is currently under construction.

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 5270 Memorial Drive. The site plan for this project was approved by City Council on August 18, 2015. The site plan had shown a masonry screening wall surrounding the property. Due to resulting lack of visibility, the applicant is requesting to not build a portion of the screening wall towards the front of the building. This will allow customers driving in from SH 121, to have a view of the front of the store. As a result this site plan amendment is being processed.

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 Site Plan meets the requirements of the Appendix A, Zoning Ordinance, the Gateway Overlay District and other applicable ordinances of the Code of Ordinances and recommends approval.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Proposed amended Site Plan



Project No. SP16-0005 - Project Name: Service King - Site Plan Amendment



Service King	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.



The image shows the exterior of a Service King Collision Repair Center. The building features a prominent yellow gable roof with a red trim. The Service King logo, consisting of a red crown icon above the words "Service King" in blue and red, is mounted on the yellow wall. Below the logo, a sign reads "COLLISION REPAIR CENTER". The entrance is a covered area with a white grid ceiling. A silver car is parked in front of the entrance. The address "2961" is visible above the glass doors. The sky is blue with scattered white clouds.

Service King
COLLISION REPAIR CENTER

2961




ServiceKing
COLLISION REPAIR CENTER


ServiceKing
COLLISION REPAIR CENTER