

**AGENDA
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
JULY 12, 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, July 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 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 June 28, 2016 Regular Session.
3.0	PUBLIC HEARING ITEMS
3.1	<i>Z16-0001 Brentwood Court Townhomes Zoning Change from Shopping Center (SC) to Townhouse Dwelling (TH) Zoning District</i> Conduct a public hearing, discuss and consider making a recommendation to City Council on a request for Zoning Change from Shopping Center (SC) to Townhouse Dwelling (TH) zoning district allowing town homes development at 5700 N Colony BLVD described as Cornerstone African Methodist Episcopal Church Addition, Block A, Lot 1, The Colony, Denton County, Texas.
4.0	DISCUSSION ITEMS
4.1	<i>SP16-0009, Tribute K-8 Prestwick Stem Academy Site Plan Amendment</i> Discuss and consider making a recommendation to the City Council on a request for Site Plan Amendment to add two temporary buildings at the Tribute K-8 Prestwick Stem Academy located at 3101 Stonefield to accommodate additional classrooms.

“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 Tina Stewart, Interim City Secretary, at 972-624-3105 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 8th day of July 2016.



Tina Stewart

Tina Stewart, Interim City Secretary

**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
JUNE 28, 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, June 28, 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, Shannon Hebb, Cesar Molina Jr., Shawn Rockenbaugh, and Janece Pool

Board Members Absent: Brian Buffington

Staff Present: Gordon Scruggs, P.E. Director of Engineering and Development Services, Surupa Sen, AICP, Senior Planner, Brian McNuelty, Engineering Technician, 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 May 24 and June 14, 2016 Regular Sessions.
2.2	<i>FP16-0004, Final Plat for Waterford Point Ph 1B at Tribute</i> Consider approval of a final plat for Lots 25-30, 61X, Block A, Lots 1-5, Block P, Waterford Point Phase 1B, being 5.805 -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 north of Waterford Point Phase 1 within the Planned Development 23 (PD 23) aka the Tribute Planned Development zoning district.
2.3	<i>RP16-0005, Replat for Lots 6R, 7R, Block A, Grandscape Addition</i> Consider approval of a replat for Lots 6R, 7R Block A, Grandscape Addition, being a replat of Lots 6, 7 Block A, Grandscape Addition, City of The Colony, Denton County, Texas as recorded in County Clerk’s Document No. 2014-290 Official Public Records of Denton County, Texas located at northeast corner of Bargain Way and Nebraska Furniture Mart Drive, within the Planned Development 25 (PD 25) aka the Grandscape Planned Development zoning district.

Chairman Hames read the Consent Agenda items into the record.

Commissioner Hebb moved to approve Items 2.1, 2.2 and 2.3, Commissioner Molina seconded the motion. Motion carried (6-0).

3.0	PUBLIC HEARING ITEMS
3.1	<i>RP16-0006, Replat for Lots 13R, 14R, Block B, Aberdeen Phase 3 at Tribute</i> Conduct a public hearing, discuss and consider approval of a replat for Lots 13R, 14R Block B, Aberdeen Phase 3, being a replat of Lots 13, 14 Block B, a 0.603 -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 at 3005 and 3009 Marykirk Court within the Planned Development 23 (PD 23) aka the Tribute Planned Development zoning district.

Chairman Hames read the public hearing item 3.1 into record.

Ms. Sen presented the staff report.

Chairman Hames opened and closed public hearing at 6:34 p.m. with no one wishing to speak on the item.

Commissioner Rockenbaugh moved to approve Item 3.1 Commissioner Pool seconded the motion. Motion carried (6-0).

4.0	DISCUSSION ITEMS
4.1	<i>SP16-0007, Scooters Coffee Site Plan Amendment</i> Discuss and consider making a recommendation to the City Council on a request for Site Plan Amendment to allow Scooters Coffee, a 458 sf drive-through coffee kiosk on Lot 2R, Colony Corners Addition on a vacant pad next to the existing strip center located at the southeast corner of Main Street and S Colony BLVD. within General Retail (GR) zoning district.

Chairman Hames read the discussion item 4.1 into record.

Ms. Sen presented the staff report.

Chairman Hames thanked the applicant and appreciated the fact that they listened to Commission recommendations and incorporated these changes to the site layout.

Commissioner Molina also appreciated the revised layout that works better for this site.

Commissioner Hebb asked how the applicant plans to address the situation is someone tries to go around the drive though lane to exit.

Mr. Kevin Weir with Spiars Engineering stated that that hatched area shown on the plan can act as a escape lane if someone does not want to wait too long in the drive through lane and would want to get out from the site.

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

There being no further business to come before the Commission, Chairman Hames adjourned the Regular Session of the Planning and Zoning Commission at 6: 40 p.m.

Karen Hames, Chairman

Surupa Sen, AICP, Senior Planner

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: July 12, 2016
DEPARTMENT: Engineering/Development Services Department
PLANNER: Surupa Sen, AICP, Senior Planner, 972-624-3164

SUBJECT *Z16-0001 Brentwood Court Townhomes Zoning Change from Shopping Center (SC) to Townhouse Dwelling (TH) Zoning District*

Conduct a public hearing, discuss and consider making a recommendation to City Council on a request for Zoning Change from Shopping Center (SC) to Townhouse Dwelling (TH) zoning district allowing town homes development at 5700 N Colony BLVD described as Cornerstone African Methodist Episcopal Church Addition, Block A, Lot 1, The Colony, Denton County, Texas.

OWNER/ENGINEER

Owner/Developer:	Lagha Group LLC	Frisco, Texas
Engineer/Surveyor:	Mori's Engineering Inc	Plano, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

Applicant is proposing 24 for-sale townhome lots approximately 25' x 100' on 2.4774 acres of land. Once the zoning change is approved, site plan review, plat review and subsequent building plans and construction plans review and approval will be required.

ADJACENT ZONING AND LAND USE

North - Single Family 4 (SF-4) – Single family subdivision across the drainage channel
South - Single Family 4 (SF-4) – Single family subdivision across N Colony BLVD
East- Shopping Center (SC) – Peanut Gallery child care center
West- Shopping Center (SC) – St. Sophia Ukrainian Greek Catholic Church

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

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

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Zoning Exhibit
4. Proposed Elevation

ATTACHMENT 1

Staff Analysis

Summary of Request

Applicant is requesting the zoning of property at 5700 N Colony BLVD to be changed from Shopping Center (SC) to Townhouse Dwelling (TH) zoning district. 24 townhouse lots will be developed on 2.4774 acres of land. The area for the townhomes will range from 1500 – 2000 SF. Two storey townhomes with 2 car attached garage, and 2 – 3 bedrooms with 2.5 bathrooms are being planned. Energy efficient techniques will be used for construction and design. The property is nestled mostly within residential neighborhoods. The Shopping Center (SC) did not appear to be a viable zoning as the property has been vacant and no commercial user has been able to develop in the area. Given the size of the property and location, possibility of commercial development is remote. Morning Star dead ends on N Colony and N Colony Blvd itself dead-ends within a couple of blocks from this property. As a result required traffic to support retail/commercial development is less. Single family development is not financially feasible given the size of the property. Town homes appear to be a good choice for this property and will provide taxable growth for the City.

Existing Condition of Property

The subject property is undeveloped.

Platting Status

The property will have to be final platted into separate lots for each townhouse.

Adjacent Zoning/Land Use

North - Single Family 4 (SF-4) – Single family subdivision across the drainage channel
South - Single Family 4 (SF-4) – Single family subdivision across N Colony BLVD
East- Shopping Center (SC) – Peanut Gallery child care center
West- Shopping Center (SC) – St. Sophia Ukrainian Greek Catholic Church

Infrastructure Improvements

Morning Star is planned to be a 4 lane divided roadway in future. The developer will be required to install a left turn lane on North Colony BLVD to access this project and match the future expansion of Morning Star Drive.

Estimated Taxable Value

The applicant has estimated average \$280,000 sales price for the townhomes. With 24 new townhomes, the project will generate approximately \$161,885 in taxes.

Circulation and Parking

Table 13-100 Off Street Parking Schedule requires 2.0 parking spaces per townhome dwelling unit. The townhomes proposed will have 2 car attached garages with front access. Certain townhome units will have 18' driveway in front of the garage to allow guest parking.

Exterior Building Material

The townhouses will be built with more than 85% stone/brick on front façade and on rear façade when it's visible from N Colony Blvd. Where rear façade is not visible from N Colony it will have 50% brick.

Parkland Dedication

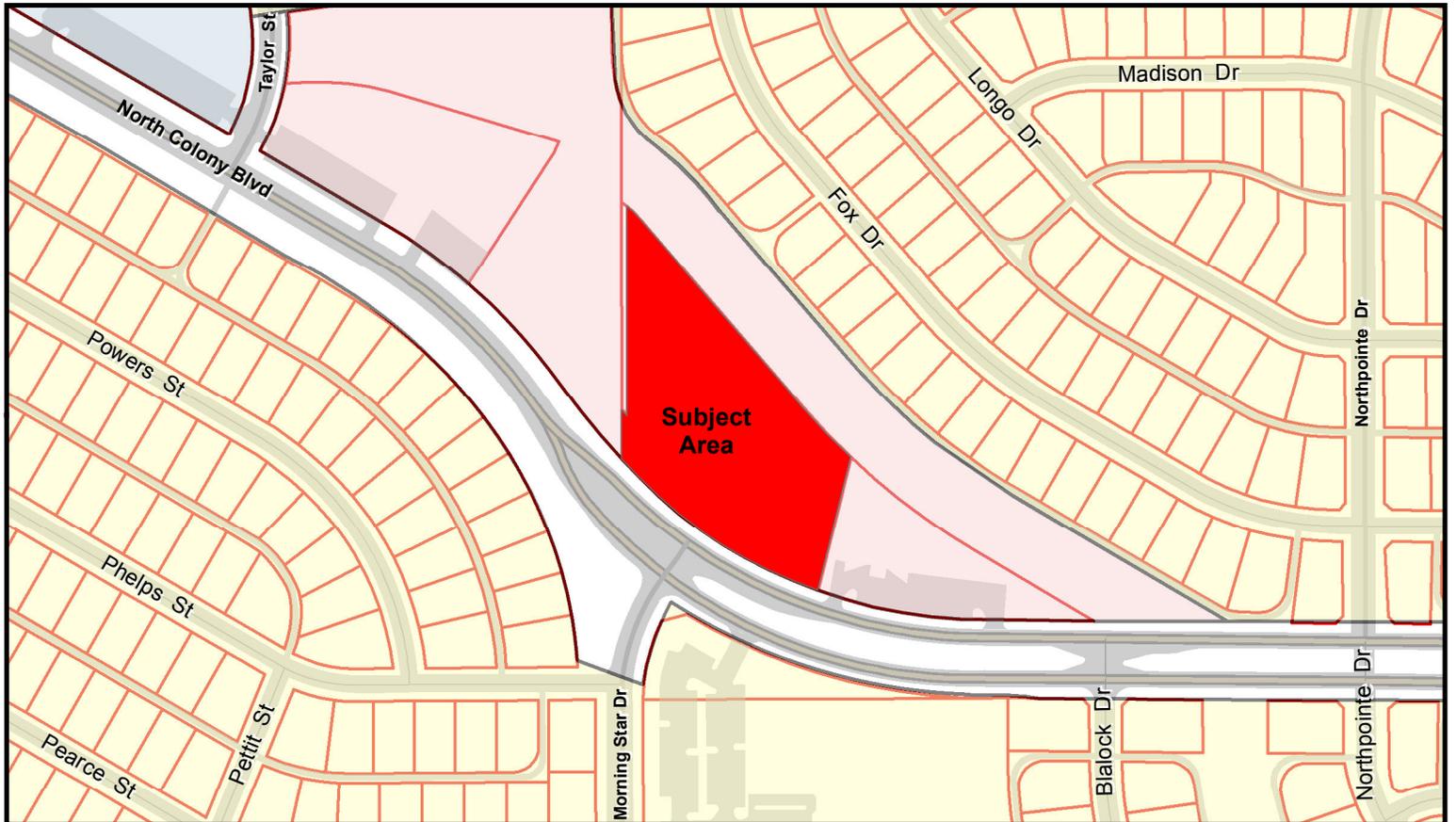
This development is required to provide parkland dedication or money in lieu of parkland dedication. The applicant is currently working with the Parks and Recreation department to propose 8-10' wide sidewalk on N Colony BLVD to offset the in lieu fees.

Notification

The Zoning Ordinance requires newspaper notification a minimum of ten (10) days prior to the Planning and Zoning Commission meeting for zoning change. Notice for this Public Hearing was published in *The Dallas Morning News* on July 1, 2016. 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. Notices were mailed on June 28, 2016 to twenty-one (21) property owners. No comments either for or against the zoning change request were received as of the printing of this packet.

Development Review Committee Review

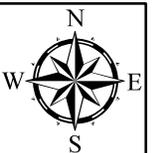
The Development Review Committee recommends approval of the zoning change request.



Project No. Z16-0001 - Project Name: Brentwood Court Townhomes Zoning Change



- | | | | | |
|---------------------------|--------------------------|------------------|----------------------|------------------------|
| Brentwood Court Townhomes | 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.

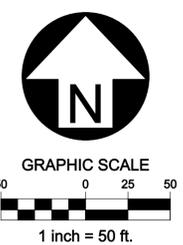
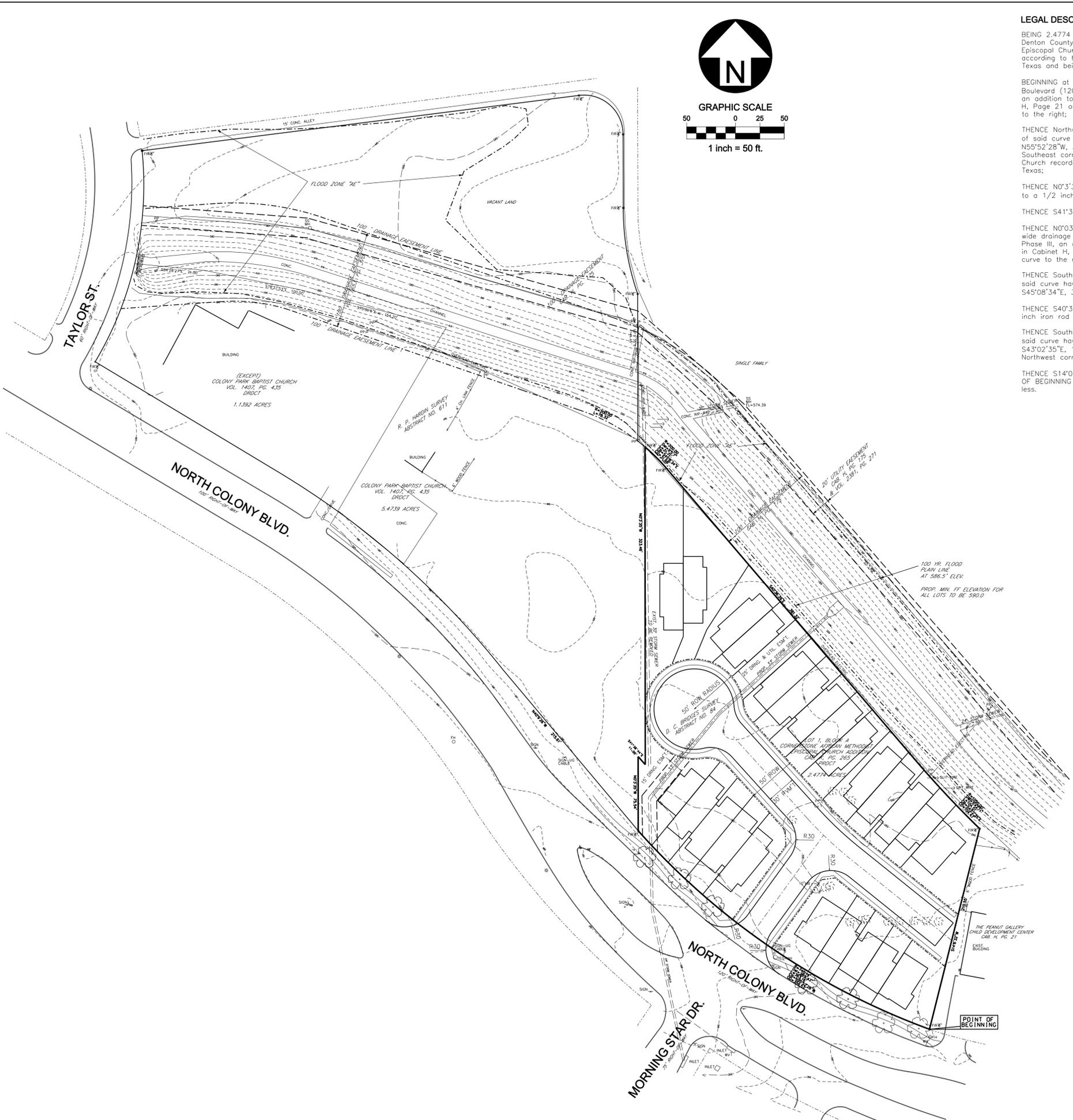
VICINITY MAP

LEGEND OF SYMBOLS AND ABBREVIATIONS

SIR	o	SET IRON ROD
FIR	o	FOUND IRON ROD
MH	o	SAN. SEW. MANHOLE
WV	T	WATER VALVE
WM	o	WATER METER
FH	o	FIRE HYDRANT
PP	o	POWER POLE
LP	o	LIGHT POLE
TCB	o	TRAFFIC CONTROL BOX
TEL. CAB.	o	TELEPHONE CABINET
6" OAK	o	TREE
GUY	o	GUY WIRE
GM	o	GAS METER
BOL	o	BOLLARD
BM	o	BENCH MARK
531.84	o	TRAFFIC DIRECTION
→		SIGNS (STREET, TEL, GAS, AS INDICATED)
EX. 8" SAN. SEWER	---	EX. SANITARY SEWER
EX. 12" WATER MAIN	---	EX. WATER MAIN
EX. 15" STORM SEWER	---	EX. STORM SEWER
EX. 4" GAS	---	EX. GAS MAIN
EX. OVERHEAD ELECTRIC	---	EX. ELECTRIC LINE
EX. UNDERGROUND TELEPHONE	---	EX. TELEPHONE LINE
-475-	---	EXISTING INDEX CONTOUR
-477-	---	EXISTING INTERMED. CONTOUR

BENCHMARK AND VERTICAL DATUM

City Monument No. 7, a 3 1/2" Aluminum Disk Set in concrete approx. 150' Southwest of a Water Tower on North Colony Blvd. Elev. 589.979



LEGAL DESCRIPTION

BEING 2.4774 acres of land situated in the D. C. Bridges Survey, Abstract No. 84, Denton County, Texas, and being Lot 1, Block A of Cornerstone African Methodist Episcopal Church Addition, an addition to the City of The Colony, Denton County, Texas, according to the Plat recorded in Cabinet K, Page 265, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the North line of the North Colony Boulevard (120' R.O.W.), said point being the Southwest corner of The Peanut Gallery, an addition to the City of The Colony according to the plat thereof recorded in Cabinet H, Page 21 of the Plat Records of Denton County, Texas, said point being in a curve to the right;

THENCE Northwestly, along said North line of the North Colony Blvd. and with the arc of said curve having a radius of 740.14', a central angle of 28°06'47", with a chord N55°52'28"W, 359.53', an arc length of 363.16' to a 1/2 inch iron rod found at the Southeast corner of a certain tract of land described in deed to Colony Park Baptist Church recorded in Volume 1407, Page 435 of the Deed records of Denton County, Texas;

THENCE Northwestly, along said North line of the North Colony Blvd. and with the arc of said curve having a radius of 740.14', a central angle of 28°06'47", with a chord N55°52'28"W, 359.53', an arc length of 363.16' to a 1/2 inch iron rod found;

THENCE S41°38'44"E, 11.00', to a 1/2 inch iron rod found;

THENCE N0°03'35"W, 323.46' to a 1/2 inch iron rod found on the South line of a 100' wide drainage easement according to the Final Plat of Northpointe Subdivision, Phase III, an addition to the City of The Colony according to the plat thereof recorded in Cabinet H, Page 175 of the Plat Records of Denton County, Texas, a point in a curve to the right;

THENCE Southeastly, along South line of said drainage easement and with the arc of said curve having a radius of 200.00', a central angle of 9°05'07", with a chord S45°08'34"E, 31.68', an arc length of 31.71' to a 1/2 inch iron rod found;

THENCE S40°36'39"E, 381.32' along the South line of said drainage easement to a 1/2 inch iron rod found at the point of curvature of a curve to the left;

THENCE Southeastly, along South line of said drainage easement and with the arc of said curve having a radius of 1050.00', a central angle of 5°42'11", with a chord S43°02'35"E, 104.47', an arc length of 104.51' to a 1/2 inch iron rod found at the Northwest corner of said Peanut Gallery;

THENCE S14°06'32"W, 210.55' along the West line of said Peanut Gallery to the POINT OF BEGINNING and containing 107,917 square feet or 2.4774 acres of land more or less.

DEVELOPER
LAGHA GROUP LLC
HECTOR MORALES 787-214-8697
moralesvargash@gmail.com

BY: **MORI'S ENGINEERING, INC.**
2616 PICKWICK LANE PLANO, TEXAS 75083
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

ZONING EXHIBIT SITE PLAN

BRENTWOOD COURT ADDITION

24 LOTS OF 25' X 100'
2.4774 ACRES
CITY OF THE COLONY
DENTON COUNTY, TEXAS

CITY CASE NO. Z16-0001

LOT 1, BLOCK A
CORNERSTONE AFRICAN METHODIST
EPISCOPAL CHURCH ADDITION
ABSTRACTS 84 AND 611

Brentwood

— Court —



Front Elevation



Rear Elevation

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: June 28, 2016

DEPARTMENT: Engineering/Development Services Department

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

SUBJECT *SP16-0009, Tribute K-8 Prestwick Stem Academy Site Plan Amendment*

Discuss and consider making a recommendation to the City Council on a request for Site Plan Amendment to add two temporary buildings at the Tribute K-8 Prestwick Stem Academy located at 3101 Stonefield to accommodate additional classrooms.

OWNER/ENGINEER

Owner/Developer:	Little Elm ISD	Little Elm, Texas
Engineer/Surveyor:	Glenn Engineering	Irving, Texas

EXISTING CONDITION OF PROPERTY

The property is currently developed with Prestwick Stem Academy.

PROPOSED DEVELOPMENT

Applicant is proposing to add two temporary buildings to house additional classrooms. The buildings are 3,584 and 1,536 sqft in size. The buildings will be placed 20' apart with stairs and ramp access build around them.

ADJACENT ZONING AND LAND USE

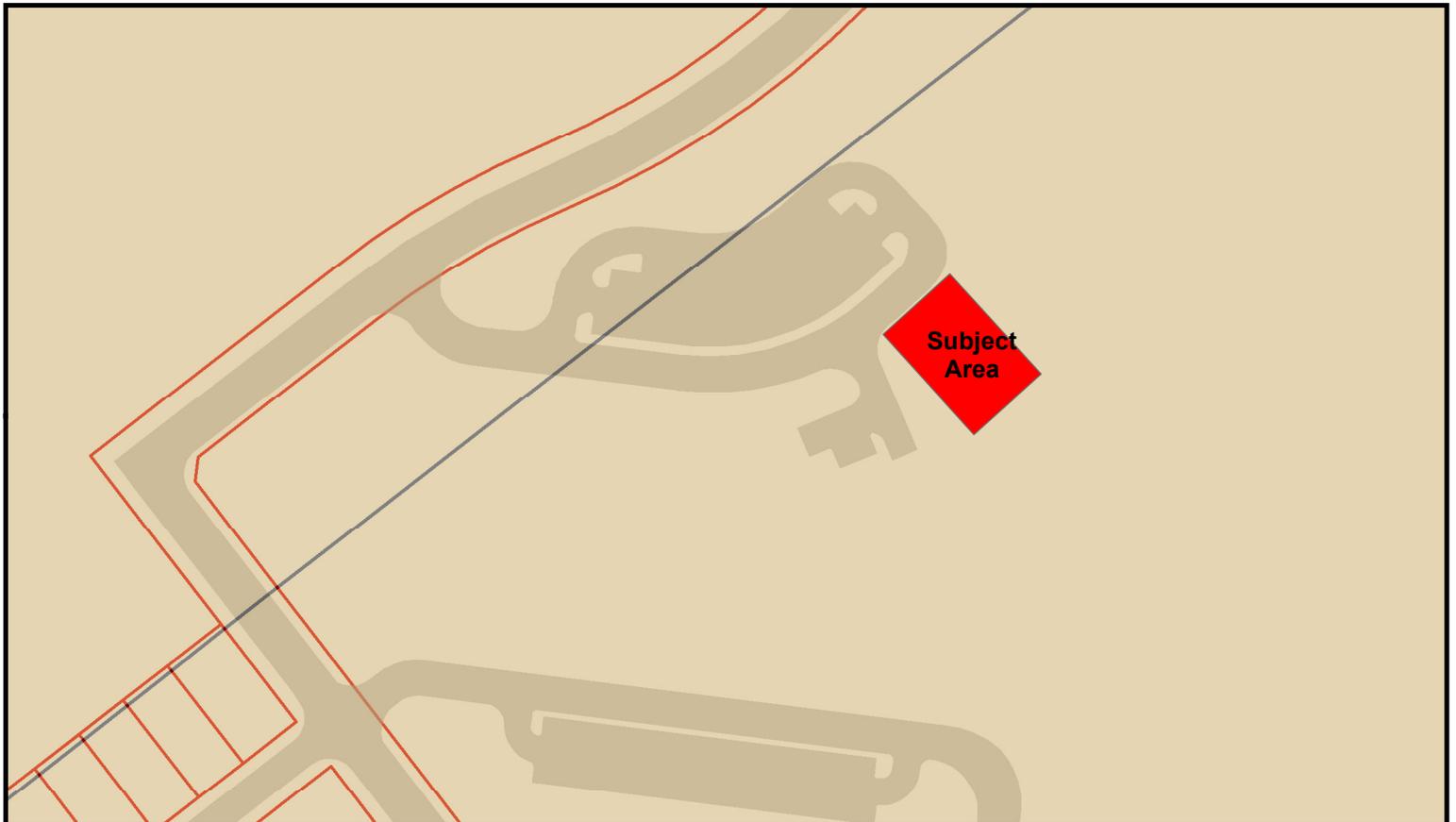
North - Planned Development 23 (PD 23) – Tribute residential development
South - Planned Development 18 (PD 18) – Tribute residential development
East- Planned Development 18 (PD 18) – Tribute residential development
West- Planned Development 18 (PD 18) – Tribute residential development

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) finds the Site Plan amendment meets the requirements of the Zoning Ordinance and recommends approval.

ATTACHMENTS

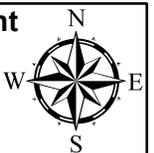
1. Location Map
2. Proposed Amending Site Plan



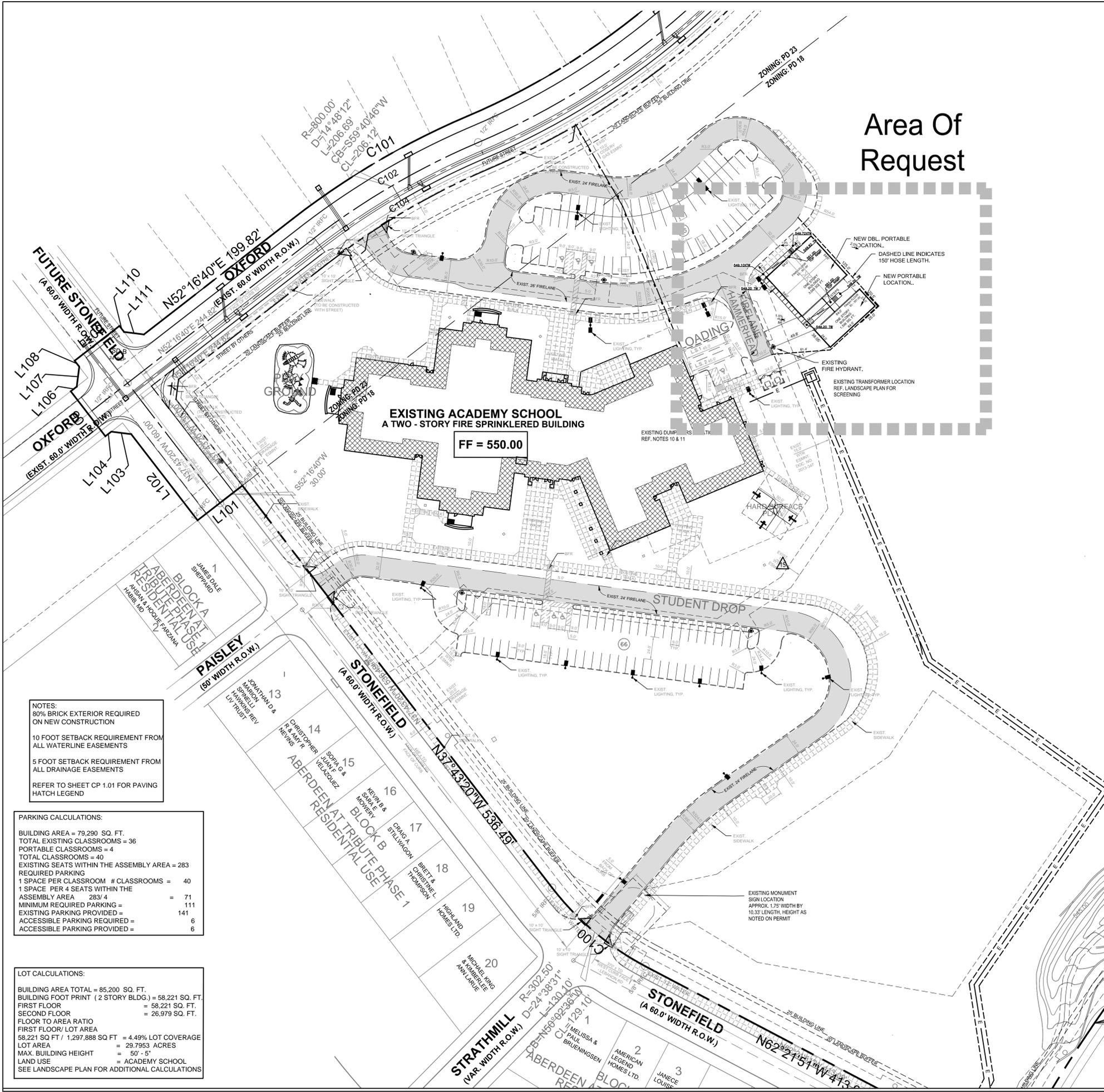
Project No. SP16-0009 - Project Name: Prestwick Stem Academy Site Plan Amendment



- | | | | | |
|--|--------------------------|------------------|----------------------|------------------------|
| Temp Buildings at Prestwick Stem Academy | 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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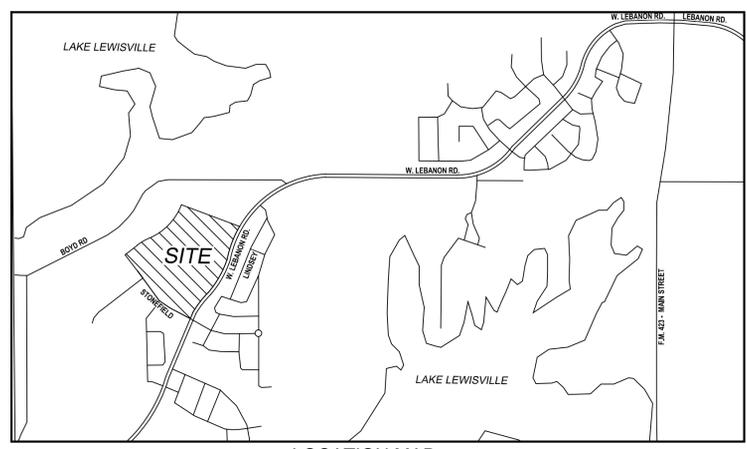
Area Of Request

EXISTING ACADEMY SCHOOL
A TWO - STORY FIRE SPRINKLERED BUILDING
FF = 550.00

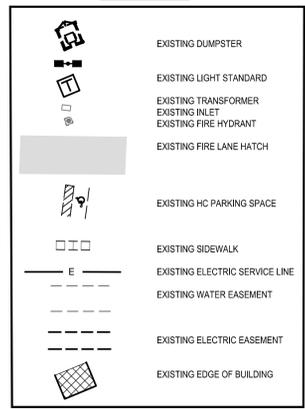
NOTES:
80% BRICK EXTERIOR REQUIRED ON NEW CONSTRUCTION
10 FOOT SETBACK REQUIREMENT FROM ALL WATERLINE EASEMENTS
5 FOOT SETBACK REQUIREMENT FROM ALL DRAINAGE EASEMENTS
REFER TO SHEET CP 1.01 FOR PAVING HATCH LEGEND

PARKING CALCULATIONS:
BUILDING AREA = 79,290 SQ. FT.
TOTAL EXISTING CLASSROOMS = 36
PORTABLE CLASSROOMS = 4
TOTAL CLASSROOMS = 40
EXISTING SEATS WITHIN THE ASSEMBLY AREA = 283
REQUIRED PARKING
1 SPACE PER CLASSROOM # CLASSROOMS = 40
1 SPACE PER 4 SEATS WITHIN THE ASSEMBLY AREA 283/4 = 71
MINIMUM REQUIRED PARKING = 111
EXISTING PARKING PROVIDED = 141
ACCESSIBLE PARKING REQUIRED = 6
ACCESSIBLE PARKING PROVIDED = 6

LOT CALCULATIONS:
BUILDING AREA TOTAL = 85,200 SQ. FT.
BUILDING FOOT PRINT (2 STORY BLDG.) = 58,221 SQ. FT.
FIRST FLOOR = 58,221 SQ. FT.
SECOND FLOOR = 26,979 SQ. FT.
FLOOR TO AREA RATIO
FIRST FLOOR/LOT AREA
58,221 SQ. FT. / 1,297,888 SQ. FT. = 4.49% LOT COVERAGE
LOT AREA = 29,795 ACRES
MAX. BUILDING HEIGHT = 60' 5"
LAND USE = ACADEMY SCHOOL
SEE LANDSCAPE PLAN FOR ADDITIONAL CALCULATIONS

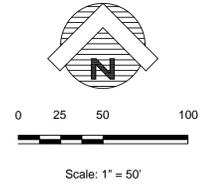


LOCATION MAP
N.T.S.



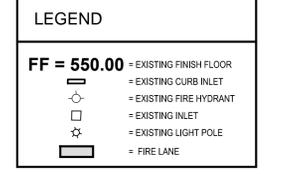
CAUTION!!!!
CONTACT:
LONE STAR GAS: 1-800-344-8377
AT&T: 1-800-344-8377
TEXAS UTIL & ELEC COMPANY: 1-800-344-8377
SOUTHWESTERN BELL: 1-800-344-8377
48 HOURS PRIOR TO CONSTRUCTION

SIGNATURE BLOCK
Approved by the City Council on the ___ day of _____ 2013
Development Services Director



- GENERAL NOTES
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF THE COLONY SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF THE COLONY SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONSULT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF THE COLONY ENGINEERING DEPARTMENT FOR REVIEW.
 - STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF THE COLONY REQUIREMENTS, TYP.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL AND TEXTURE AS THE EXTERIOR WALLS OF THE EXISTING BUILDING INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE, TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF THE COLONY DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
 - THE EXISTING LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF THE COLONY CODE OF ORDINANCES.
 - THE SITE SHALL CONFORM TO THE CITY OF THE COLONY STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - ALL OTHER RADIIUS' UNLESS OTHERWISE NOTED ARE 3 FOOT.
 - ALL PAVEMENT SECTIONS SHALL BE DESIGNED BASED ON A GEOTECHNICAL STUDY.
 - EXISTING FIRELANE PAVEMENT TO BE 6" REINFORCED CONCRETE PAVEMENT 4000 PSI MINIMUM WITH #4 REBARS ON 24" CENTERS EACH WAY, ON SUBGRADE PER GEOTECHNICAL REPORT (LIME STABILIZATION IF REQUIRED).

OWNER
LITTLE ELM I.S.D.
500 LOBO LANE
LITTLE ELM, TEXAS 75068
(972) 292-1847

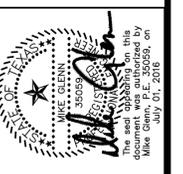


CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND ELEVATIONS PRIOR TO CONSTRUCTION.

AMENDED CITY SITE PLAN
TRIBUTE K-8 STEM ACADEMY ADDITION
LOT 1, BLOCK A
29.796 ACRES

IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 182 CITY OF THE COLONY DENTON COUNTY, TEXAS
ZONED: PD 23 & PD 18
DATE PREPARED: JULY 15, 2013
CITY PROJECT NO. SP13-0009

GLENN ENGINEERING
TEXAS REGISTRATION NUMBER: F303
PHONE 972-772-5151
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
FAX 972-772-2766



AMENDED CITY SITE PLAN
LITTLE ELM K-8 STEM ACADEMY
THE COLONY, TEXAS

LITTLE ELM I.S.D.
500 LOBO LANE
LITTLE ELM, TEXAS 75068
(972) 292-1847

Revisions:

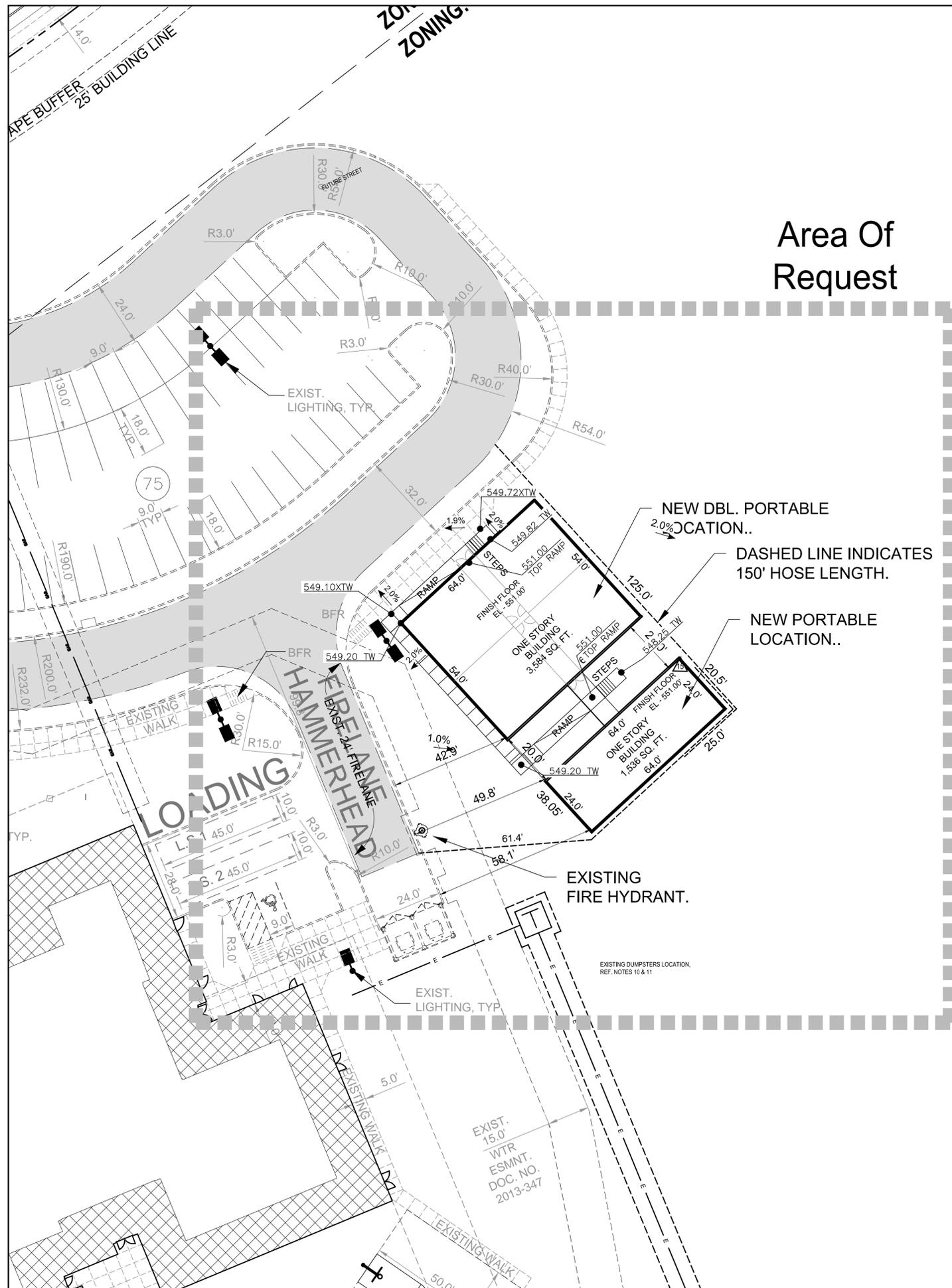
1	06/27/16	ADDED PORTABLES
2	07/01/16	CITY PORT COMMENTS

Issue Dates

Review:	06/27/2016
Permit:	
Construction:	

Scale: AS SHOWN
Drawn By: RAH
Checked By: CMC
Project No: 16-06-16

Sheet
CS1.0



Area Of Request

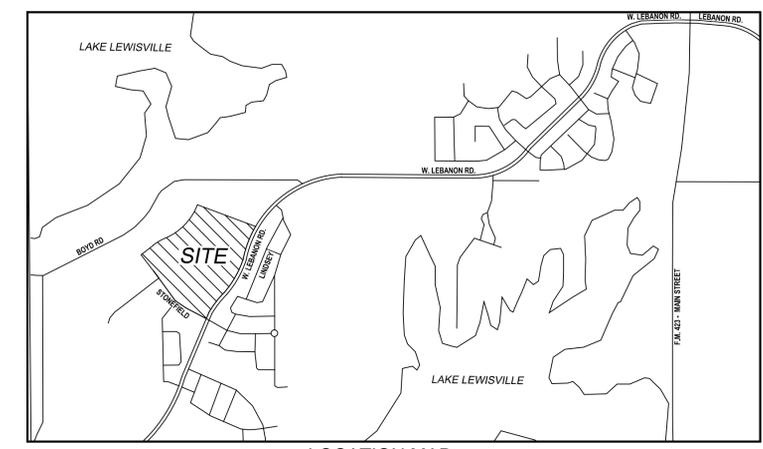
NOTES:
 80% BRICK EXTERIOR REQUIRED ON NEW CONSTRUCTION
 10 FOOT SETBACK REQUIREMENT FROM ALL WATERLINE EASEMENTS
 5 FOOT SETBACK REQUIREMENT FROM ALL DRAINAGE EASEMENTS
 REFER TO SHEET CP 1.01 FOR PAVING HATCH LEGEND

PARKING CALCULATIONS:

BUILDING AREA =	79,290 SQ. FT.
TOTAL EXISTING CLASSROOMS =	36
PORTABLE CLASSROOMS =	4
TOTAL CLASSROOMS =	40
EXISTING SEATS WITHIN THE ASSEMBLY AREA =	283
REQUIRED PARKING	
1 SPACE PER CLASSROOM # CLASSROOMS =	40
1 SPACE PER 4 SEATS WITHIN THE ASSEMBLY AREA =	71
MINIMUM REQUIRED PARKING =	111
EXISTING PARKING PROVIDED =	141
ACCESSIBLE PARKING REQUIRED =	6
ACCESSIBLE PARKING PROVIDED =	6

LOT CALCULATIONS:

BUILDING AREA TOTAL =	85,200 SQ. FT.
BUILDING FOOT PRINT (2 STORY BLDG.) =	58,221 SQ. FT.
FIRST FLOOR =	58,221 SQ. FT.
SECOND FLOOR =	26,979 SQ. FT.
FLOOR TO AREA RATIO	
FIRST FLOOR/ LOT AREA	
58,221 SQ. FT. / 1,297,888 SQ. FT. =	4.49% LOT COVERAGE
LOT AREA =	29,7953 ACRES
MAX. BUILDING HEIGHT =	50'-5"
LAND USE =	ACADEMY SCHOOL
SEE LANDSCAPE PLAN FOR ADDITIONAL CALCULATIONS	



LEGEND

- EXISTING DUMPSTER
- EXISTING LIGHT STANDARD
- EXISTING TRANSFORMER
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING FIRE LANE HATCH
- EXISTING HC PARKING SPACE
- EXISTING SIDEWALK
- EXISTING ELECTRIC SERVICE LINE
- EXISTING WATER EASEMENT
- EXISTING ELECTRIC EASEMENT
- EXISTING EDGE OF BUILDING

CAUTION!!!!
 CONTACT:
 LONE STAR GAS: 1-800-344-8377
 AT&T: 1-800-344-8377
 TEXAS UTIL & ELEC COMPANY: 1-800-344-8377
 SOUTHWESTERN BELL: 1-800-344-8377
48 HOURS PRIOR TO CONSTRUCTION

Scale 1" = 20'

SIGNATURE BLOCK

Approved by the City Council on the ___ day of _____ 2013

Development Services Director

- GENERAL NOTES**
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF THE COLONY SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF THE COLONY SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONSULT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF THE COLONY ENGINEERING DEPARTMENT FOR REVIEW.
 - STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF THE COLONY REQUIREMENTS, TYP.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL AND TEXTURE AS THE EXTERIOR WALLS OF THE EXISTING BUILDING, INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE, TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF THE COLONY DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
 - THE EXISTING LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF THE COLONY CODE OF ORDINANCES.
 - THE SITE SHALL CONFORM TO THE CITY OF THE COLONY STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - ALL OTHER RADIIUS' UNLESS OTHERWISE NOTED ARE 3 FOOT.
 - ALL PAVEMENT SECTIONS SHALL BE DESIGNED BASED ON A GEOTECHNICAL STUDY.
 - EXISTING FIRELANE PAVEMENT TO BE 6" REINFORCED CONCRETE PAVEMENT 4000 PSI MINIMUM WITH #4 REBARS ON 24" CENTERS EACH WAY, ON SUBGRADE PER GEOTECHNICAL REPORT (LIME STABILIZATION IF REQUIRED).

OWNER

LITTLE ELM I.S.D.
 500 LOBO LANE
 LITTLE ELM, TEXAS 75068
 (972) 292-1847

LEGEND

- FF = 550.00 = EXISTING FINISH FLOOR
- = EXISTING CURB INLET
- = EXISTING FIRE HYDRANT
- = EXISTING INLET
- = EXISTING LIGHT POLE
- = FIRE LANE

CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND ELEVATIONS PRIOR TO CONSTRUCTION.

AMENDED CITY SITE PLAN TRIBUTE K-8 STEM ACADEMY ADDITION LOT 1, BLOCK A 29.796 ACRES

IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 182 CITY OF THE COLONY DENTON COUNTY, TEXAS

ZONED: PD 23 & PD 18
 DATE PREPARED: JULY 15, 2013
CITY PROJECT NO. SP13-0009

GLENN ENGINEERING
 TEXAS REGISTRATION NUMBER: F303
 PHONE 972-772-5151
 105 DECKER COURT, SUITE 910
 IRVING, TEXAS 75062
 FAX 972-772-2776



AMENDED CITY SITE PLAN DETAIL
 LITTLE ELM K-8 STEM ACADEMY
 THE COLONY, TEXAS

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