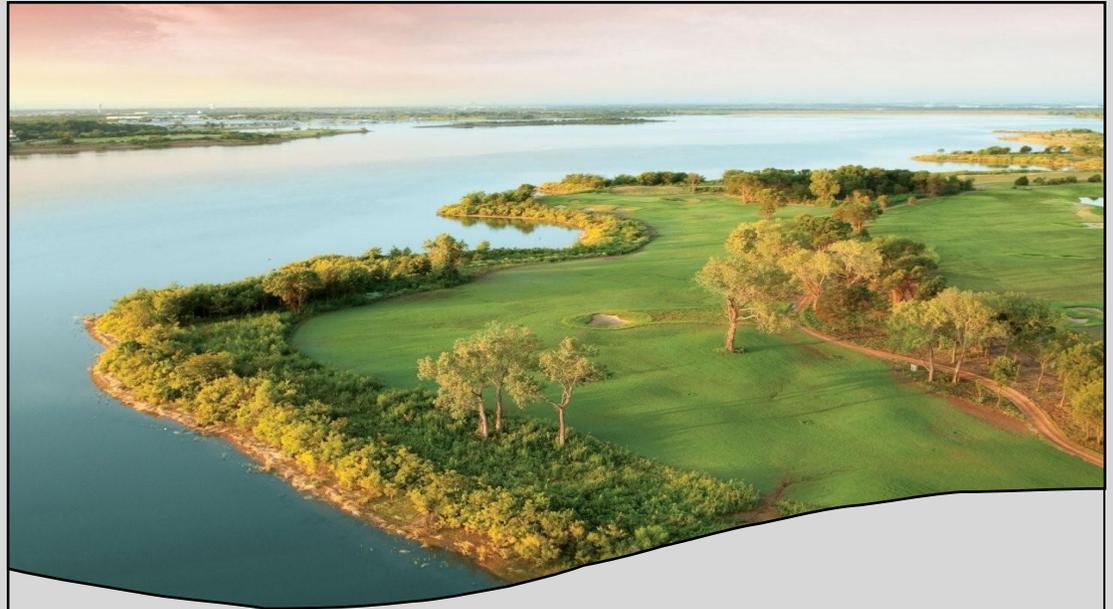


March 31st, 2014

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*“Sweet April showers do spring May flowers.”*

Thomas Tusser

*“April is a promise that May is bound to keep.”*

Hal Borland

## From City Manager Troy Powell

Under the direction of The Colony City Council, my office oversees all of the city’s day-to-day operations and services, including management of the city’s budget. These tasks are accomplished in partnership with a team of dedicated and professional departmental directors with whom I am proud to serve alongside for the betterment of this wonderful community and its residents.

It is also my responsibility to ensure the vision for the future of the city is realized, as determined by the council and the constituents they represent. It is my belief that The Colony is now and will continue to be a vibrant, evolving community that attracts new residents, visitors and businesses eager to become a part of that future.

The Colony

**2013**

All-America City Finalist



Texas Comptroller  
Leadership Circle  
Silver Member



TREE CITY USA



## April 2014

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|-----|-----|-----|-----|-----|-----|
|     |     | 1   | 2   | 3   | 4   | 5   |
| 6   | 7   | 8   | 9   | 10  | 11  | 12  |
| 13  | 14  | 15  | 16  | 17  | 18  | 19  |
| 20  | 21  | 22  | 23  | 24  | 25  | 26  |
| 27  | 28  | 29  | 30  |     |     |     |

-  City Council
-  Planning and Zoning
-  Economic Development Corporation
-  Community Development Corporation
-  Board of Adjustment
-  Technology Board
-  Library Board
-  Community Image Advisory Board

## May 2014

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|-----|-----|-----|-----|-----|-----|
|     |     |     |     | 1   | 2   | 3   |
| 4   | 5   | 6   | 7   | 8   | 9   | 10  |
| 11  | 12  | 13  | 14  | 15  | 16  | 17  |
| 18  | 19  | 20  | 21  | 22  | 23  | 24  |
| 25  | 26  | 27  | 28  | 29  | 30  | 31  |

-  City Council
-  Planning and Zoning
-  Economic Development Corporation
-  Community Development Corporation
-  Board of Adjustment
-  Technology Board
-  Library Board
-  Community Image Advisory Board

## Parks and Recreation Events

### Movies in the Park Monsters University

Date: Friday, April 4th  
Time: 7:00 p.m. gates / 8:00 p.m. movie  
Location: Five Star Complex, 4100 Blair Oaks  
Cost: None

### Kids Chase By The Lake

Date: Saturday, April 12th  
Time: 8:00 a.m. – 11:00 a.m.  
Location: Stewart Creek Park, 3700 Sparks Rd  
Cost: \$8 per child-Family Discounts available

### Spring Eggstravaganza

Date: Thursday, April 17th  
Time: 6:00 p.m. - 8:00 p.m.  
Location: The Colony Five Star Complex, 4100 Blair Oaks  
Cost: \$3 per child in advance; \$5 per child on event day  
May:

### Movies in the Park –Despicable Me 2

Date: Friday, May 9th  
Time: 7:00 p.m. gates / 8:00 p.m. movie  
Location: Five Star Complex, 4100 Blair Oaks  
Cost: None

### Mother Son Luau

Date: Saturday, May 31st  
Time: 5:30 p.m. - 7:30 p.m.  
Location: The Colony Aquatic Park, 5580 N. Colony Blvd  
Cost: \$25 per couple, \$10 each additional child

### Summer Cinema Clubhouse Cloudy with a Chance of Meatballs 2

Date: Thursday, June 19th  
Time: 12:00 p.m. doors / 2:00 p.m. movie  
Location: The Colony Recreation Center, 5151 N Colony Blvd  
Cost: None

### Movies in the Park -Muppets Most Wanted

Date: Thursday, July 10th  
Time: 7:00 p.m. gates / 8:00 p.m. movie  
Location: Five Star Complex, 4100 Blair Oaks  
Cost: None

## The Colony Public Library Events

### eReader Office Hours

Dates & Times:  
Friday, April 4 at 2 p.m.  
Wednesday, April 16 at 7 p.m.  
Tuesday, April 22 at 11 a.m.  
Location: The Colony Public Library 6800 Main Street  
Cost: Free

### A.A.R.P. Tax Help

Dates: Wednesdays, through April 9  
Time: 4 – 8 p.m.  
Location: The Colony Public Library 6800 Main Street  
Cost: Free; call 972-625-1900 ext. 3 to schedule an appointment.

### Registration for FOTCPL PRESENTS! Fairy Tea Party begins April 1

--Registration required: participants must be at least 5 years old; children under the age of 9 must be accompanied at all times by a caregiver age 12 or older while at the Library.  
Event date: Saturday, April 26  
Time: 2 p.m.  
Location: The Colony Public Library 6800 Main Street  
--Cost: \$5 per person.

### Spanish/English Bilingual Story Time

Hora de Cuentos Bilingüe Español / Inglés  
Sponsored in part by Target  
Dates: Sundays, April 6, 13, 27  
Time: 3 p.m.  
Location: The Colony Public Library 6800 Main Street  
Cost: Free

### No-Stress Book Club

Date: Wednesday, April 23  
Time: 7 p.m.  
Location: The Colony Public Library 6800 Main Street  
Cost: Free

### FOTCPL PRESENTS! Annual Fun Night

Featuring Electronic Catchphrase Tournament, Silent Auction, Door Prizes!  
Tournament registration: call 972-624-3184 or email [library@thecolonypl.org](mailto:library@thecolonypl.org)  
Date: Saturday, April 26  
Times: Social: 6:30 p.m.; Meeting: 7 p.m. – followed by tournament  
Location: The Colony Public Library 6800 Main Street  
Cost: Free to attend. Tournament entry fee: \$5 per person

### Special Events

**City of THE COLONY**  
**CMAC**  
City Manager's Arts Committee

**PRESENTS**  
**JAMMIN' IN THE PARK**

**Live music**  
**Family fun**  
**Free admission!**

**Friday, April 18**  
7:30pm - 9:30pm  
Lions Club Park  
4800 Nash Drive, The Colony

Enter for your chance to win one of (2) \$25 gift cards!  
Food truck on site!

Mark your calendar for our upcoming events!



**A Hard Nights Day** A Tribute to The Beatles



**IDENTITYTHEFT**  
Friday, May 16



**BEST OF THE BANDS**  
Ultimate Band Showdown  
\* We're looking for the best band around!

Does your band have what it takes?  
**PROVE IT!**

Saturday, June 21 @ Stewart Creek Park

Join your friends and neighbors for an evening of fun!

Sponsored by



**THE COLONY**  
City by the Lake

★ Submit your band for consideration at <http://www.thecolonytx.gov/depts/genadmin/arts/cmac.html>

**Movies in the Park Monsters University**

Date: Friday, April 4th  
Time: 7:00 p.m. gates / 8:00 p.m. movie  
Location: Five Star Complex, 4100 Blair Oaks  
Cost: None

**Kids Chase By The Lake**

Date: Saturday, April 12th  
Time: 8:00 a.m. – 11:00 a.m.  
Location: Stewart Creek Park, 3700 Sparks Rd  
Cost: \$8 per child-Family Discounts available

**TCHS Football Booster Club Annual 5k**

Date: Saturday, April 26th  
Time: 8:00 a.m.—noon  
Location: Five Star Complex, 4100 Blair Oaks  
Cost: \$25.00

**CITY OF THE COLONY  
CITY COUNCIL  
WORK SESSION AGENDA  
APRIL 1, 2014**

**TO ALL INTERESTED PERSONS:**

Notice is hereby given of a **WORK SESSION** of the **CITY COUNCIL** of the City of The Colony, Texas to be held at **6:00 p.m. on the 1st day of April 2014**, at 6800 Main Street, The Colony, Texas at which time the following items will be addressed:

- 1. Call to Order**
- 2. Discuss possible revisions to the sign ordinance concerning mannequin signs and pylon signs (Brooks Wilson)**
- 3. Discuss recent salary survey for city employees (Powell/Burkett)**
- 4. Council to provide direction to staff regarding future agenda items.**
- 5. Adjourn**

**CITY OF THE COLONY  
CITY COUNCIL MEETING AGENDA  
APRIL 1, 2014**

**TO ALL INTERESTED PERSONS:**

Notice is hereby given of a **REGULAR SESSION** of the **CITY COUNCIL** of the City of The Colony, Texas to be held at **7:00 P.M. on the 1ST day of APRIL 2014 at CITY HALL, 6800 MAIN STREET, THE COLONY, TEXAS**, at which time the following items will be addressed:

**1.0 ROUTINE ANNOUNCEMENTS, RECOGNITIONS AND PROCLAMATIONS:**

- Call to Order
- Invocation
- Pledge of Allegiance to the United States Flag
- Salute to the Texas Flag
- Tree City USA 6th Year Designation
- Citizen Input

Announcement of upcoming civic events and activities - Presentation from the Library Director regarding current and upcoming programs, events, and service improvements.

**2.0 CONSENT AGENDA**

**2.1 Consider approving minutes of council meeting held March 18, 2014 (City Secretary)**

**2.2 Consider approving council expenditures for February 2014 (Council)**

**2.3 Consider approving a Natural Gas Distribution Easement and Right-of-Way Agreement by and between Co-Serv Gas, Ltd., d/b/a CoServ Gas; The Colony Local Development Corporation; The Colony Community Development Corporation; and The Colony Economic Development Corporation concerning 0.0006 acres or 29 square feet of land, and 0.0016 acres or 73 square feet of land, generally located along the south side of and adjacent to the Sam Rayburn Tollway (State Highway 121), north of and adjacent to Plano Parkway and west of Spring Creek Parkway concerning the Nebraska Furniture Mart Texas project.**

**2.4 Consider a resolution authorizing and approving a Correction Special Warranty Deed correcting and replacing the 94.4 percent undivided interest acquired by The Colony Local Development Corporation from 121 Acquisition Company, LLC, a Texas limited liability company, in an approximately 346.7 acre tract of land generally located along the south side of and adjacent to the Sam Rayburn Tollway (State Highway 121), north of and adjacent to Plano Parkway, and west of Spring Creek Parkway, concerning the Nebraska Furniture Mart Texas project with the conveyance of approximately 327.285 acres out of such 346.7 acre tract of land.**

**2.5 Consider a resolution authorizing and approving a Correction Special Warranty Deed correcting and replacing the 2.8 percent undivided interest acquired by The Colony Community Development Corporation from 121 Acquisition Company, LLC, a Texas limited liability company, in an approximately 346.7 acre tract of land generally located along the south side of and adjacent to the Sam Rayburn Tollway (State Highway 121), north of and adjacent to Plano Parkway, and west of Spring Creek Parkway, concerning the Nebraska Furniture Mart Texas project with the conveyance of approximately 9.7075 acres out of such 346.7 acre tract of land.**

**2.6 Consider a resolution authorizing and approving a Correction Special Warranty Deed correcting and replacing the 2.8 percent undivided interest acquired by The Colony Economic Development Corporation from 121 Acquisition Company, LLC, a Texas limited liability company, in an approximately 346.7 acre tract of land generally located along the south side of and adjacent to the Sam Rayburn Tollway (State Highway 121), north of and adjacent to Plano Parkway, and west of Spring Creek Parkway, concerning the Nebraska Furniture Mart Texas project with the conveyance of approximately 9.7075 acres out of such 346.7 acre tract of land.**

## 3.0 REGULAR AGENDA ITEMS

3.1 Discuss and consider approving a resolution authorizing the expenditure of \$14,000 for the construction of the Keith Helms Memorial Sundial Project to be located at Stewart Creek Park Trailhead, with funding provided by the Community Development Corporation (PARC, Nelson)

## 4.0 WORK SESSION

4.1 Discuss S.H. 121 southbound frontage road deceleration/acceleration lanes (Scruggs)

## 5.0 EXECUTIVE SESSION

5.1 A. Council shall convene into a closed executive session pursuant to Section 551.074 of the TEXAS GOVERNMENT CODE to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Secretary and City Manager.

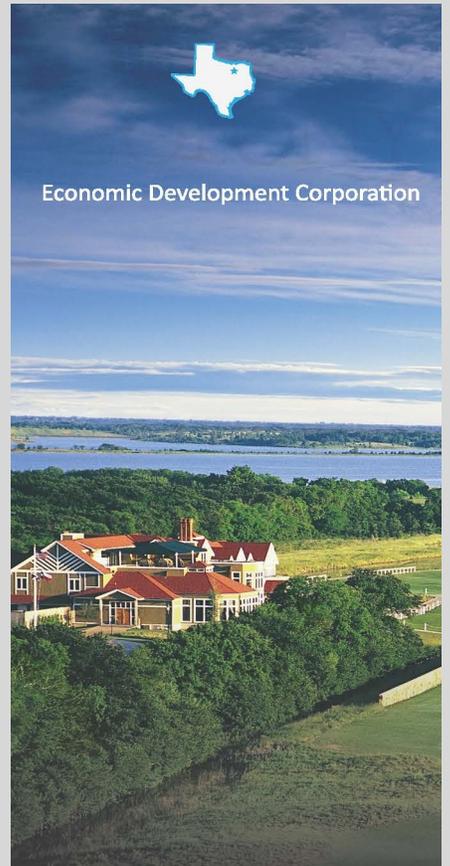
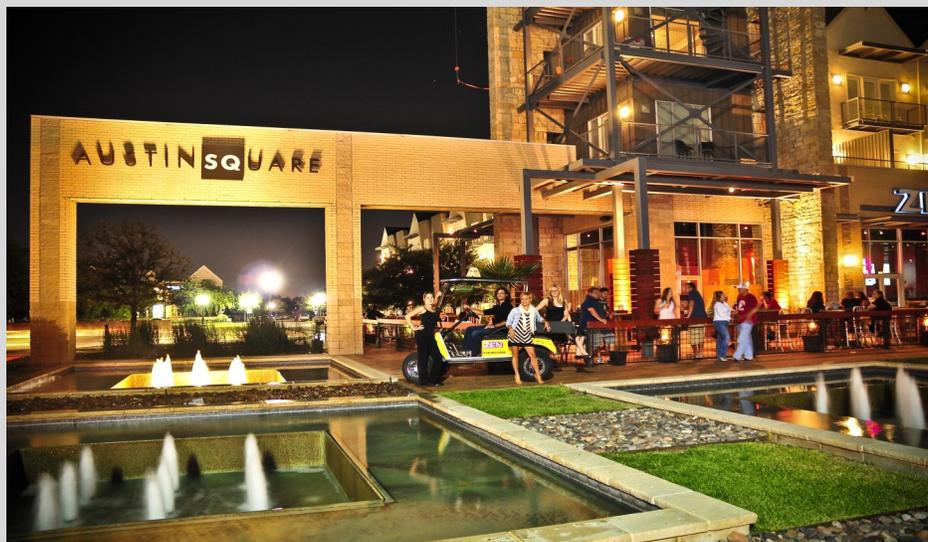
B. Council shall convene into a closed executive session pursuant to Sections 551.087 and 551.071 of the Texas Government Code to deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect, and to receive legal advice regarding the same – The Tribute Tax Increment Reinvestment Zone No. 2.

5.2 A. Any action as a result of executive session regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Secretary and City Manager.

B. Any action as a result of executive session regarding the offer of a financial or other incentive to a business prospect, and to receive legal advice regarding the same – The Tribute Tax Increment Reinvestment Zone No. 2.

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, including but not limited to consultation with attorney pursuant to Texas Government Code Section 551.071 arising out of the attorney's ethical duty to advise the city concerning legal issues arising from an agenda item. Any decision held on such matter will be taken or conducted in open session following the conclusion of the executive session.

ADJOURNMENT



Economic Development Corporation

## One of Money Magazine's Top 100 Places to Live!

- Top 25 Most Affluent Zip Codes in D/FW
- Playful City USA – Only 14 in Texas
- Home of Dallas Business Journal's Best New Development in 2012: Nebraska Furniture Mart... A 433-acre complex anchored by a 1.8 million-square-foot Nebraska Furniture Mart store, owned by Warren Buffett's Berkshire Hathaway, Inc.

Keri Samford  
Economic Development Director  
972.624.3127  
edc@thecolonytx.org  
www.thecolonyedc.org

## ECONOMIC DEVELOPMENT CORPORATION

### BOARD MEMBERS

**Tom Tvardzik, President**

**David Peerson, Vice President**  
**David R. Smith, Treasurer**

**Femi Omonije, Secretary**  
**Kevin Braby, Member at Large**

**Council Liaison: Perry Schrag**  
**Staff Liaison: Keri Samford**

### UPDATES

New businesses coming to The Colony include Battery Giants, Aristocats 2, and Fred Loya Insurance.

We are meeting with a representative of the US Pan Asian Chamber next week to discuss their chamber's business program in the City of The Colony.

Every year the EDC pays for traffic counts throughout the city since it is such an important component of what retail companies look for when locating. The counts will be conducted in the next couple of weeks. After we received the final report and organize the data, the counts will be accessible on the EDC website.

We spoke with the contractor in charge of the CiCi's remodel and he said this store is going to be a proto-type test store for a new upgraded interior. The food will be the same, but the interior will be new and different. The upgrades will delay the store opening for several months due to more people reviewing the process. There are approximately 600 CiCi's Restaurants.

### PROSPECTS

We responded to a CDX lead of a local broker looking for approximately 2,500 square feet of restaurant space in the Frisco area. We emailed him a flyer for Austin Ranch and the former Tierra Calliente restaurant space along with Primary Retail Trade Area demographics.

We responded to a CDX lead of a local broker looking for approximately 3,000 square feet of 2nd generation restaurant space with a preference for patio seating and mixed use (retail/office/residential) areas with good demographics. We emailed the Austin Ranch flyer on the former Veranda Italian space.

We held a conference call with the representative of a major hotel chain to give him an overview of current development in The Colony. He is doing due diligence for the hotel group

We met with representatives of a project to discuss possible incentives for infrastructure costs. They have provided some cost estimates and said they plan on submitting an incentive application.

We are working with a consultant who has a client wanting to develop in The Colony across SH 121 from Grandscape. They will expand on the project details when we meet with them next week.

We participated in the pre-construction meeting with the engineers working on the Luby's/Cheeseburger in Paradise restaurant that will be built in Cascades Phase II at S.H. 121 and Morning Star.

We met with a local broker who has a restaurant client looking in The Colony to open a sports bar-type restaurant. He is looking for 3,000-6,000 square feet including a nice-sized patio. We gave him an overview of current development in The Colony and then took him on a tour of the city.

We organized a meeting with development services, a prospective restaurant tenant, and the shopping center representative. They wanted to get as much information about the city codes and requirements to see if they could make their concept work in the existing center.

## **BUSINESS VISITS**

We, along with CVB staff, met with the new private event sales manager at The Tribute and provided information on how The Tribute event venue is being promoted by the CVB and gave suggestions on how she can expand her networking. She is unfamiliar with this general area of the Metroplex so we offered to take her on a tour of The Colony.

We met with a non-profit business in The Colony that is looking to expand and wants to stay in The Colony. We reviewed possible sites.

## **MARKETING**

We registered for our booth space at the ICSC Texas Deal Making tradeshow in Dallas to be held this fall.

## **EVENTS**

### **NAIOP Luncheon:**

We attended the NAIOP luncheon this week and the topic was "Is the Economy Finally in Good Health? Outlook for the US, Texas and DFW. The speaker was Bernard L. Weinstein, Associate Director of the Maguire Energy Institute and Adjunct Professor of Business Economics for the Cox School of Business at SMU. They also awarded the Developer of the Year award to KDC. We sponsor three of these events during the year and invite brokers, developers, and property owners to attend. We had a good turnout – and a special thanks to David Peerson for representing the EDC Board!

## **MARCH BOARD MEETING**

The EDC board met for their regular board meeting on March 20th.

## **UPCOMING BOARD MEETINGS**

April 9<sup>th</sup>

May 14<sup>th</sup>



**PLANNING, Current Projects:**

| <i>Case #</i>     | <i>Description</i>   | <i>Status:</i>   |
|-------------------|--|--|
| <b>PDA14-0002</b> | <b><i>The Tribute Planned Developments PD-18 &amp; PD-23 Text Amendment</i></b><br>Conduct a public hearing, discuss, and consider a planned development text amendment to The Tribute Planned Developments (PD-18 & PD-23) regarding the location of temporary batch plants. The property is located on the east and west sides of Lebanon Road on The Wynnwood Peninsula.      | Recommended for approval by P&Z on a vote of 7-0 on 2/25/14.<br>Approved by City Council on a vote of 7-0 on 3/4/14.   |
| <b>PDA14-0001</b> | <b><i>Stewart Peninsula Planned Development PD-8 Text Amendment</i></b><br>Conduct a public hearing, discuss, and consider a planned development text amendment to the Stewart Peninsula Planned Development (PD-8) regarding the height of residences along Westway Drive. The property is located on the north and south sides of North Colony Boulevard on Stewart Peninsula. | Recommended for approval by P&Z on a vote of 5-0 on 2/25/14.<br>(Commissioners Hebb and Hall recused themselves due to a possible conflict of interest).<br>Approved by City Council on a vote of 5-0 on 3/4/14.<br>(Council Members Terre and Mikulec recused themselves due to a possible conflict of interest). |
| <b>SP13-0020</b>  | <b><i>In-N-Out Burgers Site Plan</i></b><br>A Site Plan for a 3,750 square foot restaurant, called In-N-Out Burgers, on approximately 1.23 acres, located on the southwest corner of the Sam Rayburn Tollway (S.H. 121) and Plano Parkway.   | Recommended for approval by P&Z on a vote of 7-0 on 2/25/14.<br>Approved by City Council on a vote of 7-0 on 3/18/14.  |
| <b>PP13-0013</b>  | <b><i>Village at 121 Addition, Lots 1 through 8, Block A Preliminary Plat</i></b><br>Consider approval of a Preliminary Plat of Lots 1-8, Block A of the Village at 121 Addition, being a 22.85 acre tract of land in the BBB and CRR Survey, Abstract No. 174, located on the northwest corner of the Sam Rayburn Tollway (S.H. 121) and South Colony Boulevard.                | Approved on the P&Z Consent Agenda on a vote of 6-0 on 3/11/14.  |
| <b>FP13-0018</b>  | <b><i>Village at 121 Addition, Lot 1, Block A Final Plat</i></b><br>Consider approval of a Final Plat of Lot 1, Block A of the Village at 121 Addition, being a 3.06 acre tract of land in the BBB and CRR Survey, Abstract No. 174, located on the northeast corner of the Sam Rayburn Tollway (S.H. 121) and South Colony Boulevard.   | Approved on the P&Z Consent Agenda on a vote of 6-0 on 3/11/14.  |
| <b>FP14-0001</b>  | <b><i>30/The Colony Addition, Lots 1 and 2, Block A Final Plat</i></b><br>Consider approval of a final plat of Lots 1 and 2, Block A of the 30/The Colony Addition, being a 7.13 acre tract of land in the BBB and CRR Survey, Abstract No. 173 and 174, located on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 2,000 feet east of Paige Road.        | Approved on the P&Z Consent Agenda on a vote of 6-0 on 3/11/14.  |

| <i>Case #</i>     | <i>Description</i>  | <i>Status:</i>   |
|-------------------|---|--|
| <b>PP14-0001</b>  | <b><i>Parkway Parcels Addition, Lots 1 and 2, Block A Preliminary Plat</i></b><br>Consider approval of a Preliminary Plat of Lots 1 and 2, Block A of the Parkway Parcels Addition being a 4.90 acre tract of land in the BBB and CRR Survey, Abstract No. 173, located at the southwest corner of the Sam Rayburn Tollway (S.H. 121) and Plano Parkway.  | Approved on the P&Z Consent Agenda on a vote of 6-0 on 3/11/14.  |
| <b>FP14-0002</b>  | <b><i>Parkway Parcels Addition Final Plat</i></b><br>Consider approval of a final plat of Lots 1 and 2, Block A of the Parkway Parcels Addition being a 4.90 acre tract of land in the BBB and CRR Survey, Abstract No. 173, located at the southwest corner of the Sam Rayburn Tollway (S.H. 121) and Plano Parkway.   | Approved on the P&Z Consent Agenda on a vote of 6-0 on 3/11/14.  |
| <b>SP13-0021</b>  | <b><i>Village at 121, Phase 1 Site Plan</i></b><br>Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 38,186 square foot retail/restaurant center called Village at 121, Phase 1, on approximately 3.06 acres, located on the northeast corner of the Sam Rayburn Tollway (S.H. 121) and South Colony Boulevard.                         | Recommended for approval by P&Z on a vote of 6-0 on 3/11/14.<br>Approved by City Council on a vote of 7-0 on 3/18/14 |
| <b>SP13-0018</b>  | <b><i>Rooms-to-Go Site Plan</i></b><br>Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 58,623 square foot furniture store called Rooms-to-Go, on Lot 1, Block A of the 30/The Colony Addition, approximately 4.88 acres, located on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 2,000 feet east of Paige Road. | Recommended for approval by P&Z on a vote of 6-0 on 3/11/14.<br>Approved by City Council on a vote of 7-0 on 3/18/14 |
| <b>PDA14-0003</b> | <b><i>The Cascades Planned Development PD-16 Amendment</i></b><br>Conduct a public hearing, discuss, and consider making a recommendation to City Council of a planned development amendment to The Cascades Planned Development (PD-16) Tract E regarding signage. The property is located on the north side of the Sam Rayburn Tollway (S.H. 121) and east of Morning Star Drive.               | Recommended for approval by P&Z on a vote of 6-0 on 3/25/14.<br>City Council will consider this item on 4/15/14.     |

**PLANNING, Projects in Progress:**

| Case #            | Description  | Status:             |
|-------------------|--|---------------------|
| <b>SI13-0012</b>  | <b>Text Amendment to Site Plan Section of the Zoning Ordinance</b><br><i>Text Amendments to Section 17, "Site Plan Approvals and Special Development Standards," and the addition of two new sections to Appendix A, "Zoning;" Section 17C, "Architectural and Design Standards" and Section 10E, "Regulations for Certain Permanent Land Uses."</i>   | Under Staff Review. |
| <b>PP13-0012</b>  | <b>Assured Storage Addition Preliminary Plat</b><br>A Preliminary Plat of Lots 1-2, Block A of the Assured Storage Addition, being a 13.74 acre tract of land from the BBB and CRR Survey, Abstract No. 173, Tract 46C1, located at the southwest corner of Paige Road and Memorial Drive.   | Under Staff Review. |
| <b>FP13-0015</b>  | <b>Assured Storage Addition Final Plat</b><br>A Final Plat of Lot 1, Block A of the Assured Storage Addition, being a 6.76 acre tract of land from the BBB and CRR Survey, Abstract No. 173, Tract 46C1, located on the west side of Paige Road approximately 400 feet south of Memorial Drive.  | Under Staff Review. |
| <b>PP14-0002</b>  | <b>Austin Waters East Preliminary Plat</b><br>Consider approval of a Preliminary Plat of Lots 2 – 14, Block A; Lots 2 – 89, Block B; Lots 1 – 21, Block C; Lots 2 – 11, Block D; Lots 1 – 25, Block E; Lots 2 – 22, Block F; Lots 1 – 15, Block G and Lots 1 – 9, Block H, for a total of 202 residential lots plus Lot 1X, Block A; Lot 1X, Block B; Lot 1X, Block D; Lot 26X, Block E; Lot 1X, Block F; Lot 16X, Block G; Lot 1X, Block I and Lot 1X, Block J for a total of eight (8) common areas of Austin Waters East, being a 90.58 acre tract of land located in the B. Schoonover Survey, Abstract No. 1208 and the S. Brown Survey, Abstract No. 111, and located on the south side of Windhaven Parkway and west of the BNSF Railroad line in Austin Ranch (PD-22). | Under Staff Review. |
| <b>SUP14-0001</b> | <b>Courtyard Marriott Limited Service Hotel Specific Use Permit</b><br>Conduct a public hearing, discuss and consider making a recommendation to City Council regarding the approval of a Specific Use Permit (SUP) to allow a limited service hotel, Courtyard Marriott at Cascades to be located on a 2.84 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 500 feet east of Cascades Court.   | Under Staff Review. |
| <b>SP14-0002</b>  | <b>Courtyard Marriott at Cascades Site Plan</b><br>Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan to allow a limited service hotel, Courtyard Marriott at Cascades to be located on a 2.84 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 500 feet east of Cascades Court.  | Under Staff Review. |
| <b>RP14-0001</b>  | <b>Garza Little Elm Lake Estates Replat</b><br><i>A replat of Lots 10 and 11, Block 16 of the Garza Little Elm Lake Estates Addition being a 0.84 acre of land out of the George Emberlin Survey, Abstract No. 394, located on the west side of West Shore Drive at Horseshoe Trail, into one residential lot, Lot 10R, Block 16.</i>  | Under Staff Review. |
| <b>SI13-0015</b>  | <b>Text Amendments to Vehicle Parking Regulations of the Zoning Ordinance</b><br>Conduct a public hearing, discuss and consider making a recommendation to City Council regarding revisions to Section 13, "Vehicle Parking Regulations," in Appendix A, "Zoning" of the Code of Ordinances.   | Under Staff Review. |

**BUILDING INSPECTIONS, Certificate of Occupancy:**

| <i>Business</i>                 | <i>Property Address</i> | <i>Reason for C of O</i> | <i>Employees</i> |
|---------------------------------|-------------------------|--------------------------|------------------|
| Hidden Cove Park: Bunkhouse 501 | 20400 Hackberry #501    | New Business             | 0                |
| Hidden Cove Park: Bunkhouse 502 | 20400 Hackberry #502    | New Business             | 0                |
| Hidden Cove Park: Bunkhouse 503 | 20400 Hackberry #503    | New Business             | 0                |
| Hidden Cove Park: Bunkhouse 504 | 20400 Hackberry #504    | New Business             | 0                |
| Hidden Cove Park: Bunkhouse 505 | 20400 Hackberry #505    | New Business             | 0                |
| Hidden Cove Park: Bunkhouse 506 | 20400 Hackberry #506    | New Business             | 0                |
| Puff N Stuff                    | 4916 Main               | New Business             | 2                |
| The Santa Fe Neighborhood Grill | 100 Cottonwood Springs  | New Business             | 7                |
| Sun Massage Center              | 3751 Main #900          | New Business             | 2                |
| Café Mila                       | 6800 Windhaven #105     | New Business             | 4                |
| Salazar Tire Shop               | 4907 Main #B            | New Business             | 2                |
| Battery Giant                   | 5333 SH 121 #107        | New Business             | 2                |
| <b>TOTAL (12) permanent</b>     |                         |                          | <b>19</b>        |

**BUILDING INSPECTIONS, New Commercial Buildings  
(including TFOs, Alterations and Additions):**

| <i>Property Address</i>      | <i>Total Valuation</i> | <i>Total Fees Paid</i> |
|------------------------------|------------------------|------------------------|
| 20400 Hackberry #501         | \$80,000.00            | \$3,313.67             |
| 20400 Hackberry #502         | \$80,000.00            | \$3,313.67             |
| 20400 Hackberry #503         | \$60,000.00            | \$3,313.67             |
| 20400 Hackberry #504         | \$60,000.00            | \$1,964.56             |
| 20400 Hackberry #505         | \$60,000.00            | \$2,014.56             |
| 20400 Hackberry #506         | \$60,000.00            | \$1,964.56             |
| 3760 Blair Oaks Drive        | \$6,000.00             | \$157.31               |
| 3760 Blair Oaks Drive        | \$800.00               | \$110.00               |
| 100 Cottonwood Springs Drive | \$30,000.00            | \$854.00               |
| 5333 SH 121 #107             | \$41,000.00            | \$560.93               |
| 5580 N Colony Blvd           | \$850.00               | N/A                    |
| 3751 Main #900               | \$20,000.00            | \$703.25               |
| 5105 N Colony Blvd           | \$45,000.00            | N/A                    |
| 4300 Main #500               | \$5,900.00             | \$105.00               |
| 5620 S Colony Blvd #207      | \$1,500.00             | \$105.00               |
| 4916 Main                    | \$27,000.00            | \$50.00                |
| 5580 N Colony Blvd           | \$18,500.00            | N/A                    |
| <b>Total (17)</b>            | <b>\$596,550.00</b>    | <b>\$18,530.18</b>     |

**BUILDING INSPECTIONS, New Single Family Dwellings:**

| <i>Property Address</i> | <i>Total Valuation</i> | <i>Total Fees Paid</i> |
|-------------------------|------------------------|------------------------|
| 3025 Dunverny           | \$477,556.82           | \$9,096.00             |
| 7505 Lakeland           | \$298,113.87           | \$6,324.02             |
| <b>Total (2)</b>        | <b>\$775,670.69</b>    | <b>\$15,420.02</b>     |

**BUILDING INSPECTIONS, Total Permits:**

| <i>Type of Permit</i>                         | <i>Total # Issued</i> | <i>Total Valuation</i> | <i>Total Fees Paid</i> |
|---|-----------------------|------------------------|------------------------|
| Accessory Structure                           | 44                    | \$292,658.00           | \$4,021.65             |
| Certificate of Occupancy                      | 12                    | N/A                    | \$300.00               |
| Commercial                                    | 17                    | \$596,550.00           | \$18,530.18            |
| Construction Trailer                          | 1                     | \$0.00                 | \$205.00               |
| Mechanical/Electrical/Plumbing                | 64                    | \$150,132.00           | \$6,777.45             |
| Event   | 4                     | N/A                    | \$75.00                |
| Foundation                                    | 23                    | \$98,475.00            | \$960.00               |
| Garage Sale                                   | 22                    | N/A                    | N/A                    |
| Lawn Sprinkler                                | 17                    | \$53,900.00            | \$2,230.20             |
| Residential (including alterations/additions) | 3                     | \$753,670.69           | \$16,011.80            |
| Signs   | 23                    | \$14,960.00            | \$1,140.50             |
| USACE Mowing                                  | 2                     | N/A                    | \$40.00                |
| <b>TOTAL</b>                                  | <b>232</b>            | <b>\$1,960,345.69</b>  | <b>\$50,291.78</b>     |

**BUILDING INSPECTIONS, Inspections Conducted:**

| <i>Inspector</i> | <i>Number of Inspections</i> |
|------------------|------------------------------|
| Brian McNulty    | 27                           |
| Dennis Eisenbeis | 8                            |
| Kevin Garten     | 18                           |
| Roy Castro       | 369                          |
| Tammy Carter     | 76                           |
| Third Party      | 3                            |
| <b>TOTAL</b>     | <b>501</b>                   |

**PLANNING & ZONING COMMISSION  
COMMISSION MEMBERS**

**Karen Hames, Chairman**

**Brian Wade, Vice Chair**  
**Shannon Hebb, Member**  
**Cesar Molina, Jr., Member**

**Brian Buffington, Member**  
**Detrick DeBurr, Member**  
**Allen “Cody” Hall, Member**

**Planning Commission Liaison: David Terre**  
**Staff Liaison: J. Michael Joyce**

MARCH 2014

The Planning and Zoning Commission met on March 11, 2014 and March 25, 2014. The following cases were heard:

| <i>Item</i>           | <i>Description</i>  | <i>Outcome</i>   |
|-----------------------|---|--|
| <b>March 11, 2014</b> |   |  |
| <b>PP13-0013</b>      | <b><i>Village at 121 Addition, Lots 1 through 8, Block A Preliminary Plat</i></b><br>Consider approval of a Preliminary Plat of Lots 1-8, Block A of the Village at 121 Addition, being a 22.85 acre tract of land in the BBB and CRR Survey, Abstract No. 174, located on the northwest corner of the Sam Rayburn Tollway (S.H. 121) and South Colony Boulevard.                                 | Approved on the Consent Agenda on a vote of 6-0.   |
| <b>FP13-0018</b>      | <b><i>Village at 121 Addition, Lot 1, Block A Final Plat</i></b><br>Consider approval of a Final Plat of Lot 1, Block A of the Village at 121 Addition, being a 3.06 acre tract of land in the BBB and CRR Survey, Abstract No. 174, located on the northeast corner of the Sam Rayburn Tollway (S.H. 121) and South Colony Boulevard.  | Approved on the Consent Agenda on a vote of 6-0.   |
| <b>FP14-0001</b>      | <b><i>30/The Colony Addition, Lots 1 and 2, Block A Preliminary Plat</i></b><br>Consider approval of a final plat of Lots 1 and 2, Block A of the 30/The Colony Addition, being a 7.13 acre tract of land in the BBB and CRR Survey, Abstract No. 173 and 174, located on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 2,000 feet east of Paige Road.                   | Approved on the Consent Agenda on a vote of 6-0.   |
| <b>PP14-0001</b>      | <b><i>Parkway Parcels Addition, Lots 1 and 2, Block A Preliminary Plat</i></b><br>Consider approval of a Preliminary Plat of Lots 1 and 2, Block A of the Parkway Parcels Addition being a 4.90 acre tract of land in the BBB and CRR Survey, Abstract No. 173, located at the southwest corner of the Sam Rayburn Tollway (S.H. 121) and Plano Parkway.  | Approved on the Consent Agenda on a vote of 6-0.   |
| <b>FP14-0002</b>      | <b><i>Parkway Parcels Addition Final Plat</i></b><br>Consider approval of a final plat of Lots 1 and 2, Block A of the Parkway Parcels Addition being a 4.90 acre tract of land in the BBB and CRR Survey, Abstract No. 173, located at the southwest corner of the Sam Rayburn Tollway (S.H. 121) and Plano Parkway.   | Approved on the Consent Agenda on a vote of 6-0.   |
| <b>SP13-0021</b>      | <b><i>Village at 121, Phase 1 Site Plan</i></b><br>Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 38,186 square foot retail/restaurant center called Village at 121, Phase 1, on approximately 3.06 acres, located on the northeast corner of the Sam Rayburn Tollway (S.H. 121) and South Colony Boulevard.                         | Recommended for approval by P&Z on a vote of 6-0.<br>Approved by City Council on 3/18/14                 |
| <b>SP13-0018</b>      | <b><i>Rooms-to-Go Site Plan</i></b><br>Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 58,623 square foot furniture store called Rooms-to-Go, on Lot 1, Block A of the 30/The Colony Addition, approximately 4.88 acres, located on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 2,000 feet east of Paige Road. | Recommended for approval by P&Z on a vote of 6-0.<br>Approved by City Council on 3/18/14                 |
| <b>March 25, 2014</b> |   |  |
| <b>PDA14-0003</b>     | <b><i>The Cascades Planned Development PD-16 Amendment</i></b><br>Conduct a public hearing, discuss, and consider a planned development amendment to The Cascades Planned Development (PD-16) Tract E regarding signage. The property is located on the north side of the Sam Rayburn Tollway (S.H. 121) and east of Morning Star Drive.  | Recommended for approval by P&Z on a vote of 6-0.<br>Scheduled for City Council consideration on 4/15/14 |

## BOARD OF ADJUSTMENT

### BOARD MEMBERS

**Charles Tredo, Chairman**

**Donna McCright, Vice-Chairman**  
**Stephen Edwards, Sr., Member**  
**Shawn Rockenbaugh, Alternate**

**Constance Yahwak, Member**  
**Gerald Odum, Member**  
**Casey Truskunas, Alternate**

**Council Liaison: Jeff Connelly**  
**Staff Liaison: J. Michael Joyce**

MARCH 2014

The Board of Adjustment did not meet in March, 2014.

## SIGN BOARD OF APPEALS BOARD MEMBERS

**Charles Tredo, Chairman**

**Gerald Odum, Vice-Chairman**  
**Stephen Edwards, Sr., Member**  
**Shawn Rockenbaugh, Alternate**

**Constance Yahwak, Member**  
**Donna McCright, Member**  
**Casey Truskunas, Alternate**

**Council Liaison: Jeff Connelly**  
**Staff Liaison: J. Michael Joyce**

MARCH 2014

The Sign Board of Appeals did not meet in March.

## BUILDING AND STANDARDS COMMISSION

### BOARD MEMBERS

**Charles Tredo, Chairman**

**Donna McCright, Vice-Chairman**  
**Stephen Edwards, Sr., Member**  
**Shawn Rockenbaugh, Alternate**

**Constance Yahwak, Member**  
**Gerald Odum, Member**  
**Casey Truskunas, Alternate**

**Council Liaison: Jeff Connelly**  
**Staff Liaison: Iris Browder**

MARCH 2014

The Building and Standards Commission met on March 19<sup>th</sup> and heard the following case:

| <i>Item</i> | <i>Description</i>   | <i>Outcome</i> |
|-------------|--|----------------|
| 2.1         | Consider approval of the minutes of the February 19, 2014 Building and Standards Commission meeting. | Approved (0-0) |



## CURRENT ENGINEERING CAPITAL PROJECTS

### Memorial/Spring Creek Parkway (Joint Project with Frisco)

**Cost:** 23 Million (Estimated)

**Scope:** Connect Memorial Drive on the east with a railroad underpass to Spring Creek to create access on the east side of town to Hwy 121

**Timeline:** Estimated Construction Dates: 5/2012 - 06/2015

**Progress:** The contractor is drilling wall shafts and digging out roadway.



### Plano Parkway Widening (Joint project with Carrollton)

**Scope:** 6 lanes from SH121 to South City Limits. Phase I to consist of section between just North of Windhaven to South City Limits. Phase I improvements continue South to Parker Road (FM 544) in Carrollton. Phase II to consist of section between SH121 to just north of Windhaven.

**Cost:** \$7.2 Million

**Timeline:** Phase II Project Let 6/18/2013 (McMahon Contracting, L.P.)

Phase II was approved by City Council: July 16, 2013

Phase II Estimated Construction Dates (Phase II): 8/2013-7/2014

**Progress:** Phase I is complete.

Southbound lanes are nearing completion. Pavestones are being installed on center medians. The contractor is currently beginning work on highway 121 and Plano Parkway (including under the bridge). It is anticipated that we will be able to open up southbound traffic from Tittle to Windhaven on April 14<sup>th</sup>.

### South Colony/121-SRT Overpass

**Scope:** Overpass connecting South colony to NFM property

**Cost:** \$24.9M (NCTCOG/Denton County: \$12.6M; City/TIRZ One: \$12.3M)

**Timeline:** Estimated Construction Dates: 8/2013 – 10/2014

**Progress:** Piers are being built as shaft drilling continues.

Crews have started drilling shafts for the bridge in the median of SH 121.



## PRIVATE DEVELOPMENT PROJECTS (ENGINEERING INSPECTION OF SITE WORK)

### Nebraska Furniture Mart

**Scope:** Installation of infrastructure including roadways, wastewater, storm water, and water lines, as well as franchise utilities.

**Progress:** All utilities, both municipal and private are in the process of installation. Initial work has been completed on the North – South connector (approximately a quarter mile of roadway) so that furniture racks can be delivered and installed in the store. Franchise utilities are being relocated for the North – South connector at 121. Installation of piers for the block wall for the Headquarters Drive railroad overpass continues.



### The Tribute: Tullamore

**Scope:** Installation of infrastructure including roadways, wastewater, storm water, and water lines, as well as franchise utilities.

**Progress:** Grading is complete and all utilities are being installed.

### The Tribute: Aberdeen III

**Scope:** Installation of infrastructure including roadways, wastewater, storm water, and water lines, as well as franchise utilities.

**Progress:** This project is in the grading process.

### The Tribute: Stonehaven

**Scope:** Installation of infrastructure including roadways, wastewater, storm water, and water lines, as well as franchise utilities.

**Progress:** This project is in the grading process.

### Austin Ranch: The Boathouse

**Scope:** Installation of infrastructure including roadways, wastewater, storm water, and water lines, as well as franchise utilities.

**Progress:** Grading is complete. Public utilities are being installed and are near completion.

## PLANNED ENGINEERING CAPITAL PROJECTS

### Main Street/423 Widening

**Cost:** \$77 Million

**Scope:** Main Street is being widened to eight lanes from the Tollway north to Cougar Alley/Ridgepointe and to six lanes north to US 380. The project includes auxiliary right and left turn lanes and a new traffic signal at Lake Highlands.

**Timeline:** Let Date – 5/2014

Private Utility Relocations began 02/2012 – complete 04/2014

Estimated Construction Dates: 10/2014 – 4/2017

### Memorial Drive Widening

**Scope:** 4 lanes from Worley to South Colony and intersection improvements at Blair Oaks.

**Cost:** \$2.5 Million

**Timeline:** Estimated Construction Dates: 8/2014 – 3/2015



The most recent completed projects since last month's report by the Public Works department have been on various streets and sidewalks throughout the city. Crews have also been busy with crack sealing, repairing utility cuts and applying asphalt. The Public Works Department strives to continuously improve on work flow methods and by doing this, the department is able to realize an increase in production and efficiency.

The Public Works department looks forward to continuing to increase work flow and efficiency by honing the newly adopted work flow methods that have proven very effective throughout the past month.



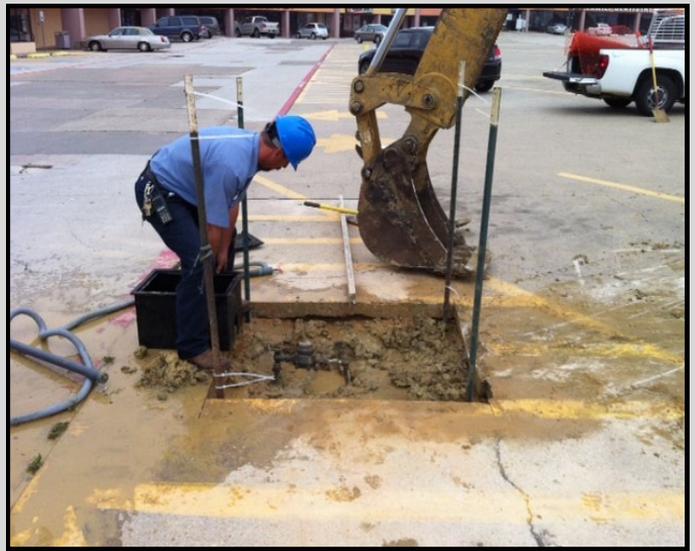
**Matson Street Replacement**



**Windhaven Parkway Street Replacement**

| <b>Field Operations – Concrete:</b> |             |
|-------------------------------------|-------------|
| Cubic Yards of Concrete purchased   |             |
| Streets                             | 6875        |
| Alleys                              | 0           |
| Sidewalks                           | 2263        |
| Utility Cuts                        | 31          |
| Curbs                               | 0           |
| <b>TOTAL</b>                        | <b>9169</b> |
| Sq. ft. of streets repaired         | 4443        |
| Sq. ft. of alleys repaired          | 0           |
| Sq. ft. of sidewalks repaired       | 1846        |
| Sq. ft. of utility cuts completed   | 1287        |
| Sq. ft. of curbs repaired           | 0           |

| <b>Field Operations – Asphalt:</b>         |       |      |
|--|-------|------|
| Pounds of crack seal material used         | 0     |      |
| Est. linear feet of crack seal installed   | 0     |      |
| Tons of hot mix placed                     | 80.21 |      |
| Cold Mix placed (lbs)                      | 0     |      |
|  |       |      |
| <b>Field Operations – Street Sweeping:</b> |       |      |
| Number of Days active                      | 2     | 188  |
| Sweeping Hours                             | 12    | 2286 |
| Cubic Yards debris collected               | 22    | 1545 |
| Percentage of Zones Completed Monthly      | 20    |      |



## Water Production

Water Production continues to take water quality samples, treat and distribute water to the City's customers.

### February – Water Production Department Statistics

| WATER PUMPAGE        | 2013   | 2014   | HIGH  | LOW   | Daily Average |
|----------------------|--------|--------|-------|-------|---------------|
| DALLAS               | 69.283 | 74.908 | 3.314 | 1.930 | 2.675         |
| Groundwater          | 11.343 | 11.062 | .782  | 0.000 | .395          |
| Plano (Austin Ranch) | 10.315 | 9.705  | .418  | .284  | .347          |
| TOTAL (MG)           | 90.941 | 95.675 |       |       | 3.417         |
| Wynnwood (Tribute)   | 3.097  | 6.406  | .418  | .284  | .229          |

#### Austin Ranch Water System

1. Distribution system bacteriological samples collected: 4
2. Distribution system chlorine residual samples collected: 28

#### The Colony Water System

1. Distribution system bacteriological samples collected: 50
2. Distribution system chlorine residual samples taken: 66
3. Ground storage tank chlorine residual samples taken: 248
4. Elevates storage tank chlorine residual samples taken: 93
5. Special Bacteriological Samples: 0
6. Raw Water Bacteriological Samples collected from wells: 0

#### Water

- Total Miles of Water Line: 197.3
- Number of Service Connections Read: 12,329
  - Main Line Repairs: 6
  - # of Water Leak repairs completed within 5 hr: 6
  - Average repair time for main breaks: 5 hours
  - Average repair time for service repairs: 3 hours
  - # of Fire Hydrants: 1,426
  - Preventative Maintenance on Fire Hydrants: 0
  - Valves Turned by Valve Machine: 32

#### Regular Hours and After Hours Water and Sewer Calls

1. Water Quality Complaints & other calls handled during business hours: 0
2. After hour calls: 27
3. Water Calls: 21
4. Sewer Calls: 6

#### Wastewater Treatment

February Record:  
 80.84 Million Gallons Treated  
 76.60 Million Gallons Released  
 4.24 Million Gallons Reused

#### Sewer

- Total Miles of Sewer Line: 203
- Number of Service Connections: 12,329
- Main lines cleaned (feet): 7,500
- Service Repairs: 2
- Sewer Laterals Videoed (feet): 655
- Lift Stations Cleaned: 0
- Sewer Stoppages: 17
- Line Locates: 70



Sutton Place Flush Valve



Newton Water Line Repair

## The Colony's History at a Glance



In 1973, Fox and Jacobs (F&J), a Dallas-based residential land developer, purchased approximately 2,500 acres of land on the eastern shore of Lake Lewisville and south of Eastvale for a housing development. The name The Colony was chosen because F&J felt a strong sense of kinship with Texas' early developers and also to memorialize the spirit of Peters Colony providing a new way of life – a goal Fox and Jacobs wanted their new development to share, as well.

A Municipal Utility District was then formed to provide public water services to the development. In 1974, streets were poured and many were named after early settlers and members of the crew working on the project. The first families moved into their homes in October 1974. By January 1977, The Colony had over 3,500 residents and voted to incorporate as a city. The Colony became a Home Rule city in 1979.

Fox and Jacobs built and donated a fire station in 1975; the first business was a Stop 'n Go convenience store, opened in 1976; the first churches to open were the Methodist and Baptist churches; the first public school, Camey Elementary, opened in 1977; and The Colony Public Library opened in 1982.

Today, substantial business and retail development is progressively changing the landscape of The Colony. The city's population is currently around 40,000, with more increases expected in the next several years. To quote a recent "D" magazine article, "The Colony is red hot!"

## City of The Colony, Texas

6800 Main Street  
The Colony, Texas 75056

|                        |                        |
|------------------------|------------------------|
| City Hall              | 972-624-3100           |
| Police Department      | 972-625-1887           |
| Rec Center             | 972-625-1106           |
| Community Center       | 972-624-2246           |
| Fire Department        | 972-625-3944           |
| Public Library         | 972-625-1900           |
| Utility Billing        | 972-625-2741 ext. 3113 |
| After hours telephone: | 972-625-4471           |
| if no answer;          | 469-628-5452           |
| CVB                    | (972) 624-LAKE         |
| EDC                    | 972-624-3127           |
| Adult Probation        | 972-434-7290           |

If you are not already following us on social media sites, we invite you to monitor what's happening in the city at:



Questions? Email: [info@thecolonytx.gov](mailto:info@thecolonytx.gov)

