

**AGENDA  
CITY OF THE COLONY  
PLANNING AND ZONING COMMISSION  
JUNE 10, 2014**

After determining that a quorum is present, the Planning and Zoning Commission of the City of The Colony, Texas will convene into regular session which will be held on Tuesday, June 10, 2014 at 6:30 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items will be addressed:

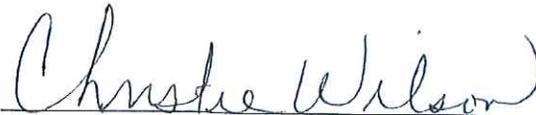
<b>1.0</b>	<b>CALL REGULAR SESSION TO ORDER</b>
<b>1.1</b>	Citizen Input
<b>2.0</b>	<b>CONSENT AGENDA</b>
<b>2.1</b>	Consider approval of the minutes of the May 27, 2014 Regular Session.
<b>3.0</b>	<b>PUBLIC HEARING ITEMS</b>
<b>3.1</b>	None
<b>4.0</b>	<b>DISCUSSION ITEMS</b>
<b>4.1</b>	<b><i>SP14-0005, Cheddar's Restaurant Development Plan</i></b> Discuss and consider making a recommendation to City Council on an application for a Development Plan to allow an 8,066 square foot Cheddar's Restaurant to be located on a 2.02 acre tract of land on the south side of Nebraska Furniture Mart Drive and approximately 1,600 feet northeast of Plano Parkway.
<b>4.2</b>	<b><i>Monthly Director's Report</i></b>

"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 6<sup>th</sup> day of June, 2014.

  
Christie Wilson, City Secretary



**MINUTES  
CITY OF THE COLONY  
PLANNING AND ZONING COMMISSION  
MAY 27, 2014**

After determining that a quorum was present, the Planning and Zoning Commission of the City of The Colony, Texas convened into Regular Session which was held on Tuesday, May 27, 2014 at 6:30 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items were addressed:

**Board Members Present:** Karen Hames, Chairman; Detrick DeBurr; Cody Hall; Brian Buffington; Cesar Molina, Jr. (arrived at 6:36) and Brian Wade, Vice-Chairman (arrived at 6:37).

**Board Members Absent:** Shannon Hebb

**City Council Liaison Present:** David Terre, City Council Place 4

**Staff Present:** Brooks Wilson, AICP, Senior Planner; Gordon Scruggs, Engineering Director; Brian McNulty, Engineering Technical Assistant and Ed Voss, City Attorney.

<b>1.0</b>	<b>CALL REGULAR SESSION TO ORDER</b>
------------	--------------------------------------

Chairman Hames called the meeting to order at 6:35 PM.

<b>1.2</b>	<b>CITIZEN INPUT</b>
------------	----------------------

No citizens came forward during Citizen Input.

<b>2.0</b>	<b>CONSENT AGENDA</b>
------------	-----------------------

<b>2.1</b>	Consider approval of the minutes of the May 13, 2014 Regular Session.
------------	---

<b>2.2</b>	<b><i>PP13-0012, Assured Storage Addition, Lots 1 and 2, Block A</i></b> Consider approval of a Preliminary Plat of Lots 1-2, Block A of the Assured Storage Addition, being a 13.75 acre tract of land in the BBB and CRR Survey, Abstract No. 173, located on the southwest corner of Memorial Drive and Paige Road.
------------	---

<b>2.3</b>	<b><i>FP13-0015, Assured Storage Addition, Lot 1, Block A</i></b> Consider approval of a Final Plat of Lot 1, Block A of the Assured Storage Addition, being a 6.76 acre tract of land in the BBB and CRR Survey, Abstract No. 173, located on the west side of Paige Road and approximately 300 feet south of Memorial Drive.
------------	---

**Commissioner Hall moved to approve the Consent Agenda. Commissioner Buffington seconded the motion. Motion carried (5-0).**

<b>3.0</b>	<b>PUBLIC HEARING ITEMS</b>
------------	-----------------------------

<b>3.1</b>	<b><i>SUP14-0003, Microtel by Wyndham Limited Service Hotel</i></b> 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, Microtel by Wyndham, to be located on a 1.31 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 250 feet east of Standridge Drive, 3909 S.H. 121.
------------	---

Ms. Wilson presented the staff report.

Chairman Hames invited the applicant to address the Commission.

Mr. Lance Vanzant, an Attorney with Hayes, Berry, White & Vanzant, LLP, 512 W. Hickory, Denton, Texas, speaking on behalf of the applicant, stated that the proposed Microtel by Wyndham product would be at the upper end of the Microtel brand. The hotel meets all the requirements for the site plan, including the enhanced requirements of the Gateway Overlay District. In addition, the owner has purchased additional property in order to accommodate the

requirements of the hotel ordinance. Mr. Vanzant argued that the data shown in the staff report was derived from the first generation of Microtels and that the pricing structure was not comparable to these local hotels.

Mr. Dayton Macatee, Macatee Engineering, 3519 Miles Street, Dallas, Texas, presented slides which illustrated the Wyndham Hotel brands, their overall number of hotel rooms, customer base, rewards customers and other facts relating to the overall Wyndham brand and the Microtel by Wyndham brand specifically.

Mr. Joe Luck, Vice President of Franchise Development for Wyndham Hotels, assisted with the slide presentation. Mr. Luck stated that the proposed hotel in The Colony would be a fifth generation Microtel product, with upgraded design and the overall quality similar to a Fairfield Inn, Holiday Inn Express or Comfort Suites hotels. Mr. Luck stated that when the Wyndham Corporation bought the Microtel brand, they upgraded some of the hotels and some were removed from the Microtel by Wyndham brand due to lack of quality.

Commissioner Hall asked what happens when a hotel is de-franchised and taken out of the Microtel by Wyndham branding.

Mr. Luck responded by saying that the hotel would have to change its name and either align with another hotel group or operate as an independent.

Commissioner Molina asked why there was still such a discrepancy between the quality of a "Generation 1" Microtel and a "Generation 5."

Mr. Luck explained that Wyndham has contracts with franchisees and that the upgrades required for a complete rebranding takes time and money. He went on to say that 144 new Microtel by Wyndham hotels were currently in the development process and all would be the newer, upgraded product. The older hotels would either be upgraded to the new standard or phased out over time. He added that even with the quality control of the Wyndham Corporation, there will always be "problem children" or hotels that underperform and certain hotels, even within his own brand, that he will not stay in.

Commissioner Buffington asked how the brand quality is maintained over time.

Mr. Luck responded that there are minimum brand standards and twice yearly reviews.

Commissioner Buffington stated that his experience with Microtel hotels reflected a lack of cleanliness and lower quality than could be expected from a budget hotel.

Mr. Luck responded that the Microtel chain has won 11 consecutive J.D. Powers Awards, more than any other hotel brand, and that would not be possible if the chain was consistently underperforming.

Commissioner Hall stated that the Wyndham accomplishments relate to that brand and has not, as yet, transferred its luster to the Microtel brand. He expressed concern that if the proposed hotel underperforms and the owner loses his franchise, that the City could be left with a "no-name" hotel with no corporate oversight for quality control. Commissioner Hall asked why the Wyndham Corporation did not consider a Wyndham product or a mid-range product for this site.

Mr. Luck responded by stating that financing for a full-service hotel at this time is nearly impossible. He explained that The Colony already has a good selection of mid-range products and that this hotel would offer the visitors coming to the City another choice in accommodation.

Commissioner Hall asked for advice from the City Attorney. Chairman Hames closed the Regular Session at 7:43 pm and the Commission convened in Executive Session, pursuant to Section 551.071 of the Texas Government Code.

Chairman Hames reopened the Regular Session at 7:51 pm.

Commissioner Buffington asked the applicant if the Marriott hotels in The Colony were owned by the Marriott Corporation or were franchised.

Mr. Luck stated that he did not know the ownership of these hotels, but that 80% of Marriott hotels were franchised.

Commissioner Hall asked the speakers which company or person each represented.

Mr. Vanzant stated that he represented the owner.

Mr. Macatee stated that he also represented the owner.

Mr. Luck stated that he represented the Wyndham Corporation.

Chairman Hames opened the Public Hearing. No one came forward to speak and the Chairman closed the Public Hearing.

**Commissioner Hall moved to deny Item 3.1. Commissioner Wade seconded the motion.**

Chairman Hames asked if there was further discussion.

Commissioner Molina stated that although he is concerned with what will happen in thirty years, all buildings built now would be thirty years older then and that franchises come and go. Commissioner Molina stated that he believes the proposed hotel is unlikely to be a low-end product due to the costs of land and development. He went on to say that he hoped the Commissioners would consider their decision thoughtfully.

There being no comments or questions from the Commissioners, Chairman Hames called for the vote.

**The motion carried to deny Item 3.1 (4-2, with Hames and Molina opposed).**

3.0	PUBLIC HEARING ITEMS
3.2	<b><i>SI14-0006 Text Amendment to Section 24-101, "Procedure"</i></b> Conduct a public hearing, discuss and consider making a recommendation to City Council regarding a Text Amendment to Section 24-101, "Procedure," of Appendix A, "Zoning" regarding the procedure for applications denied by the Planning and Zoning Commission

Ms. Wilson presented the staff report.

Commissioner Wade asked under what conditions the one-year moratorium could be waived and should these conditions be spelled out in the ordinance.

City Attorney Ed Voss responded that any conditions should specifically be left out so that the City Council would have complete discretion on making their decision.

Commissioner DeBurr asked what would constitute a change in the application.

Ms. Wilson listed a few examples that would be considered a change in application, but added that it would be up to the City Council to determine what constituted sufficient change in the application to be considered new.

There being no further comments or questions from the Commissioners, Chairman Hames opened the Public Hearing. No one came forward to speak and the Chairman closed the Public Hearing.

**Commissioner Wade moved to approve Item 3.2. 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 8:03PM.

---

Karen Hames, Chairman

---

Brooks Wilson, Recording Secretary

**PLANNING AND ZONING COMMISSION REPORT**

**AGENDA DATE:** June 10, 2014

**DEPARTMENT:** Engineering/Development Services Department

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

---

**SUBJECT SP14-0005, Cheddar’s Restaurant Development Plan**

Discuss and consider making a recommendation to City Council on an application for a Development Plan to allow an 8,066 square foot Cheddar’s Restaurant to be located on a 2.02 acre tract of land on the south side of Nebraska Furniture Mart Drive and approximately 400 feet east of Bargain Way.

**APPLICANT/OWNER**

Owner/Developer:	LDC	The Colony, Texas
Engineer/Surveyor:	Graham Associates, Inc.	Arlington, Texas

**ESTIMATED PROJECT SCHEDULE**

City Council must approve the Development Plan prior to construction. The Planning and Zoning Commission approved a Preliminary Plat for a 428.79 acre tract of Planned Development No. 25 (PD-25) on February 26, 2013 (PP13-0002) designating the subject area as a portion of Lot 5, Block A. A Final Plat (FP14-0008) which subdivides Lot 5, Block A into several lots, including the restaurant site (Lot 6) has been submitted and is under review by Staff. It must be approved by the Planning and Zoning Commission and filed for record prior to the onset of vertical construction.

**OPTIONS**

1. Approve as submitted.
2. Approve with conditions that are not met (only the governing PD-25 requirements apply).
3. Postpone consideration.
4. Table item.

**RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the Development Plan since it meets the requirements of the governing Planned Development District (PD-25).

**ATTACHMENTS**

1. Staff Analysis
2. Location Map
3. Proposed Development Plan
4. Proposed Landscape Plan
5. Proposed Elevations

ATTACHMENT 1

**Staff Analysis**

Summary of Request

The applicant is proposing to construct an 8,066 square foot Cheddar's Restaurant to be located on a 2.02 acre tract of land on the south side of Nebraska Furniture Mart Drive and approximately 400 feet east of Bargain Way. This location is directly west from the Nebraska Furniture Mart parking structure.

Existing Condition of Property

The subject property is undeveloped.

Platting Status

The property is unplatted.

Adjacent Zoning/Land Use

North -	PD-25 – undeveloped land
South -	PD-25 – undeveloped land
East-	PD-25 – Nebraska Furniture Mart, under construction
West-	PD-25 – undeveloped land

Land Use Analysis

The proposed restaurant development is an allowed land use within the PD-25.

Infrastructure Improvements

The traffic impact analysis conducted by the Savant Group for the Nebraska Furniture and Grandscape Development recommended several roadway improvements to mitigate the anticipated increase of traffic in the area. Some of these improvements are currently under construction, such as the addition of the Double Diverging Diamond over S.H. 121 at South Colony Boulevard which will divert much of the NFM Development bound traffic from the intersections of S.H. 121 at both Paige/Plano Parkway and Spring Creek.

The roadways on the site include Nebraska Furniture Mart Drive, which extends from Plano Parkway at Tittle across the north side of the Grandscape site and connects to both the South Colony Boulevard overpass and Grandscape Boulevard, which continues east to connect with Headquarters Drive at Spring Creek. A cross street, called Bargain Way, connects the S.H. 121 frontage road with Plano Parkway.

Circulation and Parking

The proposed restaurant will have direct access off of Nebraska Furniture Mart Drive and indirect access via fire lanes and mutual access easements to Bargain Way. There will be no cross access to the Nebraska Furniture Mart.

The parking ratio for a restaurant in PD-25 is one (1) space for every 200 square feet of floor area and includes the required number of handicapped accessible spaces. The parking provided far exceeds the required standard. However, the restaurant chain believes that the number of parking spaces is warranted.

Parking Standard	Floor Area (square feet)	Parking Required	Parking Provided
Parking calculation for restaurants within PD-25: one (1) space for every 200 square feet of floor area	8,066	41 spaces	170 spaces

Exterior Materials

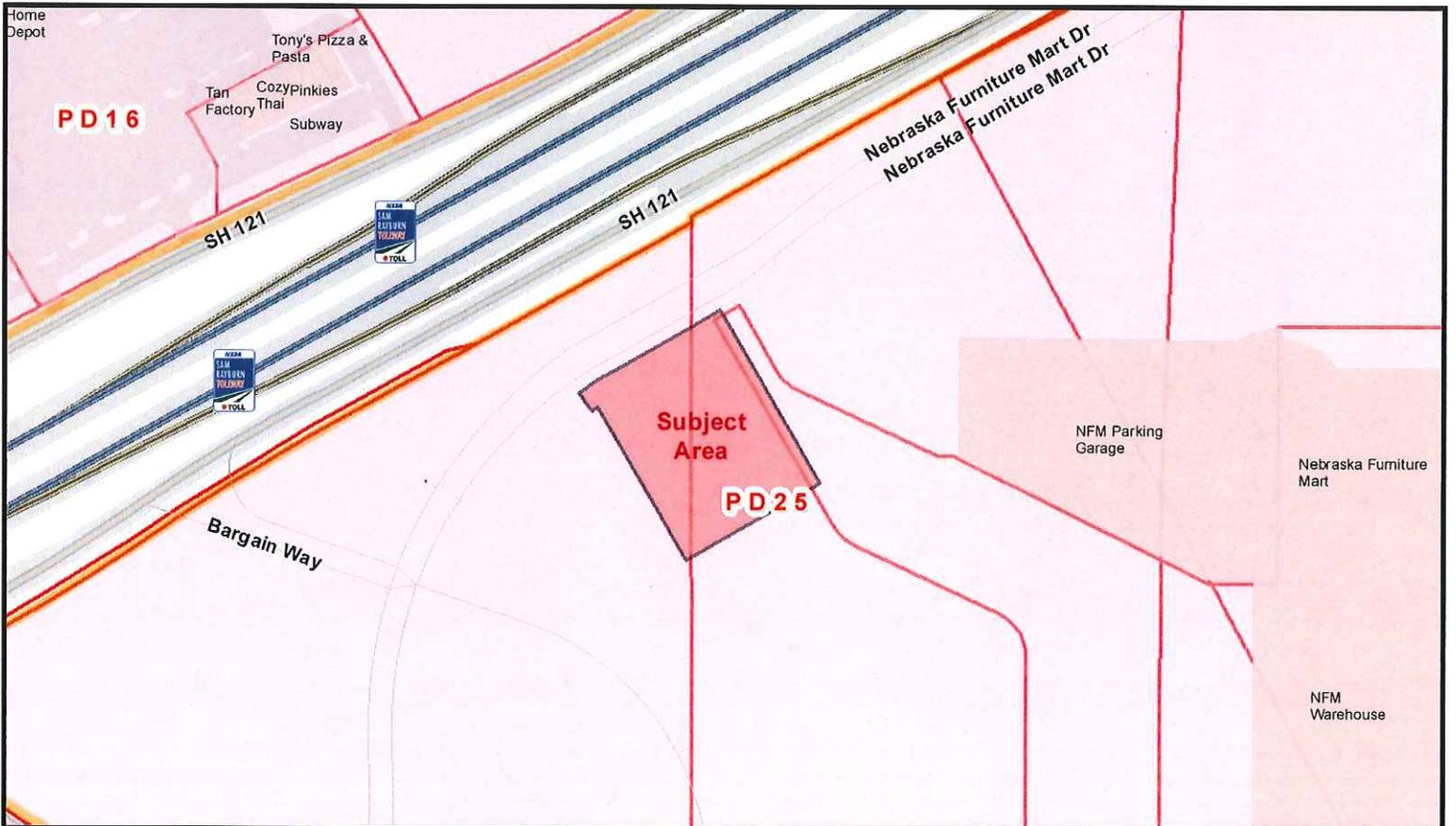
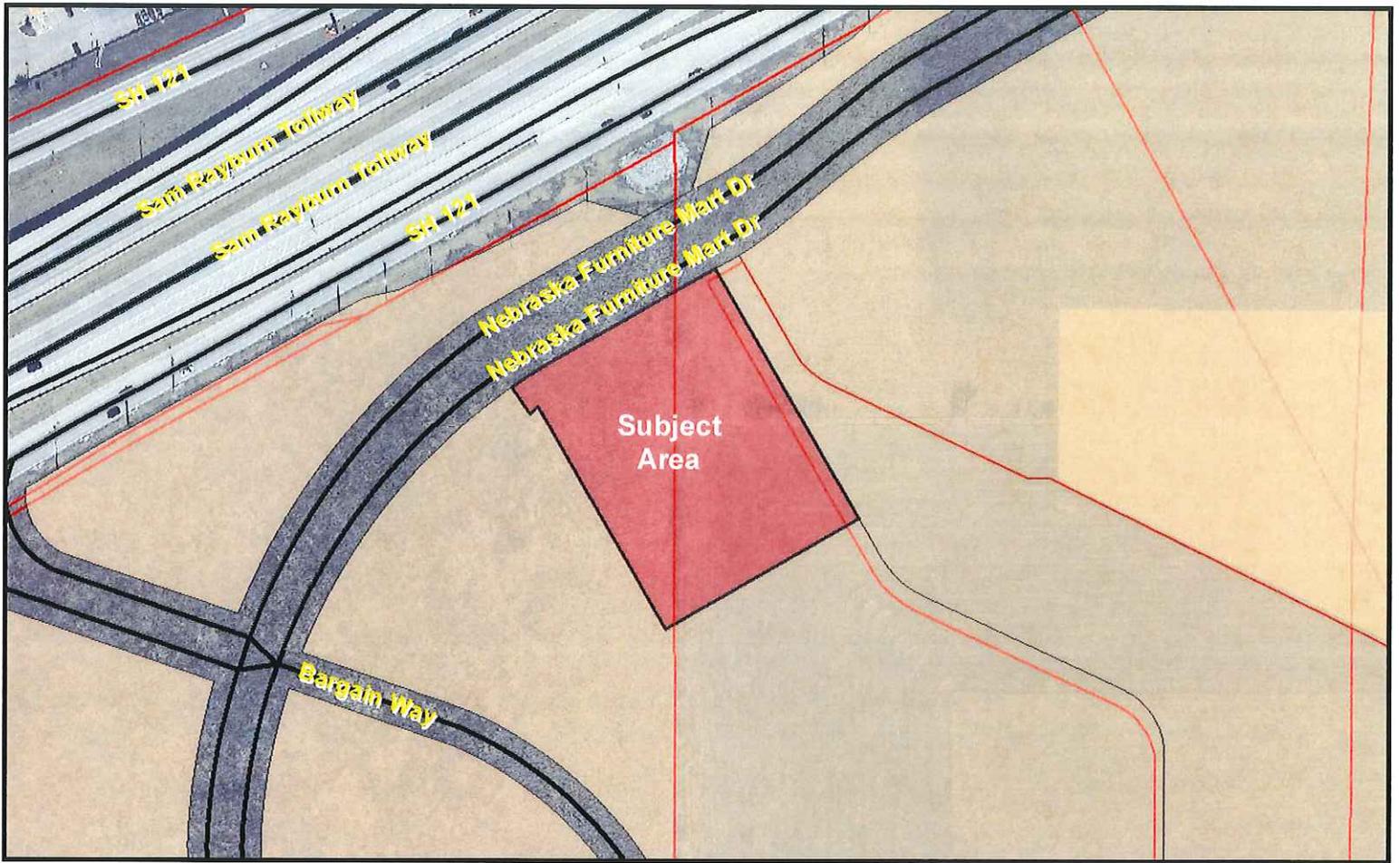
PD-25 does not have specific exterior material standards. However, the proposed elevations show that the restaurant exteriors shall be comprised of approximately 50% brick and masonry with the remainder of the exteriors being a stucco finish.

Landscaping and Irrigation

The applicant is proposing extensive landscaping on the site, with a combination of Shumard Oak, Eastern Redbud, Sea Spray Juniper and Elderica Pine to meet the requirements of the PD-25. A combination of Tuscan Blue Rosemary, Knock Out Roses, Dwarf Fountain Grass, Big Blue Liriope, among other plantings, will be used to screen the parking spaces along Nebraska Furniture Mart and surround the building itself. The proposed landscape plan includes the required irrigation notations.

Development Review Committee Review

The Development Review Committee (DRC) finds that the Development Plan meets the requirements of the governing Planned Development District (PD-25) and therefore recommends approval.



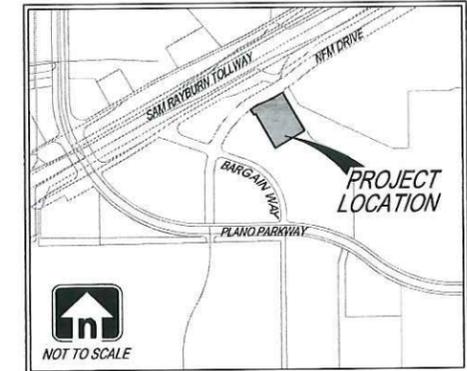
**Project No. SP14-0005 - Project Name: Cheddars Restaurant**



City Limits	Business Park	Fire Station	Industrial	Neighborhood Service	Shopping Center
NFM Lot 6, Bk A - Cheddars	Business Park/Industrial	General Retail	Light Commercial	Office District 1	Single Family Dwelling
Agricultural	Duplex Dwelling	Heavy Commercial	Mobile Home	Planned Development	Building Footprints



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.



LOCATION MAP

SITE DATA SUMMARY

ZONING	PD 2011-1927
PROPOSED USE	RESTAURANT
LOT AREA	87,777 SF (2.015 AC)
BUILDING AREA	8,066 SF
LOT COVERAGE	9.19%
TOTAL PARKING: REQUIRED	1 SP / 200 SF = 41
PROVIDED	170
HANDICAP PARKING: REQUIRED	4
PROVIDED	6
LANDSCAPE AREA: REQUIRED	8,778 SF (10%)
PROVIDED	16,149 (18.4%)
LANDSCAPE BUFFER: REQUIRED	10' (AT R.O.W.)
PROVIDED	20' MIN.
IMPERVIOUS AREA	71,527 SF

LEGEND

- BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- FIRE LANE
- DUMPSTER PAD & APRON
- PATTERNED CONCRETE
- BOLLARD
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE

- NOTES:
- ALL ADJACENT ZONING IS PLANNED DEVELOPMENT (PD-25), ORDINANCE NO. 2011-1927.
  - CURRENT USES OF ALL ADJACENT PROPERTIES ARE PUBLIC RIGHT-OF-WAY, RETAIL OR VACANT/UNDEVELOPED TRACTS.
  - ALL ADJACENT PROPERTIES ARE OWNED BY THE COLONY LOCAL DEVELOPMENT CORPORATION, THE COLONY ECONOMIC DEVELOPMENT CORPORATION, THE COLONY COMMUNITY DEVELOPMENT CORPORATION AND/OR TXFM INCORPORATED.
  - THE PROPOSED BUILDING WILL BE SPRINKLED.
  - ALL EXTERIOR SIGNS WILL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AND THE PLANNED DEVELOPMENT (PD) ORDINANCE GOVERNING THIS SITE.
  - ALL LANDSCAPING WILL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AND THE PD ORDINANCE GOVERNING THIS SITE.
  - ALL SCREENING WILL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AND THE PLANNED DEVELOPMENT (PD) ORDINANCE GOVERNING THIS SITE.
  - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.



APPROVED BY THE CITY COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 \_\_\_\_\_  
 DEVELOPMENT SERVICES DIRECTOR

ATTACHMENT 3  
 Proposed Development Plan

PROJECT NO. SP14-0005

THE COLONY THE CITY OF THE COLONY  
 DENTON COUNTY, TEXAS

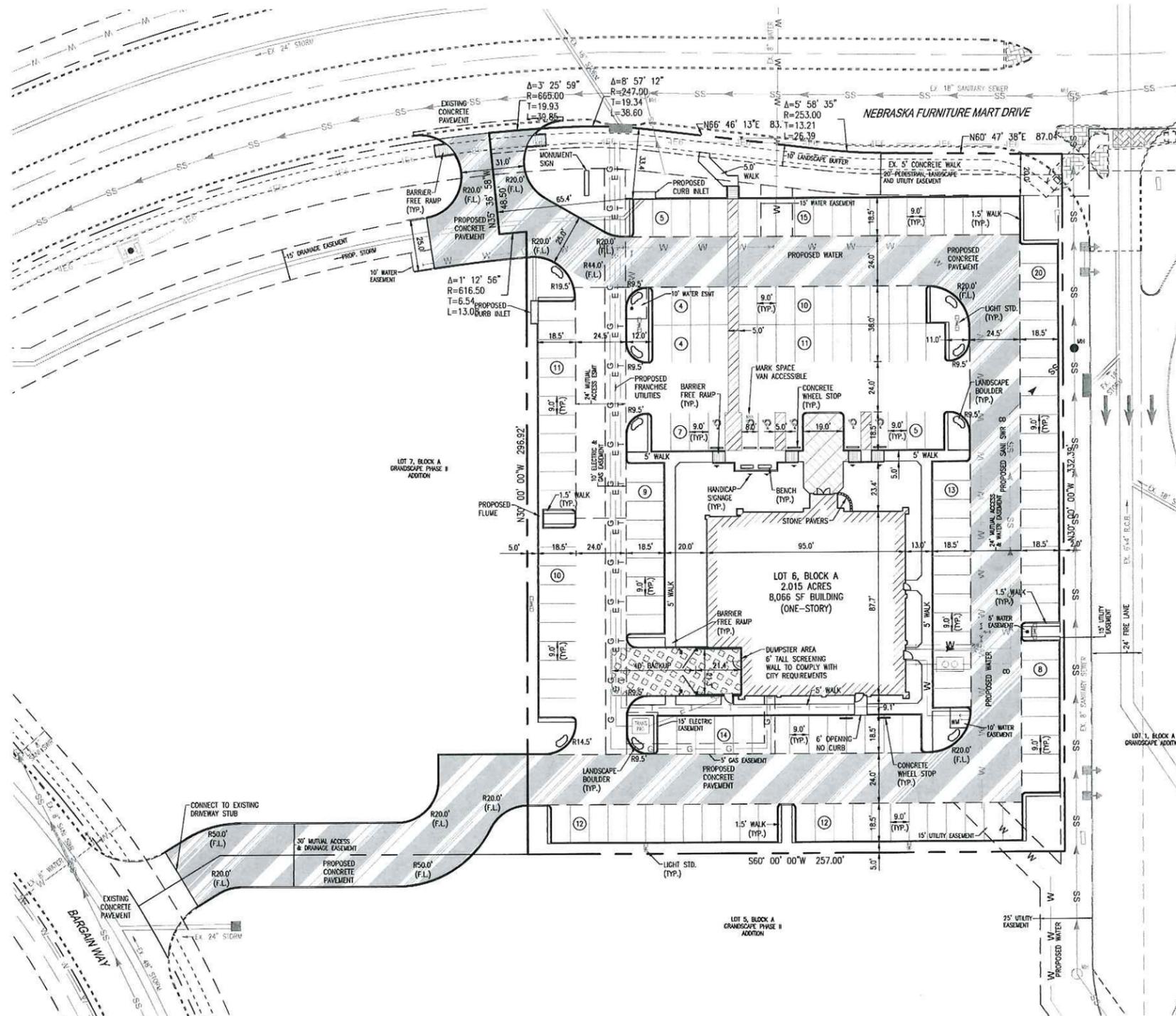
SITE PLAN  
 CHEDDAR'S RESTAURANT  
 NEBRASKA FURNITURE MART DRIVE  
 LOT 6, BLOCK A  
 GRANDSCAPE ADDITION, PHASE II

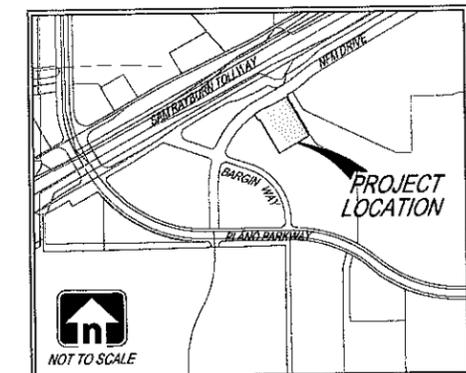
Graham Associates, Inc.  
 CONSULTING ENGINEERS & PLANNERS  
 600 SOK PLAINS DRIVE, SUITE 500  
 ARLINGTON, TEXAS 76011 (817) 643-6335  
 TYPE PERM. F-119/UTPL/S PERM. 101538-00

DRAWN BY: As-Noted PROJECT NO. 2588-1024 SHEET  
 DATE: 5/8/2014 SHEET 1 OF 1 SP

OWNER:  
 THE COLONY LOCAL  
 DEVELOPMENT CORP.  
 6800 MAIN STREET  
 THE COLONY, TEXAS 75056  
 CONTACT: JOE MCCOURRY

RECEIVED  
 MAY 29 2014  
 PLANNING DEPARTMENT





LOCATION MAP

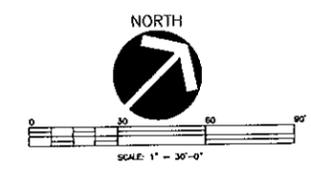
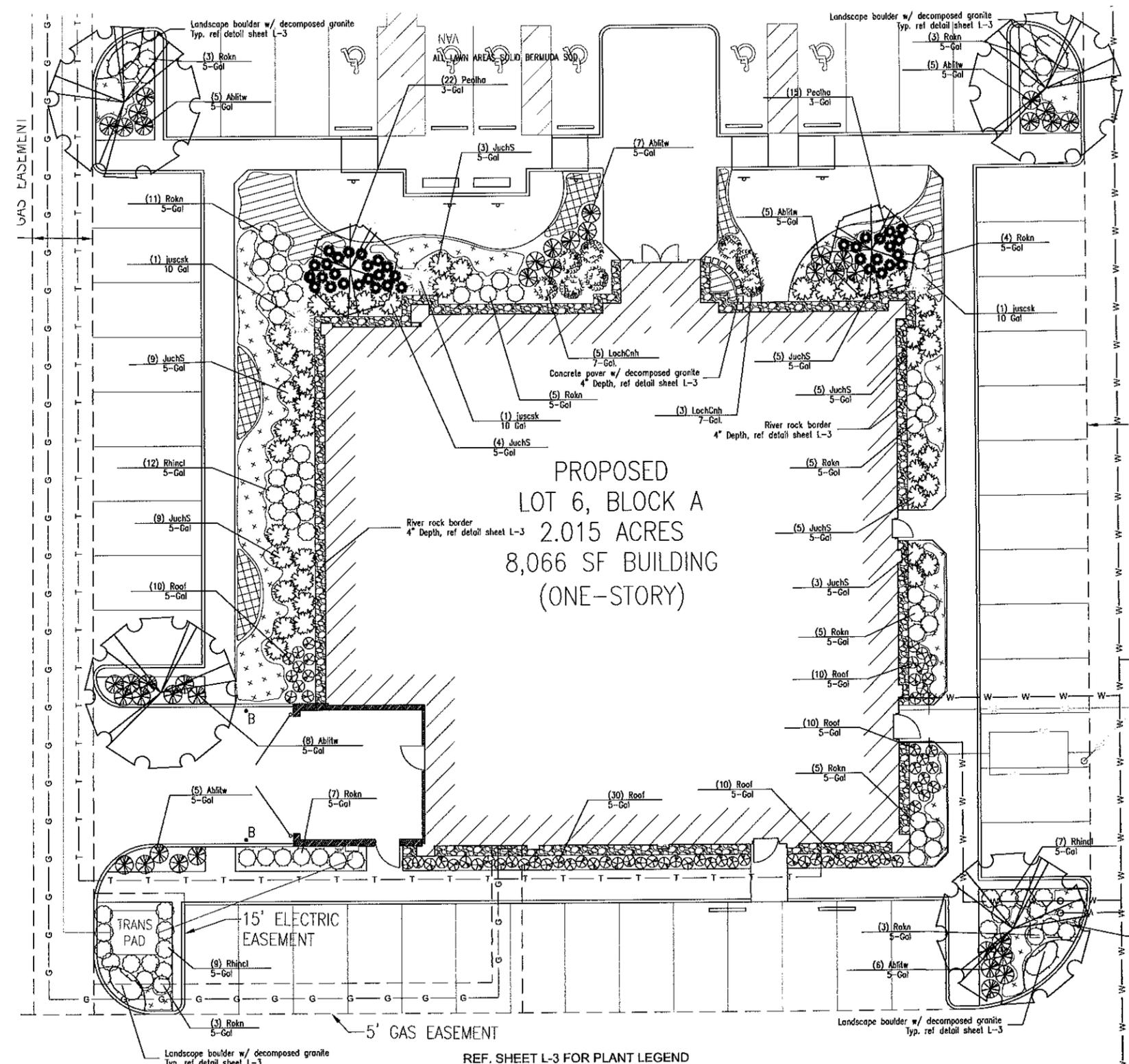
**DFL Group, LLC**  
 PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE  
 6000 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76180 817-479-0790



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN M. FARR, LICENSED REGISTERED LANDSCAPE ARCHITECT, REGISTRATION NUMBER 5136, LANDSCAPE ARCHITECT REGISTRATION NUMBER 4051 ON 05/07/14 WHO MAINTAINS THE ORIGINAL FILE. THE ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULES 5.100(1) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE REGISTERED LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

ATTACHMENT 4  
 Proposed Landscape Plan

	THE CITY OF THE COLONY DENTON COUNTY, TEXAS
LANDSCAPE ENLARGEMENT PLAN	
CHEDDAR'S RESTAURANT	
NEBRASKA FURNITURE MART DRIVE	
LOT 6, BLOCK A	
GRANDScape ADDITION, PHASE II	
	Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011 (817) 640-8535 TELE FAX F-151076163 PRIVE 10153540
DRAWN BY: As-Hotel	PROJECT NO. 2568-1024
DATE: 4/24/2014	SHEET 2 OF 5

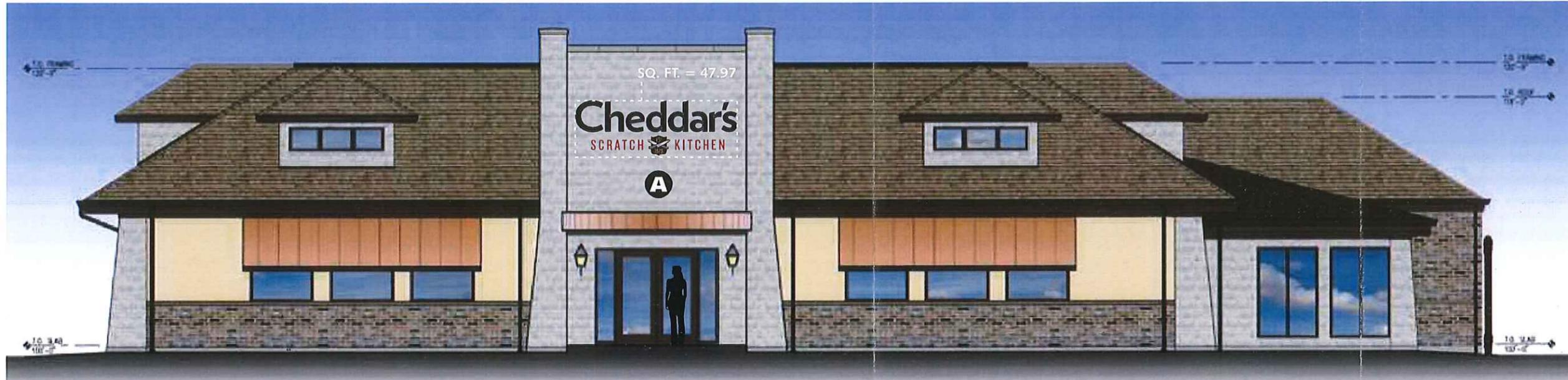


**NOTE:**  
 NO LANDSCAPE PLANTINGS WITHIN 24" OF PARKING LOT CURBS.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

**CAUTION!!!**  
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG: TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377 TEXAS ONE CALL SYSTEMS 1-800-245-4545 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

BEFORE YOU DIG...



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



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

**Design #**

14-0316R1

**Sheet 1 of 8**

**Client**

CHEDDAR'S

**Address**

THE COLONY  
TEXAS.

**Account Rep.** R.J.

**Designer** RFF

**Date** 02.11.14

**Approval / Date**

<b>Client</b>	
<b>Sales</b>	
<b>Estimating</b>	
<b>Art</b>	
<b>Engineering</b>	
<b>Landlord</b>	

**Revision / Date**

R1 RFF 02.21.14 update

**Chandler Signs**  
Brand Image Begins Here™

**chandler signs.com**

**National Headquarters**  
3201 Manor Way  
Dallas, TX 75235  
214-902-2000 Fax: 214-902-2044

**San Antonio**  
17319 San Pedro Ave., Ste. #200  
San Antonio, TX 78232  
210-349-3804 Fax: 210-349-8724

**West Coast**  
1325 Park Center Drive, Unit C  
Vista, CA 92081  
760-967-7003 Fax: 760-967-7033

**Northeast US**  
965 Barter Avenue, Suite 200  
Leaksville, NY 40204  
502-478-3075 Fax: 502-412-0013

**Florida**  
2584 Sand Hill Point Circle  
Davenport, FL 33837  
883-420-1100 Fax: 863-424-1160

**Georgia**  
37 Waterfront Park Court  
Dunwoody, GA 30334  
678-725-8532 Fax: 210-349-8724

**South Texas**  
P.O. Box 125, 206 Doral Drive  
Pierland, TX 78374  
361-563-5599 Fax: 361-643-6533

This drawing is the property of  
Chandler Signs, L.P., L.L.P.  
All rights to its use for reproduction are  
reserved by Chandler Signs, L.P., L.L.P.

## PLANNING AND ZONING COMMISSION REPORT

**AGENDA DATE:** June 10, 2014

**DEPARTMENT:** Engineering/Development Services Department

**PLANNER:** J. Michael Joyce, AICP, Planning Director, 972-624-3162

---

**SUBJECT: *Director's Report***

**City Council – 7 total items**

**May 20, 2014**

**City Council meeting cancelled.**

**June 3, 2014 – 7 items**

1. ***SII4-0004, Text Amendment to Section 10D-3100, "Tents and Canopies"***  
**Item approved by City Council on a vote of 7-0.**  
 A Text Amendment to Appendix A, Zoning, Section 10D-3100, entitled "Tents and Canopies" and to Section 10D-700, entitled "Temporary Use Definitions."
2. ***SII4-0006, Text Amendment to Section 24-101, "Procedure"***  
**Item approved by City Council on a vote of 7-0.**  
 A Text Amendment to Section 24-101, "Procedure," of Appendix A, "Zoning" regarding the procedure for applications denied by the Planning and Zoning Commission.
3. ***SUP14-0001, Courtyard Marriott Limited Service Hotel***  
**Item approved by City Council on a vote of 7-0.**  
 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 and to allow a modification to Gateway Overlay District Section 10A-900(c)(1)(C) regarding the percentage of masonry and stucco for exterior finishes.
4. ***SP14-0002 Courtyard Marriott at Cascades Development Plan***  
**Item approved by City Council on a vote of 7-0.**  
 A Development Plan for the 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, also known as 5917 Stone Creek Drive.
5. ***SP14-0004, Village at 121, Phase 2 –***  
**Item approved by City Council on a vote of 7-0.**  
 A Development Plan for a 30,336 square foot retail/restaurant center called Village at 121, Phase 2, on approximately 2.41 acres, located on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 500 feet east of South Colony Boulevard.
6. ***SUP14-0002, Microtel by Wyndham Limited Service Hotel***  
**Item denied by the City Council on a vote of 6-1.**

A Specific Use Permit (SUP) to allow a limited service hotel, Microtel by Wyndham to be located on a 1.31 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 250 feet east of Standridge Drive.

7. ***SP14-0003, Microtel by Wyndham at The Colony Site Plan –***

**Item not heard by City Council due to denial of Limited Service Hotel SUP.**

A Site Plan for Microtel by Wyndham to be located on a 1.37 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) and approximately 250 feet east of Standridge Drive, also known as 5917 S.H. 121.

**Future Items**

1. ***P14-0006, Balmerino at The Tribute, Phase 3***

A final plat of Lots 23 through 40, Block D; Lots 10 through 20, Block G for a total of twenty-nine (29) residential lots and Lots 41X and 42X, Block D for a total of two common area lots of Balmerino at The Tribute, Phase 3, being a 14.95 acre tract of land in the S. Payton Survey, Abstract No. 1009, located on the southeast side of Lebanon Road and approximately 150 feet southwest of Haywick Drive.

2. ***FP14-0007, The Lochs at The Tribute, Phase 3***

A final plat of Lots 1 through 8, Block K; Lots 3 through 11, Block L; Lots 3 through 9 and Lots 11 through 66, Block M; and Lots 1 and 14 through 24, Block N; for a total of ninety-two (92) residential lots and Lots 10X, 67X and 68X, Block M for a total of three (3) common area lots of The Lochs at The Tribute, Phase 3, being a 31.87 acre tract of land in the BBB and CRR Survey, Abstract No. 182, located east of Lebanon Road at the intersection of Inverness Drive and Ladybank Drive.

3. ***FP14-0008, Grandscape Addition, Phase 2***

A Final Plat of Lots 6 and 7, Block A of the Grandscape Addition, Phase 2, being a 4.12 acre tract of land in the BBB and CRR Survey, Abstract Nos. 173 and 174, located on the southeast corner of Nebraska Furniture Mart Drive and Bargain Way.

4. **SUP14-0004, Specific Use Permit for Morning Star Store**

An application for a Specific Use Permit for off-premises alcohol sales to be removed from the location at 5749 S.H. 121 and granted for the location at 4745 S.H. 121.