

**AGENDA
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
DECEMBER 9, 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, December 9, 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:

1.0	CALL REGULAR SESSION TO ORDER
1.1	Citizen Input
2.0	CONSENT AGENDA
2.1	Welcome new Commissioner; elect a new Vice-Chairman
2.2	Consider approval of the minutes of the November 12, 2014 Regular Session.
2.3	<p><i>PP14-0007, Tribute West 1 Addition</i> Consider approval of a Preliminary Plat for the following Tribute West 1 Addition:</p> <ul style="list-style-type: none"> • Woodbridge, Phase 1: Lots 1-18, Block C; Lots 1-15, Block D; Lots 1-18, Block E; Lots 1-22, Block F, Lots 1-7, Block G for a total of 80 residential lots and Lots 19X and 20X, Block C and Lot 56X, Block E for a total of three common area lots; • Tullamore Meadows, Phase 2: Lots 1-20, Block A; Lots 1-45, Block B for a total of 65 residential lots and Lot 21X, Block A and Lot 46X, 47X and 48X, Block B for a total of four common area lots; • Somerset, Phase 1: Lots 19-36, Block E; Lots 8-14, Block G; Lots 1-24, Block H; Lots 14-26, Block J for a total of 62 residential lots and Lot 15X, Block G and Lot 27X, Block J for a total of two common area lots; • Somerset, Phase 2: Lots 1-13, Block J; Lots 1-8, Block K; Lots 1-26, Block L; Lots 1-26, Block M; Lots 1-22, Block N; Lots 1-2, Block P; Lots 1-13, Block Q for a total of 129 residential lots and Lot 27X, Block J; Lot 9X, Block K; 76X, Block L; Lot 23X, Block N; Lot 3X, Block P for a total of five common area lots; • Westbury, Phase 1: Lots 56-71, Block L; Lots 11-21, Block V; Lots 1-29, Block W; Lots 1-28, Block Y; Lots 1-39, Block Z; Lots 1-11, Block AA for a total of 138 residential lots and Lot 72X, Block L and Lot 40X, Block Z for a total of two common area lots; • Westbury, Phase 2: Lots 27-55, Block L; Lots 14-25, Block Q; Lots 1-30, Block R; Lots 1-24, Block T; Lots 1-19, Block U; Lots 1-10 and Lots 22-35, Block V for a total of 146 residential lots and Lots 72X, 73X and 74X, Block L; Lot 1X, Block S for a total of four common area lots; <p>being a 162.17 acre tract of land in the BBB and CRR Survey, Abstracts Nos. 170, 179, 182 and the Thomas D. Luckett Survey, Abstract No. 752 and the S. Payton Survey, Abstract No. 1009, located on the northwest side of Lebanon Road.</p>
2.4	<p><i>FP14-0017, Stonehaven at Tribute, Phase 2</i> Consider approval of a Final Plat of Lots 23–54 and Lots 56-65, Block A; Lots 10–16, Block C; Lots 1–13, Block D for a total of 62 residential lots plus Lot 55X, Block A for a total of one (1) common area of Stonehaven at Tribute, Phase 2, being a 14.35 acre tract of land located in the BBB and CRR Survey, Abstract No. 182, and located on the east side of Bankside Drive from Canterbury to Manchester, approximately 900 feet southeast of Lebanon Road in The Tribute.</p>
2.5	<p><i>FP14-0019, The Gardens at Tribute, Phase 2</i> Consider approval of a Final Plat of Lots 19-30, Block F and Lots 1-15, Block R for a total of twenty-seven (27) residential lots of The Gardens at Tribute, Phase 2, being a 5.42 acre tract of land located in the BBB and CRR Survey, Abstract No. 182, and located on the east and west sides of Bonny Bank and the south side of Ashley Gardens, approximately 750 feet southeast of Lebanon Road in Planned Development No. 18 (PD-18).</p>

3.0	PUBLIC HEARING ITEMS
3.1	<i>Z14-0003, PD-16, Colony Center Rezoning Request</i> Conduct a public hearing, discuss and consider making a recommendation to City Council regarding a rezoning request for a 16.93 acre portion of Tract D in Planned Development No.16, located on the south side of Memorial Drive and west of South Colony Boulevard.
3.2	<i>PDA14-0004, PD-16, Colony Center Text Amendments</i> Conduct a public hearing, discuss and consider making a recommendation to City Council regarding text amendments for signage and parking standards for a 31.10 acre portion of Tract D in Planned Development No.16, located on the south side of Memorial Drive and west of South Colony Boulevard.
3.3	<i>SUP14-0009, Dental Depot Exterior Materials</i> Conduct a public hearing, discuss, and consider making a recommendation to City Council regarding a Specific Use Permit to allow an alternate exterior finish, cementuous fiberboard siding, along with brick and cedar plank accent features, which deviates from the required material standards of the Gateway Overlay Section 10A-900(c)(1) for a Dental Depot dentist office to be located on the northeast corner of FM 423 (Main Street) and South Colony Boulevard.
3.4	<i>SUP14-0010, Panda Express Restaurant Exterior Materials</i> Conduct a public hearing, discuss, and consider making a recommendation to City Council regarding a Specific Use Permit to allow alternate exterior finishes, Alpolic architectural metal and Alpolic ceramic tile, along with natural stone, brick and stucco, which deviate from the required material standards of the Gateway Overlay Section 10A-900(c)(1) for a Panda Express Restaurant to be located on the north side of the Sam Rayburn Tollway (S.H. 121), approximately 250 feet west of South Colony Boulevard.
3.5	<i>SI14-0010, Text Amendment for Thrift Stores</i> Conduct a public hearing, discuss and consider making a recommendation to City Council regarding text amendments to the Zoning Ordinance by adding a new land use, “Thrift Stores” to Section 10-200, Schedule of Uses, adding a definition of “Thrift Store” to Section 10-300, “Definitions and Explanations Applicable to the Schedule of Uses,” and adding a new Section 10-2500, entitled “Thrift Store Regulations” establishing regulations relating to Thrift Stores, including requiring a Specific Use Permit (SUP) for the placement of thrift stores in certain zoning districts and establishing criteria by which a proposed thrift store may be judged to be in compliance with the overall goals of the Comprehensive Plan and to be compatible with existing adjacent land uses.

4.0	DISCUSSION ITEMS
4.1	<i>SP14-0017, Panda Express Restaurant Development Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Development Plan for a 2,698 square foot restaurant, Panda Express, to be located on a 0.91 acre tract of land within Planned Development No. 16 (PD-16) on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 250 feet west of South Colony Boulevard.
4.2	<i>SP14-0018, Hard Eight BBQ Restaurant Development Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Development Plan for a 16,614 square foot restaurant, Hard Eight BBQ, to be located on a 3.39 acre tract of land within Planned Development No. 25 (PD-25) at the southeast corner of the Sam Rayburn Tollway (S.H. 121) and Plano Parkway.
4.3	<i>SP14-0019, Raising Cane’s Restaurant Development Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Development Plan for a 3,575 square foot restaurant, Raising Cane’s, to be located on a 1.50 acre tract of land within Planned Development No. 25 (PD-25) on the west side of Plano Parkway approximately 325 feet south of the Sam Rayburn Tollway (S.H. 121).
4.4	<i>SP14-0020, Boardwalk Lake Development Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Development Plan for a lake amenity and an adjacent outdoor boardwalk, to be located on a 13.35 acre tract of land within Planned Development No. 25 (PD-25) south of the Sam Rayburn Tollway (S.H. 121) west of Destination Drive.

4.5

SP14-0021, Dental Depot Site Plan

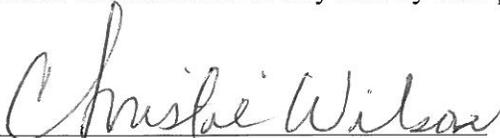
Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 6,000 square foot dental office, Dental Depot, to be located on a 0.60 acre tract of land within a Shopping Center (SC) zoning district on the northeast corner of Main Street (F.M. 423) and South Colony Boulevard.

“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 5th day of December, 2014.


Christie Wilson, City Secretary

