# CITY OF THE COLONY
# PLANNING & ZONING COMMISSION
# AGENDA
# TUESDAY, NOVEMBER 10, 2026
# 6:30 PM

## TO ALL INTERESTED PERSONS

Notice is hereby given of a **REGULAR SESSION of the PLANNING & ZONING COMMISSION** of the City of The Colony, Texas to be held at **6:30 PM** on **TUESDAY, NOVEMBER 10, 2026** at **CITY HALL, 6053 MAIN STREET**, at which time the following items will be addressed:

***1.0 CALL REGULAR SESSION TO ORDER***

***2.0 CITIZEN INPUT***

***3.0 CONSENT AGENDA***

3.1 Consider the approval of the minutes of the October 13, 2026 Regular Session.

***4.0 DISCUSSION ITEMS***

4.1 SPA26-0012 - Texas Roadhouse - Dining Room Addition
Discuss and consider the Site Plan Amendment application for "Texas Roadhouse", regarding an approximately 532 square foot addition to the existing dining room. The subject site is located at 4125 SH 121 within the Business Park (BP) Zoning District and the Gateway Overlay District.

***EXECUTIVE SESSION NOTICE***

*Pursuant to the Texas Open Meeting 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***

*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 the City Secretary's Office, at 972-624-3105 or email cs@thecolonytx.gov 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 4th day of November, 2026.*

*Tina Stewart, TRMC, CMC, City Secretary*

**MINUTES**
**CITY OF THE COLONY**
**PLANNING AND ZONING COMMISSION**
**TUESDAY, OCTOBER 13, 2026**

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, October 13th at 6:30 p.m. in the City Council Chambers located at City Hall, 6053 Main Street, The Colony, Texas, at which time the following items were addressed:

**Board Members Present**: Karen Hames, Kirk Varga, Kenneth Flo, Richard Senechal, Brenda Armour and DeWayne Snider

**Board Members Absent**: Jeff Baran

**Staff Present**: Isaac Williams, Planning Director; Melissa Devin, Planning Technician; Keyl Groff, Senior Planner and Alan Lathrom, Attorney

| | |
|---|---|
| ***1.0*** | ***CALL REGULAR SESSION TO ORDER*** |

Chair Hames called the regular session of the Planning and Zoning Commission meeting to order at 6:30 p.m.

| | |
|---|---|
| **2.0** | ***CITIZEN INPUT*** |

| | |
|---|---|
| **3.0** | ***CONSENT AGENDA*** |
| *3.1* | Consider the approval of the minutes of the August 25, 2026 Regular Session. |

Chair Hames read Consent Agenda Item 3.1 into record.

**Commissioner Armour made a motion to approve item 3.1, seconded by Commissioner Flo. The motion carried (6-0)**

| | |
|---|---|
| **4.0** | ***PUBLIC HEARING ITEMS*** |
| *4.1* | **SUP26-0004 - 4177 Main Street 200 - The Colony Audio & Tint (Auto Parts and Accessory Sales - Inside Only)**<br>Conduct a public hearing, discuss, and consider making a recommendation to City Council regarding a Specific Use Permit to allow Auto parts and accessory sales (inside only) at 4177 Main Street, Suite 200. The subject suite contains approximately 2060 sqft, located within Planned Development 14 and Gateway Overlay District. |
| *4.2* | **SUP26-0005 - 5000 Main Street Suite 203 - KC Gold, Silver and Rare Coins (Precious Metals and Coins Dealer - Retail Other) - Specific Use Permit**<br>Conduct a public hearing, discuss, and consider making a recommendation to City Council regarding a Specific Use Permit to allow Retail Other (Precious Metals Coin Dealer) at 5000 Main Street Suite 203. The subject suite contains approximately 924 sqft, located within the Shopping Center (SC) Zoning District and Gateway Overlay District. |

Chair Hames read Public Hearing Item 4.1 into record.

Mr. Groff presented the staff report.

Commissioner Flo asked for clarification regarding the hours of the business.

Mr. Groff clarified that the hours were Monday – Saturday, 9:00am – 6:00pm.

Chair Hames opened the public hearing at 6:36pm
Chair Hames closed the public hearing at 6:36pm.

**Commissioner Flo made a motion to approve item 4.1, seconded by Commissioner Snider with the condition to revoke the previously existing SUP (Ordinance 2018-2305).**

**The motion carried (6-0).**

Chair Hames read Public Hearing Item 4.2 into record.

Mr. Groff presented the staff report.

Commissioner Senechal asked if there would be any fabrication on site.

Mr. Groff replied by saying that the narrative explains that there would not be any fabrication on site.

Commissioner Varga asked about security requirements.

Mr. Groff explained that the police department would review those details when the certificate of occupancy request came in.

Chair Hames opened the public hearing at 6:44pm.

Mr. Raymond Cartwright, the applicant and owner of KC Gold, Silver and Rare Coins stepped forward. He gave a brief description of his business and quickly explained how he will operate.

Chair Hames closed the public hearing at 6:46pm.

**Commissioner Armour made a motion to approve item 4.2, seconded by Commissioner Varga with the following conditions:**

**1. The site is prohibited from any pawnshop transactions, collateral loans, credit-access services and other lending operations.**

**2. Prior to issuance of a Certificate of Occupancy, the applicant shall coordinate with the Police Department regarding applicable security measures and operational requirements associated with the business.**

**The motion carried (6-0).**

There being no further business to come before the Commission, Chair Hames adjourned the Regular Session of the Planning and Zoning Commission at 6:47pm.

Karen Hames, Chairman

Isaac Williams, Planning Director

**AGENDA DATE:** November 10, 2026
**DEPARTMENT:** Planning Department
**PLANNER:** Melissa Devin, Planning Technician

---

**SUBJECT: SPA26-0012 – Texas Roadhouse, Dining Room Addition**
Discuss and consider the Site Plan Amendment application for "Texas Roadhouse", regarding an approximately 532 square foot addition to the existing dining room. The subject site is located at 4125 SH 121 within the Business Park (BP) Zoning District and the Gateway Overlay District.

**OWNER/APPLICANT**
Applicant: Ramiro Zapata - San Antonio, TX

**EXISTING CONDITION OF PROPERTY**
The subject site is 2.62 acres (114,127.2 square feet) and currently exists as an approximately 7,864 square foot restaurant establishment known as "Texas Roadhouse".

**ADJACENT ZONING AND LAND USE**
North: Business Park (BP) – La Quinta
South: Sam Rayburn Tollway – City of Carrollton
East: General Retail (GR) – Club Carwash
West: Business Park (BP) – RBFCU

**PROPOSED DEVELOPMENT**
The applicant proposes to add an additional 532 square feet of indoor dining room space to the western portion of the existing 5,115 square foot dining area.

The proposed alterations will match the existing materials and color of the façade, consistent with the "Texas Roadhouse" brand and will provide additional seating for patrons.

**DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW**
The Development Review Committee (DRC) finds the Site Plan Amendment meets the requirements of The Colony Code of Ordinances, Appendix A, Zoning Ordinance and other applicable ordinances as outlined in the Staff Report.

## ATTACHMENTS

Staff Analysis
Location Map
Applicant Narrative
Site Plan Exhibits

## LAND USE ANALYSIS

The original Site Plan for Texas Roadhouse was approved by City Council in August 2006 and reflected a 7,135 square foot restaurant.

In 2013, a Site Plan Amendment was approved for the addition of a 464 square foot patio and a 170 square foot storage area.

In 2024, another amendment was approved to add a 299 square foot walk-in cooler.

The subject site is within the Business Park (BP) zoning district and will remain a restaurant use; restaurant uses are permitted by-right within the BP zoning district.

## ELEVATIONS

The proposed conversion does not include exterior facade updates and materials used will remain consistent with the existing “Texas Roadhouse” Brand.

The amendment does not reflect changes to the overall aesthetic of the BP zoning district. The building façade maintains a “decorated shed” design consisting predominantly of neutral, earth toned colors and materials consistent with other developments within the BP zoning district.

There is no proposed changes to any signage currently present.

## CIRCULATION AND PARKING

The Site Plan Amendment does not propose any changes to the previously approved parking on-site; however, a new sidewalk will be added for easier access to and from the building.

Site visit confirmed 152 parking spaces (including 6 accessible spaces); 84 are required for restaurant use.

## LANDSCAPING

There will be no changes to the landscaping; additionally, the applicant intends to implement tree protection measures to preserve the 2 existing trees on-site around the proposed structure.

## DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) finds the Site Plan Amendment meets the

requirements of the The Colony Code of Ordinances, Appendix A, Zoning Ordinance and other applicable ordinances as outlined in the Staff Report and recommends approval.

# SPA26-0012 - TEXAS ROADHOUSE - DINING ROOM ADDITION




Texas Roadhouse

Parcels

## Zoning Areas

Business Park

General Retail

Planned Development

This map was generated by GIS data provided by The Colony GIS Department.
The City of The Colony does not guarantee the correctness or accuracy of any features on this map.
These digital products are for illustration purposes only and are not suitable for site-specific decision making.

THE COLONY
City by the Lake

ZDA
architecture

9-30-2026

Ms. Melissa Devin
Planning and Development
6053 Main Street
City of The Colony, Texas 75056

Permit Number: SPA26-0012

Dear City of The Colony,

The Texas Roadhouse restaurant located at 4125 Stat Highway 121 in The Colony, Texas is seeking to build an expansion to the dining room on the East side of the structure. The existing building is approximately 7,800 SF and the expansion is approximately 530 SF in size.

This expansion will accommodate 10 new tables and the design is such that the construction materials on the exterior and interior of the building will match the existing building. The roofing of the new addition will also match the existing building and gutters and downspouts will be provided for efficient water drainage. There will be a new concrete sidewalk around the perimeter of the addition for easy access to and from the building. No new signage is planned for this addition and the signage on the existing building will remain as is with no new modifications.

Please don't hesitate to contact me at my office at 210-734-7371 or on my cell: 210-844-3911.

Thank you,




Ramiro O. Zapata, AIA
ZDA Architecture, Inc.

# TEXAS ROADHOUSE #268
# THE COLONY DINING ROOM ADDITION

4125 STATE HWY 121
THE COLONY, TEXAS 75056


ARCHITECT
ZDA ARCHITECTURE
2902 N. FLORES
SAN ANTONIO, TEXAS 78212
PHONE - (210) 734-7371

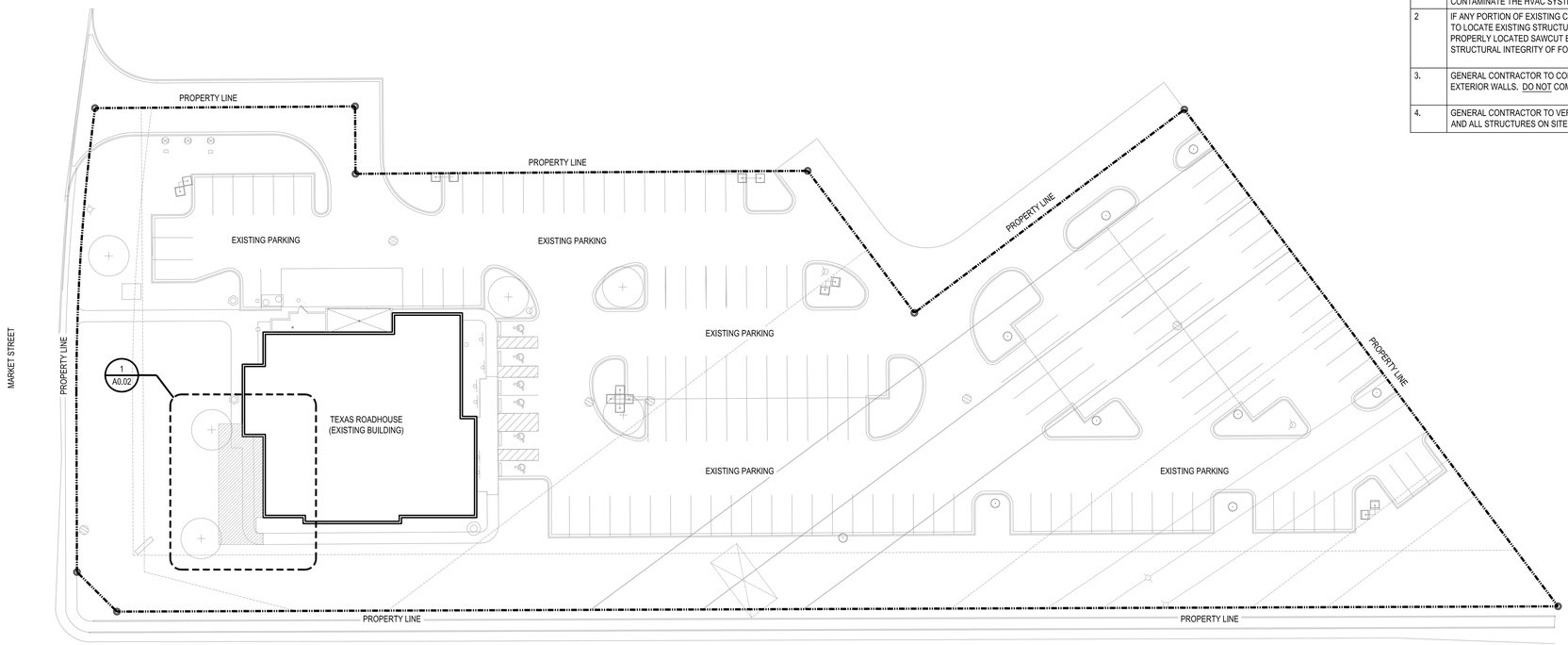
STRUCTURAL ENGINEER
KR STRUCTURAL ENGINEERS LLC
27438 CHARLENES WAY DR.
KATY, TEXAS 77494
PHONE - (713) 586-9422

MECHANICAL ENGINEER
HM3 ENGINEERING CONSULTANTS
2902 N. FLORES
SAN ANTONIO, TEXAS 78212
PHONE - (210) 393-1840


MAY 26, 2026

| GENERAL NOTES | |
|---|---|
| 1. | CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF ANY WORK. |
| 2 | CONTRACTOR MUST KEEP AREAS NEAR THE SITE WHICH WILL CONTINUE TO BE OCCUPIED DURING CONSTRUCTION PHASE CLEAN OF ALL HAZARDOUS DEBRIS AT ALL TIMES. |
| 3. | CONTRACTOR WILL DOCUMENT EXISTING SITE CONDITIONS. ITEMS WILL INCLUDE CONCRETE SIDEWALKS, ASPHALT AND CONCRETE CURBS, GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES DONE DURING THE CONSTRUCTION PROCESS. |
| 4. | CONTRACTOR SHALL RESTORE OR REPAIR ANY DAMAGE IN AREAS CAUSED BY HEAVY MACHINERY OR EQUIPMENT. |
| 5. | GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE ENVIRONMENT THAT WILL NOT POSE A RISK TO THE SAFETY, HEALTH AND WELL BEING OF ALL STAFF AND CUSTOMERS. |

| GENERAL NOTE TO GENERAL CONTRACTOR | |
|---|---|
| 1. | GENERAL CONTRACTOR TO PROPERLY COVER ALL HVAC DIFFUSERS AND REGISTERS BEFORE THE DEMOLITION PHASE AND DURING THE CONSTRUCTION PHASE TO ENSURE NO PARTICLES CONTAMINATE THE HVAC SYSTEM. |
| 2 | IF ANY PORTION OF EXISTING CONCRETE IS TO BE REMOVED, GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE EXISTING STRUCTURAL MEMBERS BEFORE REMOVAL CAN PROCEED. ONCE STRUCTURE IS PROPERLY LOCATED SAWCUT EXISTING CONCRETE TO BEGIN REMOVAL. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF FOUNDATION OR BUILDING. |
| 3. | GENERAL CONTRACTOR TO CONFIRM LOCATIONS OF ALL STRUCTURAL MEMBERS WHEN PENETRATING EXTERIOR WALLS. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF BUILDING. |
| 4. | GENERAL CONTRACTOR TO VERIFY LOCATION OF PROPERTY LINES, PARKING SURFACES, BUILDINGS AND ALL STRUCTURES ON SITE. |




1 REFERENCE SITE PLAN

SCALE: 1" = 30'-0"

ZDA architecture

2902 N. FLORES
SAN ANTONIO, TEXAS 78212
PH: (210) 734-7371

REGISTERED ARCHITECT
RAMIRO ZAPATA
12206
STATE OF TEXAS
5.26.2026

TEXAS ROADHOUSE

TEXAS ROADHOUSE #268
THE COLONY DINING ROOM ADDITION
4125 STATE HWY 121
THE COLONY, TEXAS 75056

©COPYRIGHT 2026 - ALL RIGHTS RESERVED - THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF ZDA ARCHITECTURE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

| | |
|---|---|
| DRAWN | ZDA |
| CHECKED | RZ |
| PROJECT NO | 2026-12 |
| DATE | 05-26-2026 |

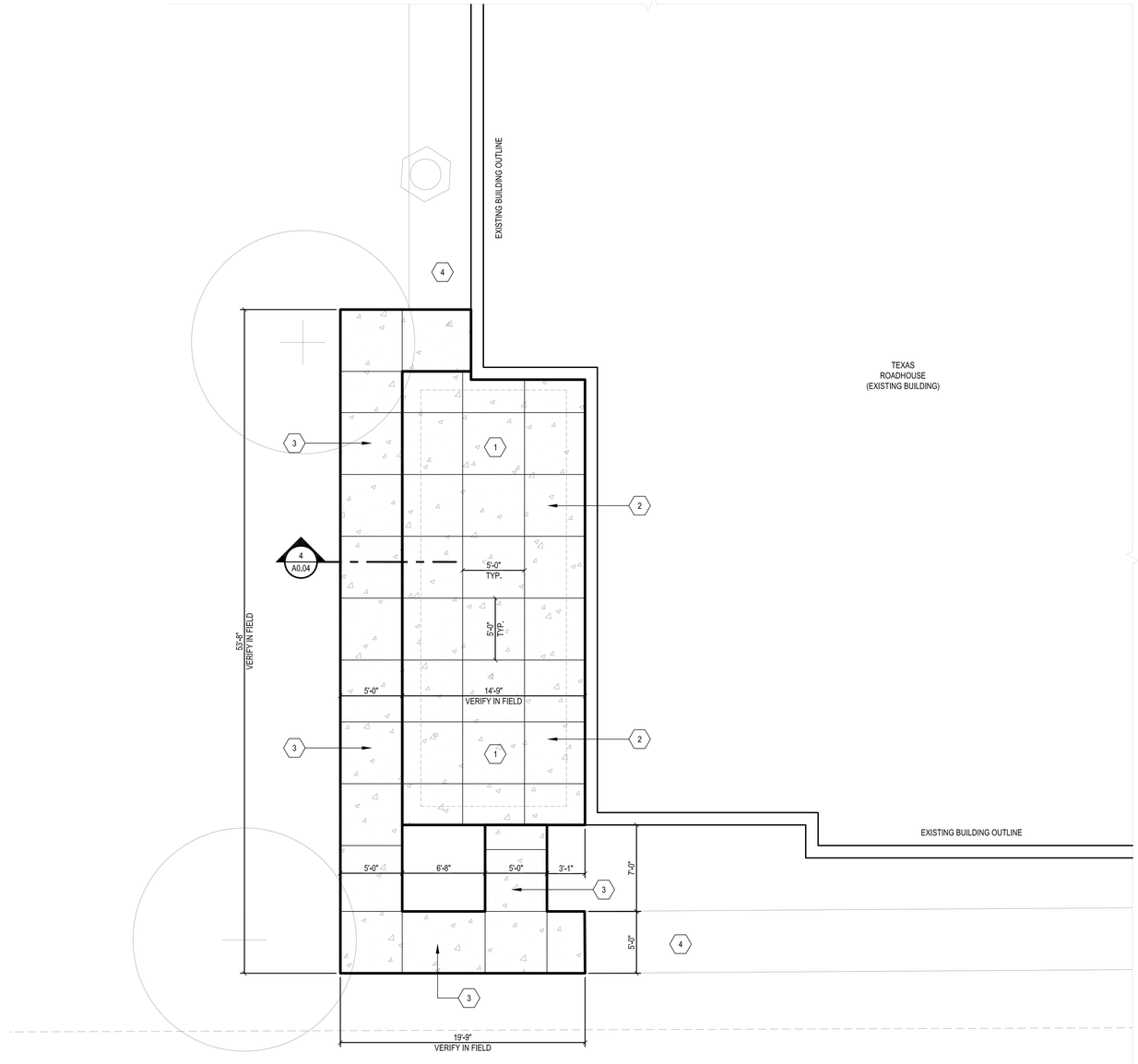
REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

SHEET TITLE
REFERENCE
SITE PLAN

SHEET NO

**A0.01**




## ENLARGED REVISED SITE PLAN

SCALE: 3/16" = 1'-0"

| GENERAL NOTES | |
|---|---|
| 1. | CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF ANY WORK. |
| 2 | CONTRACTOR MUST KEEP AREAS NEAR THE SITE WHICH WILL CONTINUE TO BE OCCUPIED DURING CONSTRUCTION PHASE CLEAN OF ALL HAZARDOUS DEBRIS AT ALL TIMES. |
| 3. | CONTRACTOR WILL DOCUMENT EXISTING SITE CONDITIONS. ITEMS WILL INCLUDE CONCRETE SIDEWALKS, ASPHALT AND CONCRETE CURBS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES DONE DURING THE CONSTRUCTION PROCESS. |
| 4. | CONTRACTOR SHALL RESTORE OR REPAIR ANY DAMAGE IN AREAS CAUSED BY HEAVY MACHINERY OR EQUIPMENT. |
| 5. | GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE ENVIRONMENT THAT WILL NOT POSE A RISK TO THE SAFETY, HEALTH AND WELL BEING OF ALL STAFF AND CUSTOMERS. |

| GENERAL NOTE TO GENERAL CONTRACTOR | |
|---|---|
| 1. | GENERAL CONTRACTOR TO PROPERLY COVER ALL HVAC DIFFUSERS AND REGISTERS BEFORE THE DEMOLITION PHASE AND DURING THE CONSTRUCTION PHASE TO ENSURE NO PARTICLES CONTAMINATE THE HVAC SYSTEM. |
| 2 | IF ANY PORTION OF EXISTING CONCRETE IS TO BE REMOVED, GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE EXISTING STRUCTURAL MEMBERS BEFORE REMOVAL CAN PROCEED. ONCE STRUCTURE IS PROPERLY LOCATED SAWCUT EXISTING CONCRETE TO BEGIN REMOVAL. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF FOUNDATION OR BUILDING. |
| 3. | GENERAL CONTRACTOR TO CONFIRM LOCATIONS OF ALL STRUCTURAL MEMBERS WHEN PENETRATING EXTERIOR WALLS. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF BUILDING. |
| 4. | GENERAL CONTRACTOR TO VERIFY LOCATION OF PROPERTY LINES, PARKING SURFACES, BUILDINGS AND ALL STRUCTURES ON SITE. |

| REVISED SITE PLAN KEYED NOTES | |
|---|---|
| 1 | NEW CONCRETE PAD TO BE CONSTRUCTED IN PREPARATION OF NEW ADDITION. PROVIDE CONTROL JOINTS AT MINIMUM 5'-0" APART. PROVIDE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE. |
| 2 | NEW BLACK INTEGRAL COLORED EXPOSED CONCRETE FLOOR. |
| 3 | NEW CONCRETE SIDEWALK WITH 2% MAX SLOPE. NEW CONCRETE SIDEWALK TO HAVE BROOM FINISH. |
| 4 | EXISTING SIDEWALK. |

ZDA architecture
2902 N. FLORES
SAN ANTONIO, TEXAS 78212
PH: (210) 734-7371

REGISTERED ARCHITECT
ALFREDO RAMIRO ZAPATA
12206
STATE OF TEXAS
5·26·2026

TEXAS ROADHOUSE

# TEXAS ROADHOUSE #268
# THE COLONY DINING ROOM ADDITION
4125 STATE HWY 121
THE COLONY, TEXAS 75056

© COPYRIGHT ZDA - ALL RIGHTS RESERVED - THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF ZDA ARCHITECTURE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

| | |
|---|---|
| DRAWN | ZDA |
| CHECKED | RZ |
| PROJECT NO | 2026-12 |
| DATE | 05-26-2026 |

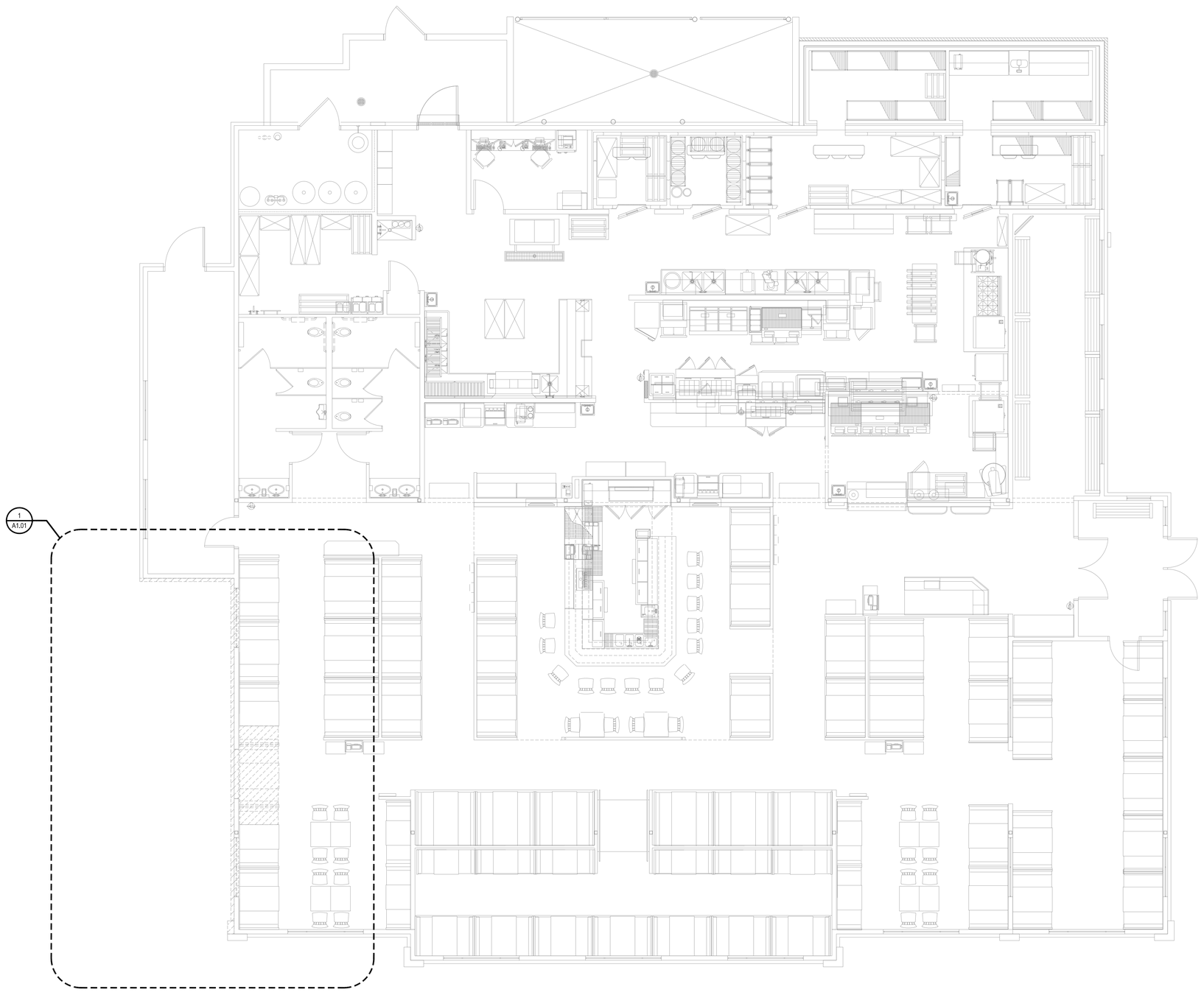
REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

SHEET TITLE
ENLARGED
REVISED
SITE PLAN

SHEET NO

**A0.03**




1 REFERENCE FLOOR PLAN
SCALE: 3/16" = 1'-0"

## GENERAL NOTES

| | |
|---|---|
| 1. | CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF ANY WORK. |
| 2 | CONTRACTOR MUST KEEP AREAS NEAR THE SITE WHICH WILL CONTINUE TO BE OCCUPIED DURING CONSTRUCTION PHASE CLEAN OF ALL HAZARDOUS DEBRIS AT ALL TIMES. |
| 3. | CONTRACTOR WILL DOCUMENT EXISTING SITE CONDITIONS. ITEMS WILL INCLUDE CONCRETE SIDEWALKS, ASPHALT AND CONCRETE CURBS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES DONE DURING THE CONSTRUCTION PROCESS. |
| 4. | CONTRACTOR SHALL RESTORE OR REPAIR ANY DAMAGE IN AREAS CAUSED BY HEAVY MACHINERY OR EQUIPMENT. |
| 5. | GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE ENVIRONMENT THAT WILL NOT POSE A RISK TO THE SAFETY, HEALTH AND WELL BEING OF ALL STAFF AND CUSTOMERS. |

## GENERAL NOTE TO GENERAL CONTRACTOR

| | |
|---|---|
| 1. | GENERAL CONTRACTOR TO PROPERLY COVER ALL HVAC DIFFUSERS AND REGISTERS BEFORE THE DEMOLITION PHASE AND DURING THE CONSTRUCTION PHASE TO ENSURE NO PARTICLES CONTAMINATE THE HVAC SYSTEM. |
| 2 | IF ANY PORTION OF EXISTING CONCRETE IS TO BE REMOVED, GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE EXISTING STRUCTURAL MEMBERS BEFORE REMOVAL CAN PROCEED. ONCE STRUCTURE IS PROPERLY LOCATED SAWCUT EXISTING CONCRETE TO BEGIN REMOVAL. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF FOUNDATION OR BUILDING. |
| 3. | GENERAL CONTRACTOR TO CONFIRM LOCATIONS OF ALL STRUCTURAL MEMBERS WHEN PENETRATING EXTERIOR WALLS. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF BUILDING. |
| 4. | GENERAL CONTRACTOR TO VERIFY LOCATION OF PROPERTY LINES, PARKING SURFACES, BUILDINGS AND ALL STRUCTURES ON SITE. |

ZDA architecture
2902 N. FLORES
SAN ANTONIO, TEXAS 78212
PH: (210) 734-7371

ALFREDO RAMIRO ZAPATA ARCHITECT 12206 STATE OF TEXAS
5.26.2026

TEXAS ROADHOUSE

TEXAS ROADHOUSE #268
THE COLONY DINING ROOM ADDITION
4125 STATE HWY 121
THE COLONY, TEXAS 75056

© COPYRIGHT 2026 - ALL RIGHTS RESERVED - THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF ZDA ARCHITECTURE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

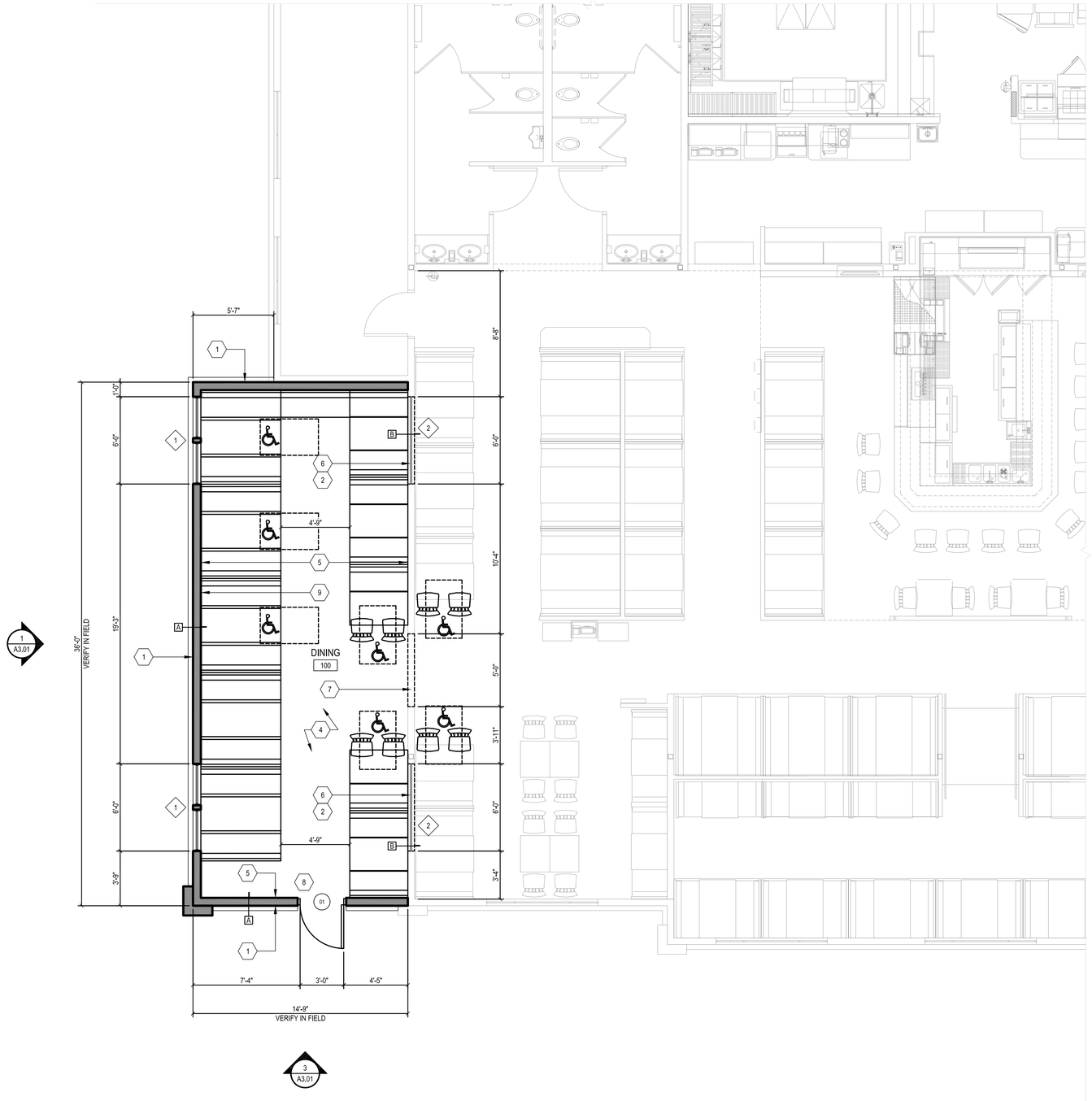
| | |
|---|---|
| DRAWN | ZDA |
| CHECKED | RZ |
| PROJECT NO | 2026-12 |
| DATE | 05-26-2026 |

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET TITLE
REFERENCE
FLOOR PLAN

SHEET NO
**A1.00**




## ENLARGED REVISED FLOOR PLAN

1 SCALE: 1/4" = 1'-0"

| GENERAL NOTES | |
|---|---|
| 1. | CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF ANY WORK. |
| 2 | CONTRACTOR MUST KEEP AREAS NEAR THE SITE WHICH WILL CONTINUE TO BE OCCUPIED DURING CONSTRUCTION PHASE CLEAN OF ALL HAZARDOUS DEBRIS AT ALL TIMES. |
| 3. | CONTRACTOR WILL DOCUMENT EXISTING SITE CONDITIONS. ITEMS WILL INCLUDE CONCRETE SIDEWALKS, ASPHALT AND CONCRETE CURBS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES DONE DURING THE CONSTRUCTION PROCESS. |
| 4. | CONTRACTOR SHALL RESTORE OR REPAIR ANY DAMAGE IN AREAS CAUSED BY HEAVY MACHINERY OR EQUIPMENT. |
| 5. | GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE ENVIRONMENT THAT WILL NOT POSE A RISK TO THE SAFETY, HEALTH AND WELL BEING OF ALL STAFF AND CUSTOMERS. |

| GENERAL NOTE TO GENERAL CONTRACTOR | |
|---|---|
| 1. | GENERAL CONTRACTOR TO PROPERLY COVER ALL HVAC DIFFUSERS AND REGISTERS BEFORE THE DEMOLITION PHASE AND DURING THE CONSTRUCTION PHASE TO ENSURE NO PARTICLES CONTAMINATE THE HVAC SYSTEM. |
| 2 | IF ANY PORTION OF EXISTING CONCRETE IS TO BE REMOVED, GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE EXISTING STRUCTURAL MEMBERS BEFORE REMOVAL CAN PROCEED. ONCE STRUCTURE IS PROPERLY LOCATED SAWCUT EXISTING CONCRETE TO BEGIN REMOVAL. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF FOUNDATION OR BUILDING. |
| 3. | GENERAL CONTRACTOR TO CONFIRM LOCATIONS OF ALL STRUCTURAL MEMBERS WHEN PENETRATING EXTERIOR WALLS. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF BUILDING. |
| 4. | GENERAL CONTRACTOR TO VERIFY LOCATION OF PROPERTY LINES, PARKING SURFACES, BUILDINGS AND ALL STRUCTURES ON SITE. |

| REVISED FLOOR PLAN KEYED NOTES | |
|---|---|
| 1 | NEW WALL TO BE CONSTRUCTED, MATERIALS AND COLORS TO MATCH EXISTING. |
| 2 | PORTION OF EXISTING WALL TO BE PATCHED AND REPAIRED. CEDAR PLANK SIDING TO BE INSTALLED. |
| 3 | SALVAGED WINDOWS TO BE REINSTALLED, TYPICAL. |
| 4 | NEW BLACK INTEGRAL COLORED EXPOSED CONCRETE FLOOR. |
| 5 | NEW CEDAR SIDING WALLS. |
| 6 | NEW GLASS PARTITION TO BE INSTALLED. |
| 7 | NEW PASS THROUGH OPENING TO BE INSTALLED. |
| 8 | NEW DOOR TO BE INSTALLED. |
| 9 | MURAL TO BE INSTALLED, PROVIDE BLOCKING AS REQUIRED. |

| REVISED WALL LEGEND | |
|---|---|
| | EXISTING WALL. |
| | NEW WALL. |

| FURNITURE NOTE | |
|---|---|
| 1. | GENERAL CONTRACTOR SHALL MATCH THE STAIN FINISH ON ALL NEW FURNITURE TO THE EXISTING FURNITURE FINISH. GENERAL CONTRACTOR SHALL VERIFY AND OBTAIN APPROVAL OF THE STAIN MATCH PRIOR TO ORDERING ANY NEW FURNITURE. |

ZDA architecture
2902 N. FLORES
SAN ANTONIO, TEXAS 78212
PH: (210) 734-7371

CHARLES A. RAMIRO ZAPATA ARCHITECT 12206 STATE OF TEXAS 5-26-2026

TEXAS ROADHOUSE

TEXAS ROADHOUSE #268
THE COLONY DINING ROOM ADDITION
4125 STATE HWY 121
THE COLONY, TEXAS 75056

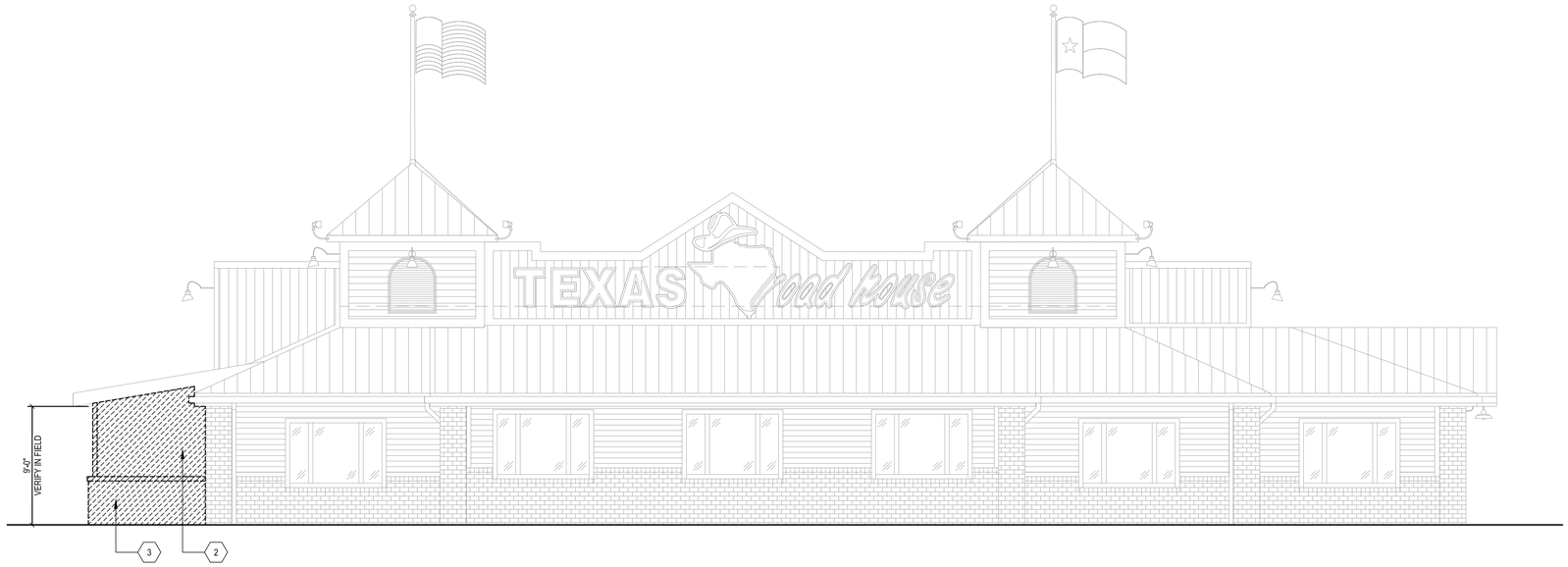
© COPYRIGHT 2026 - ALL RIGHTS RESERVED - THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF ZDA ARCHITECTURE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

| DRAWN | ZDA |
|---|---|
| CHECKED | RZ |
| PROJECT NO | 2026-12 |
| DATE | 05-26-2026 |

| REVISIONS | | |
|---|---|---|
| NO | DATE | DESCRIPTION |

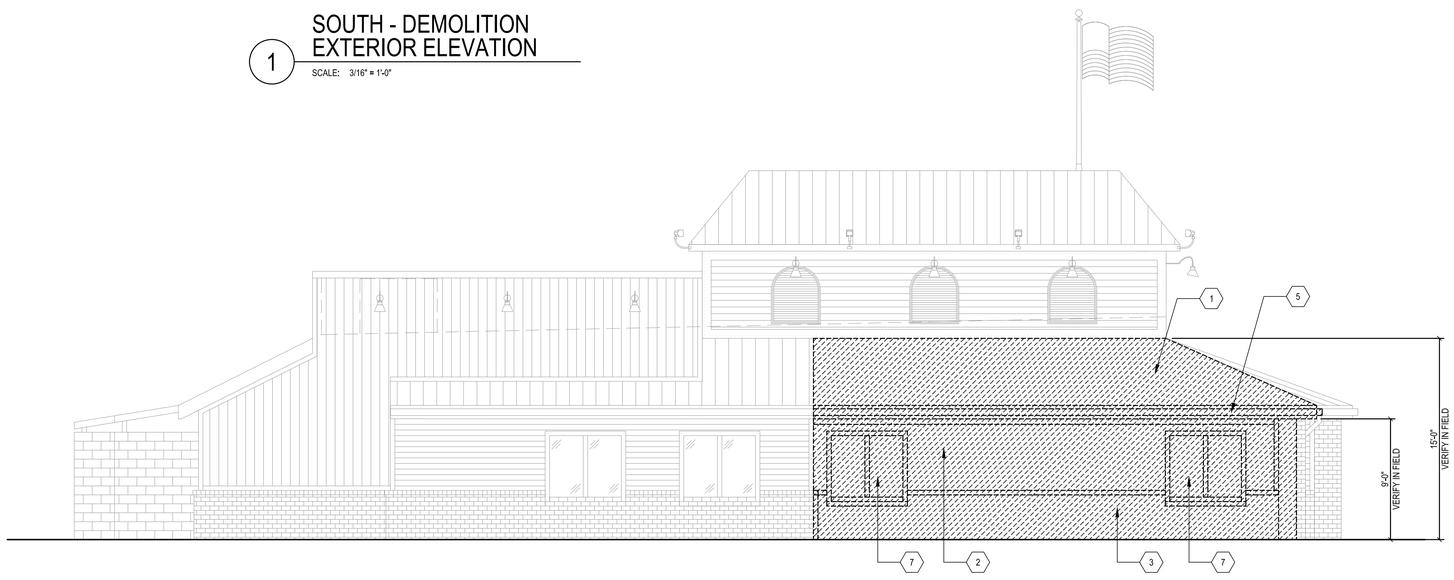
SHEET TITLE
ENLARGED
REVISED
FLOOR PLAN

SHEET NO
**A1.02**




## 1 SOUTH - DEMOLITION EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"




## 2 WEST - DEMOLITION EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

| GENERAL NOTES | |
|---|---|
| 1. | CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF ANY WORK. |
| 2 | CONTRACTOR MUST KEEP AREAS NEAR THE SITE WHICH WILL CONTINUE TO BE OCCUPIED DURING CONSTRUCTION PHASE CLEAN OF ALL HAZARDOUS DEBRIS AT ALL TIMES. |
| 3. | CONTRACTOR WILL DOCUMENT EXISTING SITE CONDITIONS. ITEMS WILL INCLUDE CONCRETE SIDEWALKS, ASPHALT AND CONCRETE CURBS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES DONE DURING THE CONSTRUCTION PROCESS. |
| 4. | CONTRACTOR SHALL RESTORE OR REPAIR ANY DAMAGE IN AREAS CAUSED BY HEAVY MACHINERY OR EQUIPMENT. |
| 5. | GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE ENVIRONMENT THAT WILL NOT POSE A RISK TO THE SAFETY, HEALTH AND WELL BEING OF ALL STAFF AND CUSTOMERS. |

| GENERAL NOTE TO GENERAL CONTRACTOR | |
|---|---|
| 1. | GENERAL CONTRACTOR TO PROPERLY COVER ALL HVAC DIFFUSERS AND REGISTERS BEFORE THE DEMOLITION PHASE AND DURING THE CONSTRUCTION PHASE TO ENSURE NO PARTICLES CONTAMINATE THE HVAC SYSTEM. |
| 2 | IF ANY PORTION OF EXISTING CONCRETE IS TO BE REMOVED, GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE EXISTING STRUCTURAL MEMBERS BEFORE REMOVAL CAN PROCEED. ONCE STRUCTURE IS PROPERLY LOCATED SAWCUT EXISTING CONCRETE TO BEGIN REMOVAL. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF FOUNDATION OR BUILDING. |
| 3. | GENERAL CONTRACTOR TO CONFIRM LOCATIONS OF ALL STRUCTURAL MEMBERS WHEN PENETRATING EXTERIOR WALLS. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF BUILDING. |
| 4. | GENERAL CONTRACTOR TO VERIFY LOCATION OF PROPERTY LINES, PARKING SURFACES, BUILDINGS AND ALL STRUCTURES ON SITE. |

| DEMOLITION EXTERIOR ELEVATIONS KEYED NOTES | |
|---|---|
| 1 | EXISTING METAL ROOF TO BE REMOVED IN PREPARATION OF NEW METAL ROOF TO BE CONSTRUCTED. |
| 2 | EXISTING CEDAR SIDING TO BE REMOVED. EXTERIOR WALL TO REMAIN. |
| 3 | EXISTING BRICK VENEER TO BE REMOVED. EXTERIOR WALL TO REMAIN. |
| 4 | EXISTING DOOR TO BE REMOVED. |
| 5 | REMOVE EXISTING GUTTER AND FASCIA IN PREPARATION OF NEW 5 RIB-GROOVE METAL ROOF TO BE CONSTRUCTED. |
| 6 | EXISTING DOWNSPOUT TO BE REMOVED AND RELOCATED. |
| 7 | EXISTING WINDOWS TO BE REMOVED AND SALVAGED. PATCH AND REPAIR OPENING AS REQUIRED IN PREPARATION FOR NEW GLASS PARTITION TO BE INSTALLED. |

ZDA architecture
2902 N. FLORES
SAN ANTONIO, TEXAS 78212
PH: (210) 734-7371




TEXAS ROADHOUSE #268
THE COLONY DINING ROOM ADDITION
4125 STATE HWY 121
THE COLONY, TEXAS 75056

©COPYRIGHT 2026 - ALL RIGHTS RESERVED - THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF ZDA ARCHITECTURE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

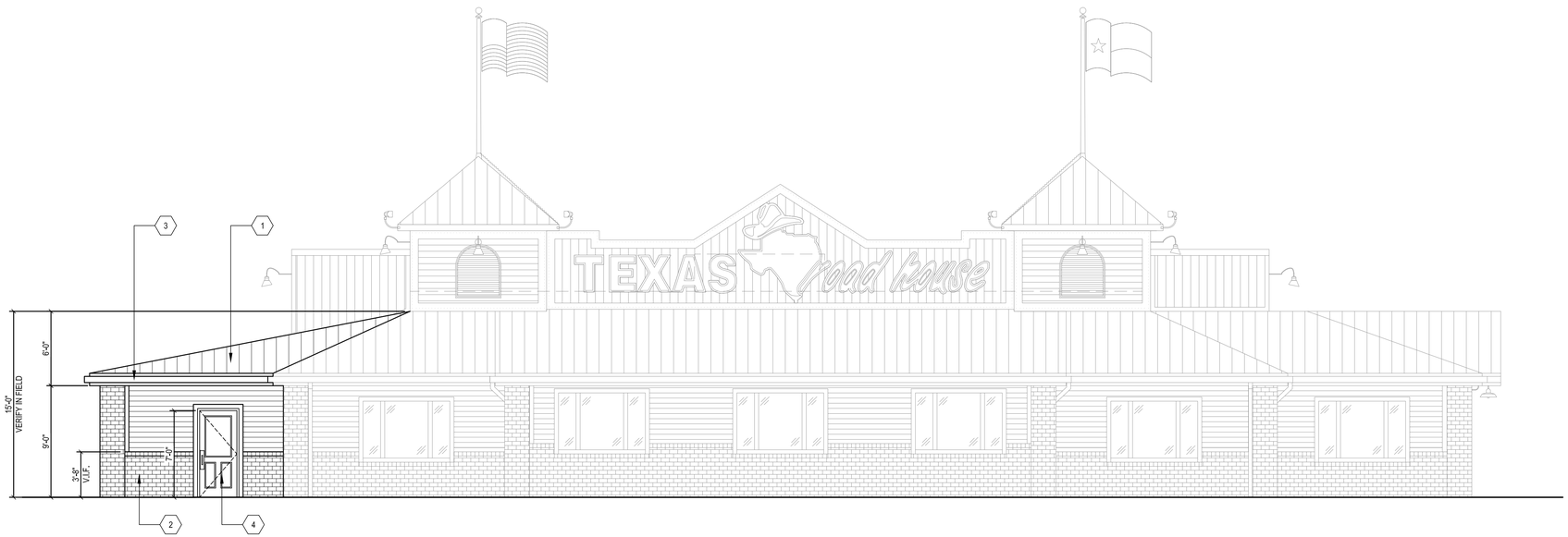
| | |
|---|---|
| DRAWN | ZDA |
| CHECKED | RZ |
| PROJECT NO | 2026-12 |
| DATE | 05-26-2026 |

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

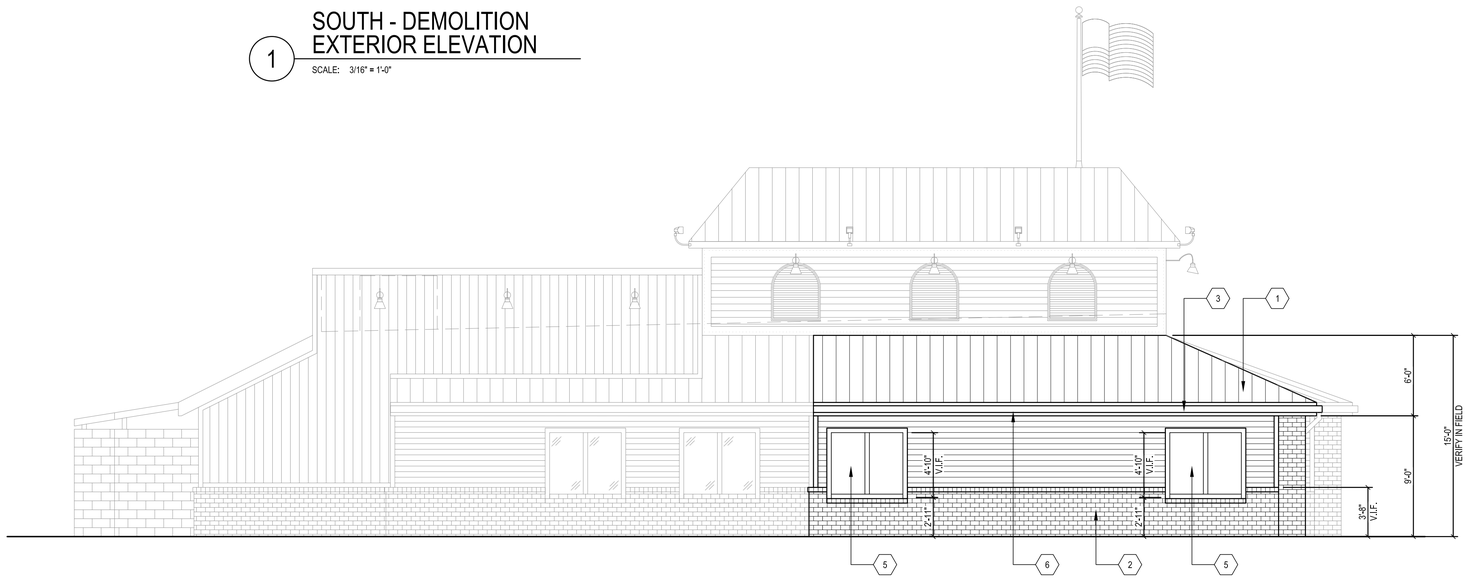
SHEET TITLE
DEMOLITION EXTERIOR ELEVATIONS

SHEET NO
**A3.00**




## 1 SOUTH - DEMOLITION EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"




## 2 WEST - REVISED EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

### GENERAL NOTES

| | |
|---|---|
| 1. | CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF ANY WORK. |
| 2 | CONTRACTOR MUST KEEP AREAS NEAR THE SITE WHICH WILL CONTINUE TO BE OCCUPIED DURING CONSTRUCTION PHASE CLEAN OF ALL HAZARDOUS DEBRIS AT ALL TIMES. |
| 3. | CONTRACTOR WILL DOCUMENT EXISTING SITE CONDITIONS. ITEMS WILL INCLUDE CONCRETE SIDEWALKS, ASPHALT AND CONCRETE CURBS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES DONE DURING THE CONSTRUCTION PROCESS. |
| 4. | CONTRACTOR SHALL RESTORE OR REPAIR ANY DAMAGE IN AREAS CAUSED BY HEAVY MACHINERY OR EQUIPMENT. |
| 5. | GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE ENVIRONMENT THAT WILL NOT POSE A RISK TO THE SAFETY, HEALTH AND WELL BEING OF ALL STAFF AND CUSTOMERS. |

### GENERAL NOTE TO GENERAL CONTRACTOR

| | |
|---|---|
| 1. | GENERAL CONTRACTOR TO PROPERLY COVER ALL HVAC DIFFUSERS AND REGISTERS BEFORE THE DEMOLITION PHASE AND DURING THE CONSTRUCTION PHASE TO ENSURE NO PARTICLES CONTAMINATE THE HVAC SYSTEM. |
| 2 | IF ANY PORTION OF EXISTING CONCRETE IS TO BE REMOVED, GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE EXISTING STRUCTURAL MEMBERS BEFORE REMOVAL CAN PROCEED. ONCE STRUCTURE IS PROPERLY LOCATED SAWCUT EXISTING CONCRETE TO BEGIN REMOVAL. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF FOUNDATION OR BUILDING. |
| 3. | GENERAL CONTRACTOR TO CONFIRM LOCATIONS OF ALL STRUCTURAL MEMBERS WHEN PENETRATING EXTERIOR WALLS. DO NOT COMPROMISE STRUCTURAL INTEGRITY OF BUILDING. |
| 4. | GENERAL CONTRACTOR TO VERIFY LOCATION OF PROPERTY LINES, PARKING SURFACES, BUILDINGS AND ALL STRUCTURES ON SITE. |

### REVISED EXTERIOR ELEVATIONS KEYED NOTES

| | |
|---|---|
| 1 | NEW 5 RIB V-GROOVE METAL ROOF TO BE INSTALLED. MATCH EXISTING ROOF IN COLOR AND METAL ROOF PANEL. |
| 2 | NEW EXTERIOR WALL TO BE CONSTRUCTED, MATERIALS AND COLOR TO MATCH EXISTING. |
| 3 | NEW FASCIA AND GUTTER TO BE INSTALLED, MATERIALS, COLOR AND SIZE TO MATCH EXISTING. |
| 4 | NEW DOOR TO BE INSTALLED, PROVIDE PANIC HARDWARE. |
| 5 | EXISTING SALVAGED WINDOWS TO BE REINSTALLED, TYPICAL. |
| 6 | NEW TRIM TO BE INSTALLED. MATERIALS AND COLOR TO MATCH EXISTING. |
| 7 | NEW DOWNSPOUT TO BE INSTALLED. DOWNSPOUT TO BE CONNECTED TO EXISTING DRAINAGE LINE. MATERIALS, COLOR AND SIZE TO MATCH EXISTING. |

ZDA architecture

2902 N. FLORES
SAN ANTONIO, TEXAS 78212
PH: (210) 734-7371




TEXAS ROADHOUSE #268
THE COLONY DINING ROOM ADDITION
4125 STATE HWY 121
THE COLONY, TEXAS 75056

© COPYRIGHT 2026 - ALL RIGHTS RESERVED - THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF ZDA ARCHITECTURE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

| | |
|---|---|
| DRAWN | ZDA |
| CHECKED | RZ |
| PROJECT NO | 2026-12 |
| DATE | 05-26-2026 |

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

SHEET TITLE
REVISED EXTERIOR ELEVATIONS

SHEET NO
**A3.01**