CITY OF THE COLONY
PLANNING & ZONING COMMISSION
AGENDA
TUESDAY, NOVEMBER 24, 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 24, 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 November 10, 2026 Regular Session.

4.0 PUBLIC HEARING ITEMS

4.1 SUP26-0007 - 5245 SH-121 - EV Auto (Auto Sales and Service with Outside Display)
Conduct a public hearing, discuss, and consider making a recommendation to City Council regarding a Specific Use Permit for an Auto Sales and Service with Outside Display operation, known as "EV Auto." The proposed request reflects the development of an approximately 16,120 sq.ft. building, and 13,284 sq.ft. of outdoor display, with EV charging stations. The subject property contains approximately 2.145 acres (93,461 sq.ft.), located at 5245 SH-121. within the Business Park (BP) Zoning District and Gateway Overlay District. (Groff)

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 18th day of November 2026.

Tina Stewart, TRMC, CMC, City Secretary

MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 10, 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, November 10th 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, Jeff Baran and DeWayne Snider

Board Members Absent: Brenda Armour

Staff Present: Isaac Williams, Planning Director and Melissa Devin, Planning Technician

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 October 10, 2026 Regular Session.

Chair Hames read Consent Agenda Item 3.1 into record.

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

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

Chair Hames read Public Hearing Item 4.1 into record.

Mrs. Devin presented the staff report.

Commissioner Snider asked about the parking requirement and stated that he felt the parking was insufficient for the site.

Mr. Williams explained that the site met the parking requirements but if they wanted to explore more, it would not be a function of this project.

Commissioner Senechal added that the Commission is not in a position to require more parking just because they need more parking.

Mr. Williams agreed.

Commissioner Baran made a motion to approve item 4.1, seconded by Commissioner Senechal. 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 6:36pm.

Karen Hames, Chairman

Isaac Williams, Planning Director

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: November 24, 2026

DEPARTMENT: Planning and Development Department

PLANNER: Keyl Groff, Senior Planner

SUBJECT: ***SUP26-0007 – 5245 SH-121 – EV Auto (Auto Sales and Service with Outside Display)***

Conduct a public hearing, discuss, and consider making a recommendation to City Council regarding a Specific Use Permit for an Auto Sales and Service with Outside Display operation, known as "EV Auto." The proposed request reflects the development of an approximately 16,120 sq.ft. building, and 13,284 sq.ft. of outdoor display, with EV charging stations. The subject property contains approximately 2.145 acres (93,461 sq.ft.), located at 5245 SH-121 within the Business Park (BP) Zoning District and Gateway Overlay District.

OWNER/APPLICANT

Owner:	KCW Colony 121, LLC	Westlake Village, CA
Applicant:	Taha Awan Quiddity Engineering, LLC	Plano, TX

EXISTING CONDITION OF PROPERTY

The subject property is currently undeveloped however, cross-access easements/drives, off-street parking (along the State Highway 121 frontage) and an existing multi-tenant pylon sign are provided to accommodate infill development.

ADJACENT ZONING AND LAND USE

North - Business Park (BP), Hyatt Place
South - SH 121 and the City of Lewisville
East - Business Park (BP), Firestone Tire and Vehicle Service Store
West - Business Park (BP), 54th Street Restaurant & Drafthouse

PROPOSED DEVELOPMENT

The applicant requests consideration of a Specific Use Permit (SUP) for the operations of an Auto Sales and Service—with outside display use for EV Auto an auto retail and service dealership.

The business features a showroom and service building of approximately 16,120 sqft. The building will feature an indoor showroom, eleven service bays and office areas. Outside display areas include 13,284 sqft to accommodate parking 82 stalls throughout the site. No vehicle repair activity, repair activities are permitted outside, nor is additional storage proposed. Axillary vehicle charging is proposed on seven dedicated parking spaces.

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The applicant has not justified conformance with the zoning ordinance and comprehensive plan. The Development Review Committee (DRC) recommends denial of the proposed Specific Use Permit.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Narrative

ATTACHMENT 1

Staff Analysis

LAND USE ANALYSIS

The applicant requests approval of a Specific Use Permit (SUP) to allow Auto Sales and Service at 5245 SH-121. Auto Sales and Service uses with outdoor or indoor display are permitted by SUP in the Business Park (BP) Zoning District.

Appendix A, Zoning, Section 4, "Purpose of Zoning Districts", establishes the following purpose for the BP District:

> Business Park (BP) development of the type including high-rise office buildings, clean manufacturing and processing, and related support facilities such as retail establishments within a building, parking garages and restaurants, is a desirable economic goal for The Colony and demands certain special requirements to ensure development of high quality, while protecting noncommercial areas bordering it.

The surrounding area contains a variety of commercial operations. Specifically, the area consists of retail, restaurant, service, office (general and medical), and automotive repair, and hotels. Two nearby automotive repair uses operate under approved SUPs: Firestone, [for Auto Parts and Accessories Sales with inside display only], and Crash Champions, [for Auto Painting or Body Shop with screened outdoor storage]. Nearby retailers offer traditional indoor display and point of sale purchase of merchandise; outdoor retail is uncommon within the BP district and along the SH 121 thoroughfare.

The conceptual development plan reflects a 16,120 square-foot building containing eleven service bays and an indoor vehicle display area. An electric vehicle (EV) charging area is proposed behind the building as an auxiliary use with 24-hour access. The charging area would serve the public and would not be limited to the facility's vehicle sales and service customers.

Proposed hours of operation are as follows:
Vehicle service: Monday through Saturday, 8:00 a.m. to 6:00 p.m.
Vehicle sales: Monday through Friday, 10:00 a.m. to 7:00 p.m., Saturday, 9:00 a.m. to 6:00 p.m.
EV charging: 24 hours daily.

SPECIFIC USE PERMIT (SUP) CRITERIA

In accordance with Section 10-905 (Special Use Permits - Approval Criteria) of the Zoning Ordinance, the Planning and Zoning Commission and City Council shall review and evaluate a Specific Use Permit application using the following criteria:

1. **Conformance with the City of The Colony's Comprehensive Plan;**
   The applicant's characterization of the proposal as infill is relevant to the Comprehensive Plan's redevelopment and infill objectives; however, that characterization alone does not establish overall consistency with the Plan's elements. Although pedestrian connections between the main building and adjacent sites are appropriate, the proposal does not adequately support pedestrian connections between the EV charging area and surrounding businesses.

   The Comprehensive Plan also encourages bicycle parking; however, the proposed vehicle sales and service use has a limited relationship to that objective. These limitations reflect a broader disconnect between the proposed land use and the mobility outcomes envisioned by the Comprehensive Plan.

2. **Conformance with applicable regulations and standards established by the zoning regulations;**

   The Business Park (BP) District emphasizes high-quality development that accommodates the integration of office, light commercial, retail, service and restaurant operators . Although Auto Sales and Service with outdoor display is not prohibited, the proposal's emphasis on extensive outdoor vehicle display raises concerns about its compatibility with the district's intended development character. Auto sales are inherently incongruent within the context of the City's Business Park district, however through SUP review, an applicant may demonstrate design and operational standards that reflect conformance with applicable regulations. The applicant has not demonstrated how the proposed site layout and outdoor vehicle display areas further that purpose.

3. **Compatibility with existing or permitted uses on abutting sites, in terms of building height, build and scale, setbacks on open spaces, landscaping and site development, access and circulation features, architectural compatibility;**
   The conceptual plans suggest significant areas of outdoor display rather than primary building massing. Landscape screening appears consistent with development standards and vehicle access and circulation follows previously approved design.

4. **Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area, existing zoning and land uses in the area;**
   The conceptual site layout extends and utilizes existing vehicular cross-access connections. Proposed sidewalks connect the showroom entrance to neighboring restaurants to the east and west. However, the layout does not provide protected pedestrian routes between the EV charging area and nearby businesses. The proposed charging stations would also introduce 24-hour activity at the rear of the property, within the service area, without supporting amenities for charging customers. These aspects of the layout raise concerns regarding the safety and

convenience of pedestrian circulation, particularly for charging customers accessing surrounding businesses outside the facility's sales and service hours.

5. **Protection of persons and property from erosion, flood, or water damage, fire, noise, glare, air quality, generation of dust and odors, and similar hazards and impacts;**
Development of the site will require full site plan review, and the adherence to any operational and developmental conditions reflected in an SUP approval.

6. **Location, lighting and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties;**
All proposed lighting will be subject to the Gateway Overlay District regulations, and standard building permit conditions.

7. **Adequacy and convenience of off-street parking and loading facilities;**
The concept plans are consistent with requirements of applicable off-street parking subject to final site plan review. Required parking stalls may not be used for sales or repair work. The applicant will finalize an appropriate location of a loading zone with future site planning; no variance will be sought.

8. **Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity;**
The proposed development presents large outdoor display areas uncommon in the City's Business Park (BP) Zoning District. Most of the acreage within the BP district is developed and therefore compels infill development compatible with existing uses. This may be expressed through site-to-site connections, or unifying design elements based on the characteristics of the district and the developments therein. Staff found no specific site development features within the request that support compatibility with existing or permitted uses in the vicinity.

9. **Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses in the same district and surrounding area**
If the use is approved, staff recommends programing sufficient active pedestrian sidewalks and facilities consistent with public amenities including covered seating, trash receptacles while locating along direct building entries.

10. **Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare of materially injurious to properties or improvements in the vicinity.**
The proposed 24-hour charging area is in the rear utility area of the site and lacks designated pedestrian connections to the building and adjacent services businesses.

As proposed, charging users would need to walk without protected crossing within the service drive aisle to reach the building entrance or neighboring sites, creating potential conflicts with vehicles using the rear utility area, particularly during nighttime operations.

To address this concern, the applicant should submit a revised site plan demonstrating how safe pedestrian access will be provided between the charging

area, the building entrance, and the site's pedestrian circulation network. The revised plan should address potential pedestrian and vehicle conflicts, lighting along the pedestrian route, and how pedestrian access would be maintained without obstruction by service activities. The proposed improvements will be subject to review by Engineering, Building, and Fire. Until these concerns are adequately addressed, staff cannot determine that the proposed use, together with applicable conditions, would not be detrimental to public health, safety, or welfare.

Infrastructure Improvements

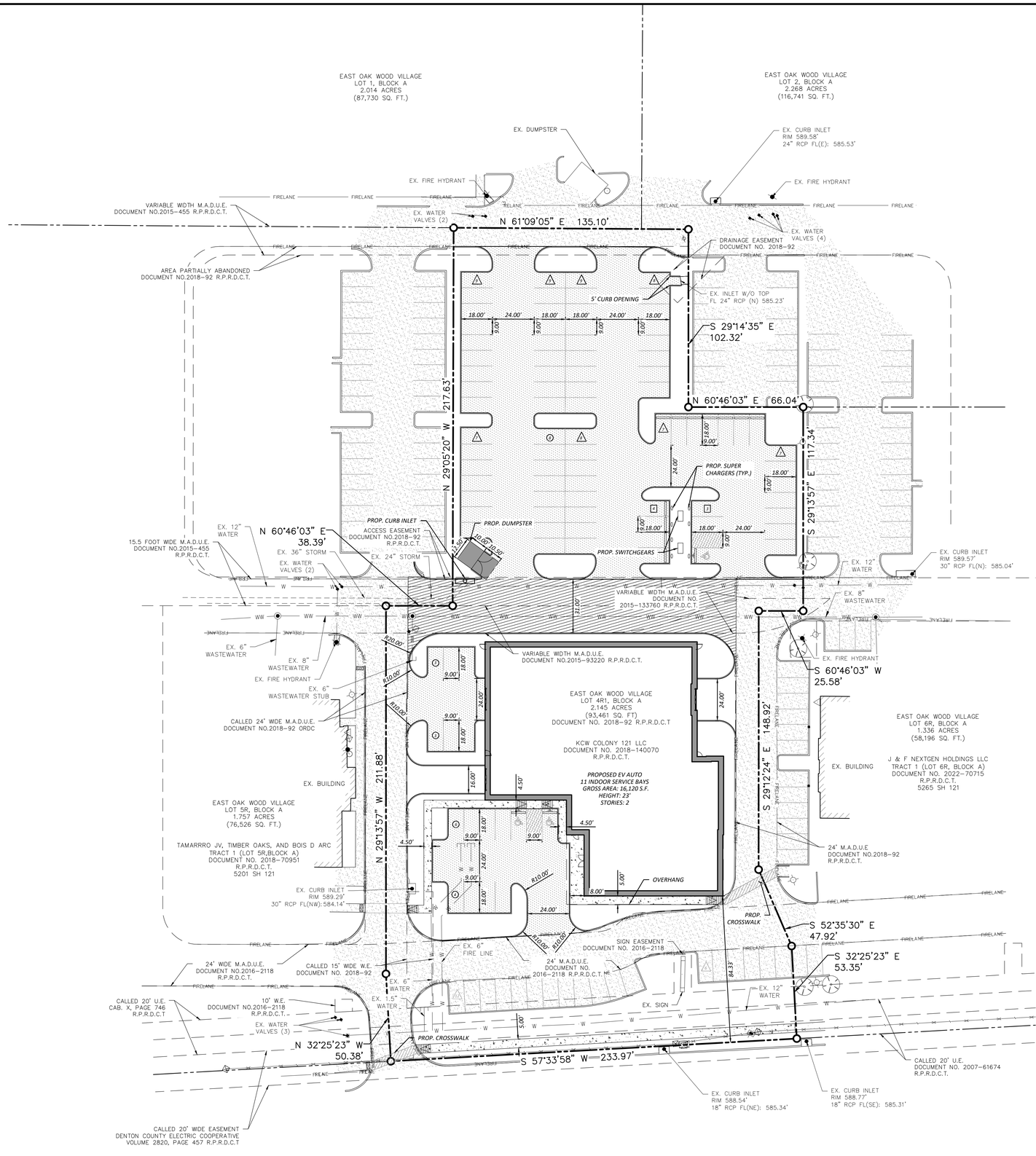
No specific public infrastructure improvements are planned for this area.

Notification

The Zoning Ordinance requires newspaper notification a minimum of ten (10) days prior to the Planning and Zoning Commission meeting. In addition, the Zoning Ordinance requires notification of property owners located within 200 feet of the subject property a minimum of ten (10) days prior to the public hearing. No comments either for or against the SUP were received as of printing of this packet.

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The applicant has not justified conformance with the zoning ordinance and comprehensive plan. The Development Review Committee (DRC) recommends denial of the proposed Specific Use Permit.



0 10 20 30 60 90

SCALE: 1" = 30'

LEGEND

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- SANITARY SEWER W/ MANHOLE
- SANITARY SEWER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING TREE
- EXISTING INVENTORY PARKING

PROPOSED LEGEND

- WATERLINE W/ GATE VALVE
- WATERLINE W/ BF PREVENTER & METER
- WATERLINE W/ FIRE HYDRANT
- SANITARY SEWER W/ MANHOLE
- SANITARY SEWER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- INVENTORY PARKING COUNT
- STANDARD PARKING COUNT
- CHARGING PARKING COUNT
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK PAVEMENT 4000 PSI CONCRETE @28 DAYS W/ #3 BARS @ 14" C-C
- PROPOSED 7" REINFORCED CONCRETE FIRELANE PAVEMENT 4000 PSI CONCRETE @ 28 DAYS W/ #4 BARS @ 24" C-C
- PROPOSED 5" REINFORCED CONCRETE PARKING PAVEMENT 4000 PSI CONCRETE @ 28 DAYS W/ #4 BARS @ 18" C-C
- PROPOSED 7" REINFORCED CONCRETE DUMPSTER PAVEMENT 4000 PSI CONCRETE @ 28 DAYS W/ #3 BARS @ 18" C-C

NOTE

SITE PLAN TO MEET GATEWAY OVERLAY DISTRICT

Parking Summary Table	
Required Parking (1:4000 sq. ft.)	24
Proposed Parking	24
Display	82
Charging	7
Display Area (sq. ft.)	13,284

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

No.	Date	REVISION	APP.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
110 Ventura Drive, Suite 100 • College Station, TX 77845 • 979.731.8000

DESIGNED BY: ZA
CHECKED BY: AWS
DRAWN BY: ZA
DATE: OCTOBER 2026
JOB NO.: 16866-0005-01

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.

Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: OCTOBER 2026

EV AUTO
5245 State Hwy 121, The Colony, TX 75056

CONCEPTUAL SITE PLAN

SHEET NO. 1
OF 1

QUIDDITY

2805 Dallas Parkway, Suite 600
Plano, Texas 75093
Tel: 972.488.3880
www.quiddity.com

Specific Use Permit Project Narrative
EV Auto – The Colony

As part of the specific use permit requirements, Quiddity Engineering is providing this project narrative on behalf of EV Auto. The information required that is not found on the proposed concept site plan will be listed here.

1. **Provide the Land Use Description, Existing Zoning, and Justification for the Request**
   The land use is Auto sales and service, and the existing zoning district is Business Park (BP). EV Auto is an upscale electric vehicle sales and service establishment that fits the BP district intent. The city of The Colony specifies in it's "Zoning Districts and Land Use" document for Business Park districts that the land use of Auto Service and Sales is allowed in the BP district with an SUP submittal.

2. **Conformance with the City of The Colony's Comprehensive Plan**
   The project supports the Comprehensive Plan's goals for economic development, private investment, redevelopment, and strengthening the City's tax base. A new Auto Service and Sale store would promote the redevelopment and infill development mission, while providing a commercial service and employment opportunities to promote economic development. Furthermore, there will be on-site Tesla superchargers (open to the public), which promotes foot traffic to surrounding businesses. Customers can leave their car charging and visit the surrounding businesses such as restaurants or TopGolf. Alternatively, hotel customers could use the chargers during their stay. Both methods will provide the community with this service (Aligning with the comprehensive plan). The site is also accommodating to pedestrians walking or on bike due to the sidewalk along the frontage of our site connecting our site to existing sites on both sides. This promotes alternative modes of transportation as well as bringing the community together (Aligning with the comprehensive plan)

3. **Conformance with applicable regulations and standards established by zoning regulations**
   The site plan will follow the applicable regulations and standards established under the Business Park zoning regulations and the Gateway Overlay District.

4. **Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features, architectural compatibility.**
   The proposed EV auto sales and service facility will be compatible with the existing commercial uses (restaurants, hotels, auto service, etc.) by following the appropriate building height, bulk, scale, setbacks, and open-space areas requirements set by the BP zoning district. Since the existing abutting sites are included in the BP zoning district, the proposed building will complement its surrounding sites and be consistent with the standards. Landscaping and screening will provide separation and coordinated access, while parking and circulation will minimize conflicts with the surrounding sites.

5. **Potentially unfavorable effects or impact on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.**
   There are no known unfavorable effects or impacts on the existing abutting sites caused by the proposed EV Auto sales and service facility.

6. **Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.**
   There are no modifications to the site plan that would mitigate potentially unfavorable impacts.

7. **Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic, is reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area, existing zoning and land uses in the area.**
   The shared drives and shared parking around the site will ensure the smooth circulation, traffic control, and safety of this site and the surrounding existing sites. The extension of the sidewalk along SH 121 will also promote pedestrian safety and circulation.

8. **Protection of persons and property from erosion, flood or water damage, fire, noise, glare, air quality, generation of dust and odors, and similar hazards and impacts.**
   During construction, temporary silt fencing and inlet protection barriers will be installed along certain areas to reduce stormwater runoff and prevent sediment from leaving the site. These measures will help protect the surrounding existing sites, streets, and drainage systems from erosion and sediment impacts. Post construction, EV auto will implement operational measures to protect the property and the surrounding area from any hazards or impacts.

9. **Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.**
   There will be no effect on any traffic control or adjacent property signs. Please see Building renderings as there is no separate signage proposed.

10. **Adequacy and convenience of off-street parking and loading facilities.**
    The off-street parking includes service parking, inventory parking, and customer parking, which is adequate for the specific land use of Auto sales and service. A 45 ft. by 10 ft. loading zone will be included towards the back of our site.

11. **Determination that the proposed use is in accordance with the objectives of these zoning regulations and the purpose of the zoning district in which the site is located.**
    The BP District is intended to allow modern business park development, including office, clean manufacturing, processing, and related commercial support uses, while maintaining high-quality development. Automobile sales and service use, including inside and outside vehicle display, auto repair garages, and certain automotive-related services, are specifically identified as uses permitted in the BP District through a Specific Use Permit (SUP). A new Auto Service and Sale store would promote the redevelopment and infill development mission, while providing a commercial

service and employment opportunities to promote economic development. EV Auto can also act as a support facility to the retail establishments around the site. The superchargers can service hotel residents throughout their stay. Customers charging their car can visit the surrounding sites during their charge such as restaurants or TopGolf. EV Auto is an upscale electric vehicle sales and service establishment that fits the BP district intent.

12. **Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the Vicinity.**
    The proposed use of Auto sale and service along with the development of EV auto is compatible with the surrounding existing sites in the vicinity. In fact, the abutting sites would benefit from the EV Auto superchargers. Residents from the hotel could potentially charge their cars during their stay. Customers could drop their car off to charge and then visit the abutting sites such as the restaurants or TopGolf. We will place the chargers towards the back of the site to maximize efficiency to the neighboring hotels to provide efficient service to their customers.

13. **Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses in the same district and the surrounding area.**
    There are no excessive changes that would unfavorably impact the surrounding existing sites.

14. **Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**
    The proposed use of Auto sale and service will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

15. **Lighting Facility Detail**
    The lighting facilities on this site will follow the gateway overlay district's rules and regulations.

16. **Data describing all processes and activities involved with the proposed use**
    EV Auto sells used electric vehicles only. Mostly Tesla, plus Rivian, Lucid, Ford, BMW, Kia and Hyundai and other reputable brands. We sell from a showroom and online at EVAUTO.com. We buy most of our cars directly from private sellers, lease returns and a small share from auctions. Cars arrive by transport truck or are driven in by the seller, and all deliveries happen at the rear of the property. Every car goes through inspection and reconditioning in our own service center (software updates, tires, brakes, detail, any needed repair), gets photographed, and is listed online. All of that happens indoors in a world class, ultra clean shop. Customers mostly shop online, then buy in the showroom, pick up, or have the car delivered. We take trade-ins. Gas trade-ins never sit on the lot, they are wholesaled off site immediately to gas car dealers.

    The intended hours of operation can be broken down as such:

Sales

Monday – Friday	10:00 am – 7:00 pm
Saturday	9:00 am – 6:00 pm

Service

Monday – Saturday	8:00 am – 6:00 pm

The Tesla Superchargers will be open 24 hours a day as a self-service amenity. Our data reflects that charging customers generally stay in their vehicles while charging. They pull in, wait in the car until charging is complete, and then leave. For safety after hours, the site will have security cameras on the building and property and a lit parking lot. This keeps the charging area visible and recorded at all times. Service runs two shifts because wait times to get a Tesla or other EV repaired in this market can run one to two months, and customers love that we can get them taken care of much sooner. Roughly 85 percent of revenue is vehicle sales and 15 percent is service. Service is a bigger share of what happens on site than it is of revenue, since every car we sell goes through the shop first.

Every vehicle on the property (excluding customer cars) is for retail sale to the public. Wholesale is limited to gas trade-ins and the occasional unit we choose not to retail. Those move off site to wholesale partners and are never sold from the property. We do not buy, store, or sell salvage title vehicles at any store, and The Colony will be no exception. That is not our brand.

The cars we bring in are clean, running electric vehicles that only need inspection, software, tires, brakes, detail, and light repair before sale. That work is done in the 11 bay service center on site. Nothing arrives wrecked. Service performed on site includes electric vehicle inspection and reconditioning, mechanical and electrical repair, tires, brakes, suspension, HVAC, 12 volt and high voltage battery diagnostics and component replacement, software updates and detail. EVs have no oil, no exhaust, and no fuel, so there are no fluids, fumes, or tanks of any size. It is a clean, quiet operation.

17. Data describing the minimum number of employees associated with the proposed use and the minimum wage of the employees

As for employees, there will be 25 to 30 at opening, growing to 45 to 55 at full operation across sales, finance, service technicians, detail, and support. The two shift service center is why this store carries more people than a typical used car lot. Our lowest starting rate is around $17 an hour for entry level lot and detail roles. Technicians, sales, and finance earn high five figures to well into six figures.

18. Data describing the estimated taxable value of the proposed use

Projected vehicle sales at this store are $35 million in year one, $43 million in year two, and $47 million in year three. On top of vehicle sales, customer pay service and parts revenue is projected at $1.5 million in year one, $3 million in year two, and $3.5 million in year three. On the property side, the $6 million building plus roughly $1 million in shop equipment and a $1.4 to $1.5 million 7 stall Tesla Supercharger, open to the public 24/7.

19. Trash Details

Standard commercial dumpster with a screened masonry enclosure will follow the standards set by Republic Services. We generate cardboard, packaging, and shop waste. Tires, batteries, and any fluids are removed by licensed recyclers and never go in the dumpster.

20. Parking Details

A curated set of vehicles is displayed in the front customer area along 121 as the showroom lot. The rest of the inventory is stored in the rear inventory lot. Customer parking stays clear and marked. We plan on 83 units of inventory between the front display and rear lot, service and customer cars in the 24 service parking spaces, and finally 7 charging parking. The landscape conceptual plan will provide the screening details. Security includes cameras, lighting, and the fact that every car is an EV with GPS and remote tracking.

21. Existing Locations and details on why The Colony was chosen for EV Auto

Today there are three EV Auto stores: Bountiful, Utah, Lehi, Utah and Brentwood, Tennessee. Scottsdale, Arizona opens in December and Las Vegas opens in January. The Colony would be our sixth store and the flagship for the Dallas market.

DFW is one of the fastest growing EV markets in the country, and the 121 corridor is a critical piece of it with almost no public fast charging. The Colony sits right in the middle of that gap. The Colony store would be our largest to date: a showroom, a 11-bay EV service center running two shifts, and a 7-stall Tesla Supercharger open to the public 24 hours a day. The Supercharger alone brings hundreds of drivers a week onto the site who stop, charge and walk to the surrounding businesses. In our Brentwood store that has been a real draw for the neighbors. We chose The Colony over other Dallas sites because of the traffic counts, the visibility from 121, the demographics of the surrounding neighborhoods and the city itself. The Colony has been great to work with and clearly wants businesses that fit the direction it is heading.

22. Landscape Requirements

We understand a public amenity is required by the gateway overlay district. We will be providing an outdoor public art piece, and the location/details will be specified further along the site plan process.

To reach our 15 points requirement we are considering a combination of the following in the future planning phase of this project:

- Enhanced hardscape (stamped crosswalks, pavers, decorative cobble walkways, meandering sidewalks, etc.)
- Enhanced landscaping (within development and at the entryways of the development)
- Enhanced landscaping surrounding a monument sign
- Enhanced site canopy (planting perimeter trees 1 per 40 feet and locating a parking island every 10 spaces)
- Enhanced streetscape elements (i.e., decorative lampposts, benches, receptacles, decorative bollards, etc.)
- Use of decorative outdoor seating areas (benches, outdoor dining, etc.)

Thank you for your consideration. Should you have any questions or require additional information, please feel free to call or email.

Sincerely,

Alek W. Strimple, PE
Tel.972.265.7174
astrimple@quiddity.com

K:\16866\16866-0005-01 EV Auto - The Colony\2 Design Phase\CAD\Exhibits\PROJECT NARRATIVE.docx

Enclosures

QUIDDITY

2805 Dallas Parkway, Suite 600
Plano, Texas 75093
Tel: 972.488.3880
www.quiddity.com

Specific Use Permit Project Narrative
EV Auto – The Colony

As part of the specific use permit requirements, Quiddity Engineering is providing this project narrative on behalf of EV Auto. The information required that is not found on the proposed concept site plan will be listed here.

1. **Provide the Land Use Description, Existing Zoning, and Justification for the Request**
   The land use is Auto sales and service, and the existing zoning district is Business Park (BP). EV Auto is an upscale electric vehicle sales and service establishment that fits the BP district intent. The city of The Colony specifies in it's "Zoning Districts and Land Use" document for Business Park districts that the land use of Auto Service and Sales is allowed in the BP district with an SUP submittal.

2. **Conformance with the City of The Colony's Comprehensive Plan**
   The project supports the Comprehensive Plan's goals for economic development, private investment, redevelopment, and strengthening the City's tax base. A new Auto Service and Sale store would promote the redevelopment and infill development mission, while providing a commercial service and employment opportunities to promote economic development. Furthermore, there will be on-site Tesla superchargers (open to the public), which promotes foot traffic to surrounding businesses. Customers can leave their car charging and visit the surrounding businesses such as restaurants or TopGolf. Alternatively, hotel customers could use the chargers during their stay. Both methods will provide the community with this service (Aligning with the comprehensive plan). The site is also accommodating to pedestrians walking or on bike due to the sidewalk along the frontage of our site connecting our site to existing sites on both sides. This promotes alternative modes of transportation as well as bringing the community together (Aligning with the comprehensive plan)

3. **Conformance with applicable regulations and standards established by zoning regulations**
   The site plan will follow the applicable regulations and standards established under the Business Park zoning regulations and the Gateway Overlay District.

4. **Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features, architectural compatibility.**
   The proposed EV auto sales and service facility will be compatible with the existing commercial uses (restaurants, hotels, auto service, etc.) by following the appropriate building height, bulk, scale, setbacks, and open-space areas requirements set by the BP zoning district. Since the existing abutting sites are included in the BP zoning district, the proposed building will complement its surrounding sites and be consistent with the standards. Landscaping and screening will provide separation and coordinated access, while parking and circulation will minimize conflicts with the surrounding sites.

5. **Potentially unfavorable effects or impact on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.**
   There are no known unfavorable effects or impacts on the existing abutting sites caused by the proposed EV Auto sales and service facility.

6. **Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.**
   There are no modifications to the site plan that would mitigate potentially unfavorable impacts.

7. **Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic, is reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area, existing zoning and land uses in the area.**
   The shared drives and shared parking around the site will ensure the smooth circulation, traffic control, and safety of this site and the surrounding existing sites. The extension of the sidewalk along SH 121 will also promote pedestrian safety and circulation.

8. **Protection of persons and property from erosion, flood or water damage, fire, noise, glare, air quality, generation of dust and odors, and similar hazards and impacts.**
   During construction, temporary silt fencing and inlet protection barriers will be installed along certain areas to reduce stormwater runoff and prevent sediment from leaving the site. These measures will help protect the surrounding existing sites, streets, and drainage systems from erosion and sediment impacts. Post construction, EV auto will implement operational measures to protect the property and the surrounding area from any hazards or impacts.

9. **Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.**
   There will be no effect on any traffic control or adjacent property signs. Please see Building renderings as there is no separate signage proposed.

10. **Adequacy and convenience of off-street parking and loading facilities.**
    The off-street parking includes service parking, inventory parking, and customer parking, which is adequate for the specific land use of Auto sales and service. A 45 ft. by 10 ft. loading zone will be included towards the back of our site.

11. **Determination that the proposed use is in accordance with the objectives of these zoning regulations and the purpose of the zoning district in which the site is located.**
    The BP District is intended to allow modern business park development, including office, clean manufacturing, processing, and related commercial support uses, while maintaining high-quality development. Automobile sales and service use, including inside and outside vehicle display, auto repair garages, and certain automotive-related services, are specifically identified as uses permitted in the BP District through a Specific Use Permit (SUP). A new Auto Service and Sale store would promote the redevelopment and infill development mission, while providing a commercial

service and employment opportunities to promote economic development. EV Auto can also act as a support facility to the retail establishments around the site. The Superchargers support the Business Park the same way the hotels and restaurants around it do. They serve people already working, staying and visiting in The Colony. Hotel guests can charge overnight, business travelers can charge before an early flight, and everyone gets a clean, quiet, well-lit stop on the city's main corridor. We're proud to bring this highly desired amenity to The Colony.

12. **Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the Vicinity.**
    The proposed use of Auto sale and service along with the development of EV auto is compatible with the surrounding existing sites in the vicinity. In fact, the abutting sites would benefit from the EV Auto superchargers. Residents from the hotel could potentially charge their cars during their stay. Customers could drop their car off to charge and then visit the abutting sites such as the restaurants or TopGolf. We will place the chargers towards the back of the site to maximize efficiency to the neighboring hotels to provide efficient service to their customers.

13. **Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses in the same district and the surrounding area.**
    There are no excessive changes that would unfavorably impact the surrounding existing sites.

14. **Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**
    The proposed use of Auto sale and service will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

15. **Lighting Facility Detail**
    The lighting facilities on this site will follow the gateway overlay district's rules and regulations.

16. **Data describing all processes and activities involved with the proposed use**
    EV Auto sells used electric vehicles only. Mostly Tesla, plus Rivian, Lucid, Ford, BMW, Kia and Hyundai and other reputable brands. We sell from a showroom and online at EVAUTO.com. We buy most of our cars directly from private sellers, lease returns and a small share from auctions. Cars arrive by transport truck or are driven in by the seller, and all deliveries happen at the rear of the property. Every car goes through inspection and reconditioning in our own service center (software updates, tires, brakes, detail, any needed repair), gets photographed, and is listed online. All of that happens indoors in a world class, ultra clean shop. Customers mostly shop online, then buy in the showroom, pick up, or have the car delivered. We take trade-ins. Gas trade-ins never sit on the lot, they are wholesaled off site immediately to gas car dealers.

The intended hours of operation can be broken down as such:

Sales		
	Monday – Friday	10:00 am – 7:00 pm
	Saturday	9:00 am – 6:00 pm
Service		
	Monday – Saturday	8:00 am – 6:00 pm

The Tesla Superchargers will be open to the public 24 hours a day, 7 days a week. The 121 corridor is The Colony's front door, and it has almost no public fast charging today. This site fills that gap with a modern, high-quality amenity that serves the hotels, restaurants, Grandscape visitors and businesses that make The Colony a destination. Supercharger customers are established professionals, business travelers and local families. The average new Tesla owner is 48 with a household income over $140,000. That's the kind of visitor The Colony wants on 121.

EV Auto already runs Superchargers on its own dealership lots, including our Brentwood, TN store, which is open 24/7. It has been a great neighbor. During the day, drivers charge and walk next door to eat or shop. After hours it's a quick, quiet stop. Drivers pull in, stay in their car while they charge watching Netflix (EV's have these types of things to do while charging), and then they head out.

The site is designed to be safe and welcoming at every hour:

- Security cameras covering the building, the charging stalls and the full lot, recording 24/7
- A fully lit lot, including the charging area, built to Gateway Overlay standards
- Tesla monitors and supports every stall remotely, around the clock, 24/7
- Every vehicle on the property is an EV with GPS and remote tracking

Service runs two shifts because wait times to get a Tesla or other EV repaired in this market can run one to two months, and customers love that we can get them taken care of much sooner. Roughly 85 percent of revenue is vehicle sales and 15 percent is service. Service is a bigger share of what happens on site than it is of revenue, since every car we sell goes through the shop first.

Every vehicle on the property (excluding customer cars) is for retail sale to the public. Wholesale is limited to gas trade-ins and the occasional unit we choose not to retail. Those move off site to wholesale partners and are never sold from the property. We do not buy, store, or sell salvage title vehicles at any store, and The Colony will be no exception. That is not our brand.

The cars we bring in are clean, running electric vehicles that only need inspection, software, tires, brakes, detail, and light repair before sale. That work is done in the 11 bay service center on site. Nothing arrives wrecked. Service performed on site includes electric vehicle inspection and reconditioning, mechanical and electrical repair, tires, brakes, suspension, HVAC, 12 volt and high voltage battery diagnostics and component replacement, software updates and detail. EVs have no oil, no exhaust, and no fuel, so there are no fluids, fumes, or tanks of any size. It is a clean, quiet operation.

17. **Data describing the minimum number of employees associated with the proposed use and the minimum wage of the employees**

    As for employees, there will be 25 to 30 at opening, growing to 45 to 55 at full operation across sales, finance, service technicians, detail, and support. The two shift service center is why this store carries more people than a typical used car lot. Our lowest starting rate is around $17 an hour for entry level lot and detail roles. Technicians, sales, and finance earn high five figures to well into six figures.

18. **Data describing the estimated taxable value of the proposed use**

    Projected vehicle sales at this store are $35 million in year one, $43 million in year two, and $47 million in year three. On top of vehicle sales, customer pay service and parts revenue is projected at $1.5 million in year one, $3 million in year two, and $3.5 million in year three. On the property side, the $6 million building plus roughly $1 million in shop equipment and a $1.4 to $1.5 million 7 stall Tesla Supercharger, open to the public 24/7.

19. **Trash Details**

    Standard commercial dumpster with a screened masonry enclosure will follow the standards set by Republic Services. We generate cardboard, packaging, and shop waste. Tires, batteries, and any fluids are removed by licensed recyclers and never go in the dumpster.

20. **Parking Details**

    A curated set of vehicles is displayed in the front customer area along 121 as the showroom lot. The rest of the inventory is stored in the rear inventory lot. Customer parking stays clear and marked. We plan on 83 units of inventory between the front display and rear lot, service and customer cars in the 24 service parking spaces, and finally 7 charging parking. The landscape conceptual plan will provide the screening details. Security includes cameras, lighting, and the fact that every car is an EV with GPS and remote tracking.

21. **Existing Locations and details on why The Colony was chosen for EV Auto**

    Today there are three EV Auto stores: Bountiful, Utah, Lehi, Utah and Brentwood, Tennessee. Scottsdale, Arizona opens in December and Las Vegas opens in January. The Colony would be our sixth store and the flagship for the Dallas market.

    DFW is one of the fastest growing EV markets in the country, and the 121 corridor is a critical piece of it with almost no public fast charging. The Colony sits right in the middle of that gap. The Colony store would be our largest to date: a showroom, a 11-bay EV service center running two shifts, and a 7-stall Tesla Supercharger open to the public 24 hours a day. The Supercharger alone brings hundreds of drivers a week onto the site who stop, charge and walk to the surrounding businesses. In our Brentwood store that has been a real draw for the neighbors. We chose The Colony over other Dallas sites because of the traffic counts, the visibility from 121, the demographics of the surrounding neighborhoods and the city itself. The Colony has been great to work with and clearly wants businesses that fit the direction it is heading.

22. **Landscape Requirements**

We understand a public amenity is required by the gateway overlay district. We will be providing an outdoor public art piece, and the location/details will be specified further along the site plan process.

To reach our 15 points requirement we are considering a combination of the following in the future planning phase of this project:

- Enhanced hardscape (stamped crosswalks, pavers, decorative cobble walkways, meandering sidewalks, etc.)
- Enhanced landscaping (within development and at the entryways of the development)
- Enhanced landscaping surrounding a monument sign
- Enhanced site canopy (planting perimeter trees 1 per 40 feet and locating a parking island every 10 spaces)
- Enhanced streetscape elements (i.e., decorative lampposts, benches, receptacles, decorative bollards, etc.)
- Use of decorative outdoor seating areas (benches, outdoor dining, etc.)

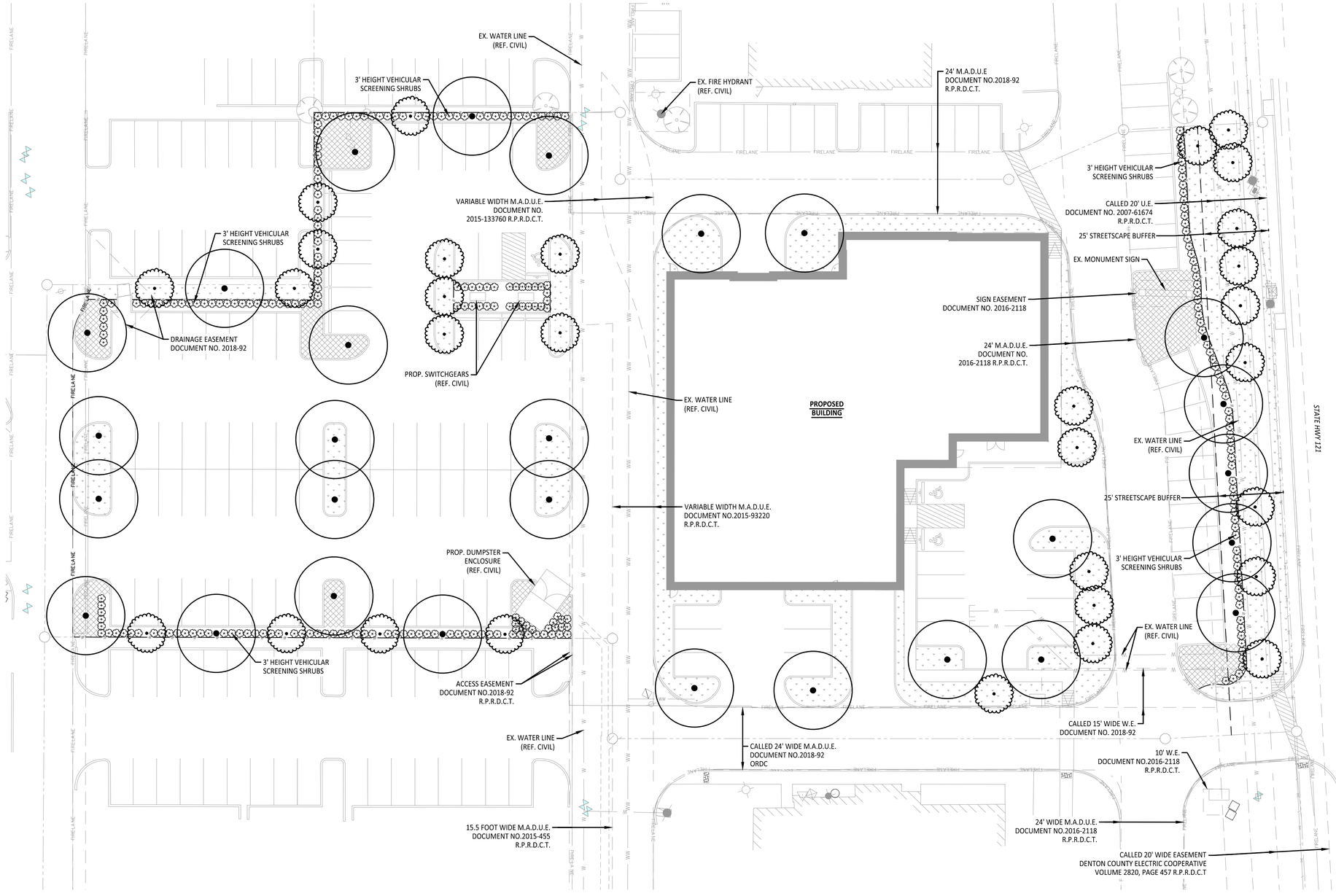
Thank you for your consideration. Should you have any questions or require additional information, please feel free to call or email.

Sincerely,

Alek W. Strimple, PE
Tel.972.265.7174
astrimple@quiddity.com

K:\16866\16866-0005-01 EV Auto - The Colony\2 Design Phase\CAD\Exhibits\PROJECT NARRATIVE.docx

Enclosures



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
SHADE TREES		
	ST	SHADE TREE
ORNAMENTAL TREES		
	OT	ORNAMENTAL TREE
SHRUBS		
	SS	SCREENING SHRUB
GROUND COVERS		
	EC	PURPLE-LEAF WINTERCREEPER
	CD	TIF 419 BERMUDAGRASS

NOTES:
1. ALL PLANTS SHALL BE SELECTED FROM THE TEXAS SMARTSCAPE PLANT LIST.
2. NO MORE THAN 25% OF TREES SHALL BE OF THE SAME SPECIES
3. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO SIDEWALKS, CURBS, UTILITIES AND SCREENING WALLS AS NECESSARY.
4. SITE PLAN WILL PROVIDE 15 LANDSCAPE POINTS AND 1 PUBLIC AMENITY TO MEET THE GATEWAY OVERLAY DISTRICT REQUIREMENTS.

0 5 10 20 40 60

SCALE: 1" = 20'

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No.	Date	REVISION	APP.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23729/LS. 10046100
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, TX 76137 • 682.268.2200

DESIGNED BY: TRD, CMK
CHECKED BY: CMK
DRAWN BY: TRD
DATE: OCTOBER 2026
JOB NO.: 16866-0005-01

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA PLA # 3619
Date: October 30, 2026

EV AUTO - THE COLONY
5245 STATE HWY 121, THE COLONY, TEXAS 75056

SCREENING & LANDSCAPE CONCEPT PLAN

SHEET NO.
L101

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. 505 E Huntland Dr, Austin, TX 78752

EV Auto

Who We Are and Why The Colony

Prepared for the City of The Colony, Planning and Zoning Commission and City Council. October 2026.

Who We Are

EV Auto exclusively sells used electric vehicles. Mostly Tesla, plus Rivian, Lucid, Ford, BMW, Kia, Hyundai and other reputable brands. We buy most of our cars directly from private sellers and lease returns, recondition every one of them in our own shop, and sell them from a showroom and online at EVAUTO.com.

We are not car dealers by background. Our CEO and Co-Founder, Alex Lawrence, sold one electric car out of his driveway in Kaysville, Utah in 2020 and he and his team have built the company to selling nearly 4,000 cars this year. We picked one niche, used EVs, and went all in when almost no one else would touch them. Six years later we are one of the largest used EV retailers in the country.

Today we operate three stores: Bountiful, Utah, Lehi, Utah and Brentwood, Tennessee. Scottsdale, Arizona opens in December and Las Vegas opens in January. The Colony would be our sixth store and the flagship for the Dallas market. Every store has been profitable from its first month. The company is very stable, profitable and in it for the long term.

The Highest Rated Dealership In Every Market

Every EV Auto store holds a 4.9-star rating on Google with more than 1,100 combined reviews. That puts us at the top of the ratings in every city we operate in. We did not get there with gimmicks. Customers rate us that way because we treat buying a car the way it should be.

Upfront pricing. No pressure. Every car inspected, software updated, tires and brakes checked, detailed and photographed before it ever goes on the lot. If something is wrong with a car after the sale, we fix it. People drive and fly in from other states to buy from us, and we deliver cars nationwide.

We also share how the business runs publicly on social media, good and bad, and have built a national following doing it. Buyers know who they are dealing with before they walk in the door.

What An EV Auto Store Looks Like

It does not look like a used car lot. There is no fuel, no oil, no exhaust and no fluid storage. Every car is electric. The shop is indoors, clean and quiet. We do not buy, store or sell salvage title vehicles, and nothing arrives wrecked. Gas trade-ins never sit on the property; they are wholesaled off-site immediately.

Each store runs a full EV Service Center that is open to the public, not just our own customers. In most markets the wait to get a Tesla or other EV repaired runs one to two months. We run two shifts and get people back on the road in days. That is one of the main reasons customers

keep coming back after the sale. It's also an incredible amenity to offer EV drivers in the The Colony and surrounding areas.

Why The Colony

DFW is one of the fastest growing EV markets in the country, and the 121 corridor is a critical piece of it with almost no public fast charging. The Colony sits right in the middle of that gap.

The Colony store would be our largest to date: a showroom, a 12-bay EV service center running two shifts, and a 12-stall Tesla Supercharger open to the public 24 hours a day. The Supercharger alone brings hundreds of drivers a week onto the site who stop, charge and walk to the surrounding businesses. In our Brentwood store that has been a real draw for the neighbors.

We chose The Colony over other Dallas sites because of the traffic counts, the visibility from 121, the demographics of the surrounding neighborhoods and the city itself. The Colony has been great to work with and clearly wants businesses that fit the direction it is heading.

What It Means for the City

Projected vehicle sales from this store are $35 million in year one, $43 million in year two and $47 million in year three, with up to another $3.5 to $5 million a year in service and parts revenue on top of that.

The project is a $6 million building plus roughly $1 million in shop equipment and a $1.4 to $1.5 million Supercharger, all privately funded.

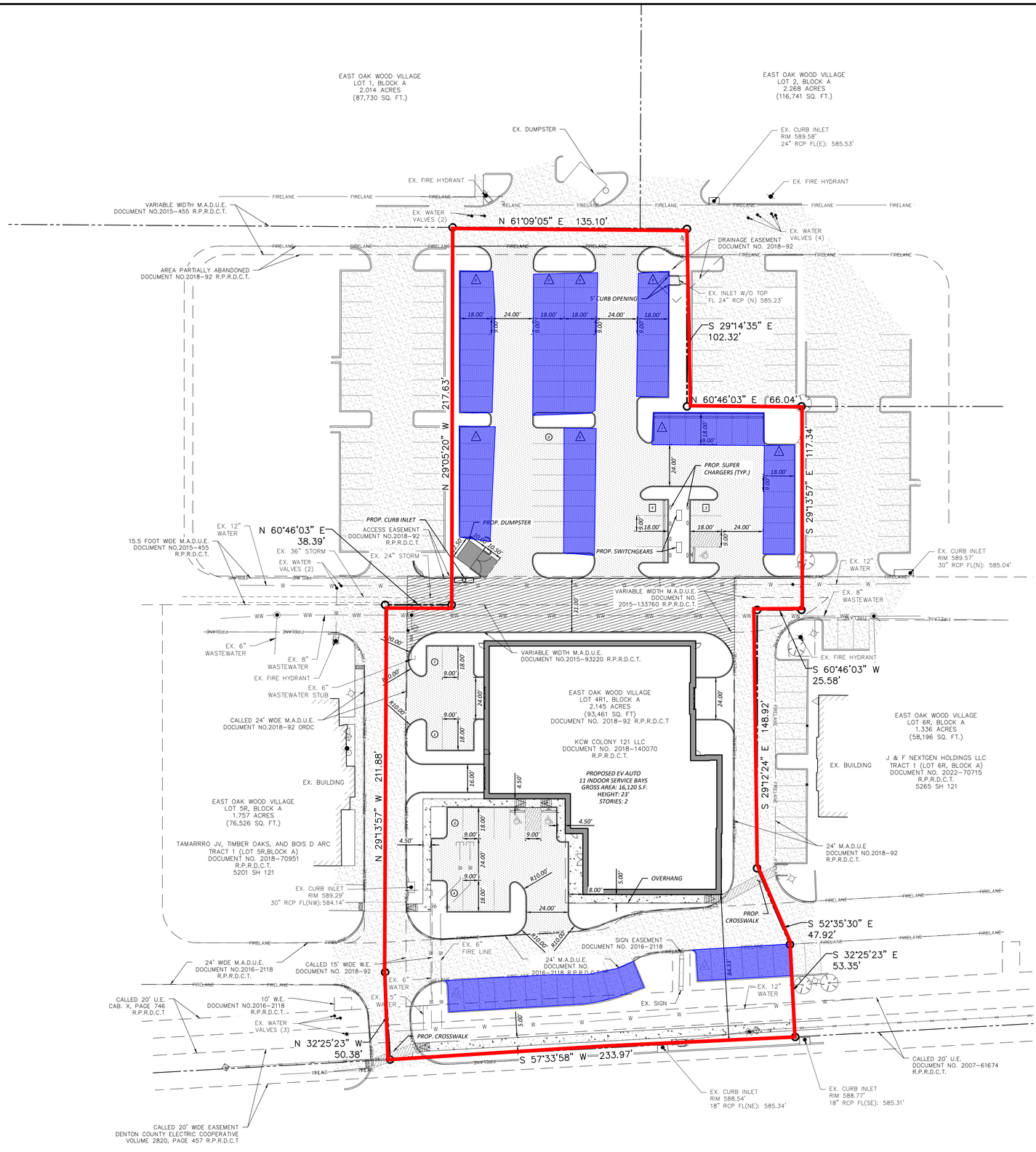
We will open with 25 to 30 employees and grow to 45 to 55 at full operation across sales, finance, service technicians, detail and support. Our lowest starting rate is around $17 an hour for entry level lot and detail roles. Technicians, sales and finance earn high five figures to well into six figures.

We also intend to bring something to the site the public can enjoy, including outdoor public art that ties into what we do and 24 hour charging that residents can use whether or not they ever buy a car from us.

Our Commitment

We are long term operators. We own our stores, we fund our inventory with cash, and we plan to be in The Colony for decades. EV Auto is the nation's leader in used EV's and one of the most trusted and well-respected dealerships in America. We want this to be the store people point to as the example of what an EV dealership should be, how a high end, customer first business should operate, and we would be proud to build it in The Colony.

Alex Lawrence
CEO and Co-Founder, The EV Group
EV Auto | Service | SuperCharging | Warranties | Acquisition
alex@evauto.com | 801-859-8282



0 10 20 30 60 90

SCALE: 1" = 30'

LEGEND

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- SANITARY SEWER W/ MANHOLE
- SANITARY SEWER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING TREE
- EXISTING INVENTORY PARKING

PROPOSED LEGEND

- WATERLINE W/ GATE VALVE
- WATERLINE W/ BF PREVENTER & METER
- WATERLINE W/ FIRE HYDRANT
- SANITARY SEWER W/ MANHOLE
- SANITARY SEWER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- INVENTORY PARKING COUNT
- STANDARD PARKING COUNT
- CHARGING PARKING COUNT
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK PAVEMENT 4000 PSI CONCRETE @28 DAYS W/ #3 BARS @ 14" C-C
- PROPOSED 7" REINFORCED CONCRETE FIRELANE PAVEMENT 4000 PSI CONCRETE @ 28 DAYS W/ #4 BARS @ 24" C-C
- PROPOSED 5" REINFORCED CONCRETE PARKING PAVEMENT 4000 PSI CONCRETE @ 28 DAYS W/ #4 BARS @ 18" C-C
- PROPOSED 7" REINFORCED CONCRETE DUMPSTER PAVEMENT 4000 PSI CONCRETE @ 28 DAYS W/ #3 BARS @ 18" C-C

NOTE

SITE PLAN TO MEET GATEWAY OVERLAY DISTRICT

Parking Summary Table	
Required Parking (1:4000 sq. ft.)	24
Proposed Parking	24
Display	82
Charging	7
Display Area (sq. ft.)	13,284

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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No.	Date	REVISION	APP.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
110 Veterinarian Clinic, Suite 104 • College Station, TX 77845 • 979.731.8000

DESIGNED BY: ZA
CHECKED BY: AWS
DRAWN BY: ZA
DATE: OCTOBER 2026
JOB NO.: 16866-0005-01

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.

Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: OCTOBER 2026

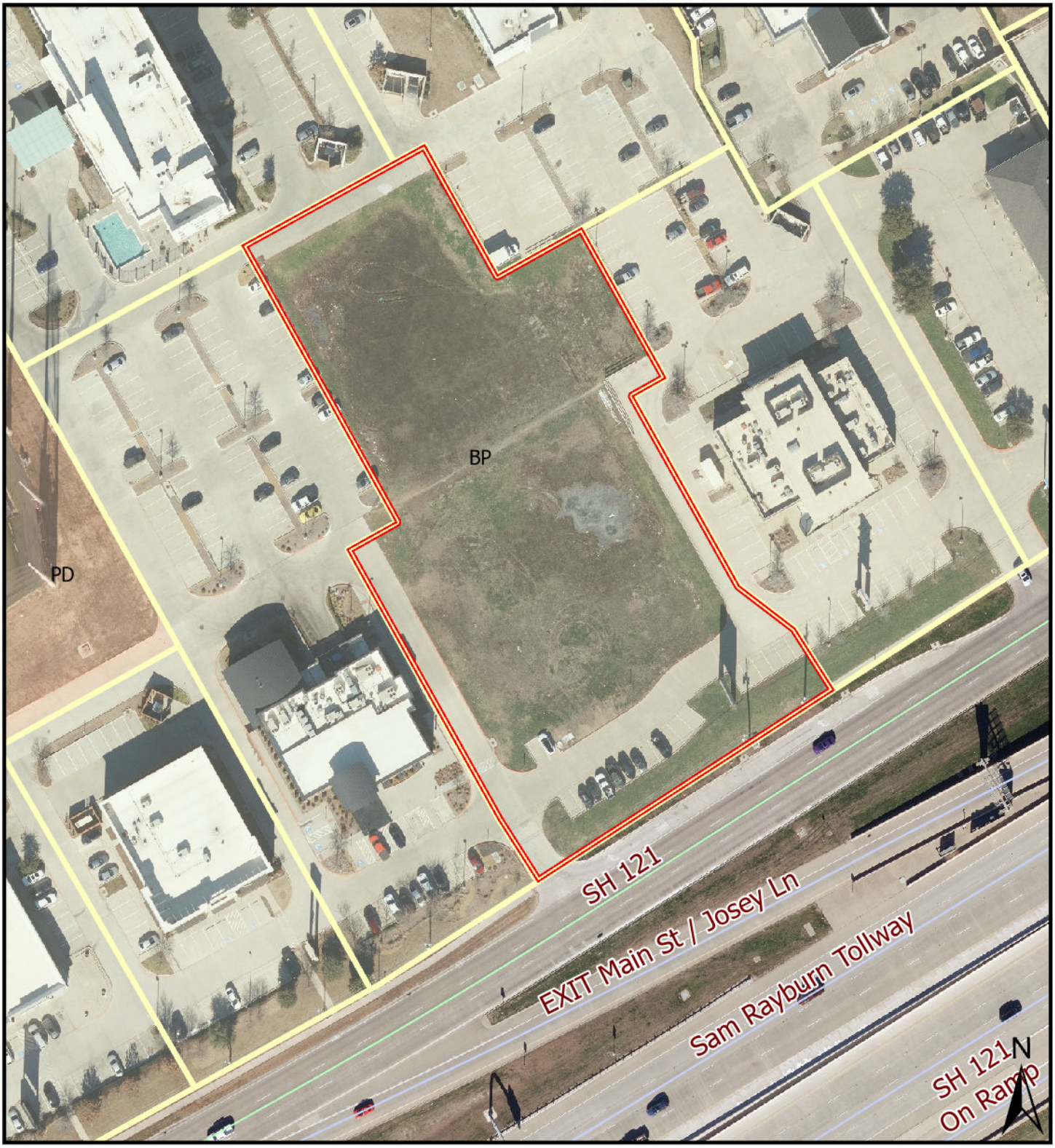
EV AUTO
5245 State Hwy 121, The Colony, TX 75056

CONCEPTUAL SITE PLAN

SHEET NO. 1
OF 1

K:\16866\16866-0005-01 EV Auto - The Colony\2 Design Phase\CAD\Plans\Site Plan\16866-0005-01 SITE PLAN.dwg Oct 30,2026 - 10:55am mawan

SUP26-0007 - EV AUTO



5245 SH 121

Parcels

Zoning Areas

Business Park

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