



Memorandum

November 8, 2017

TO: Town Council
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **NEIGHBORHOOD ENTRYWAY SIGNAGE FOR THE OAK MEADOWS
ADDITION (CASE #SP2017-01)**

BACKGROUND: There is a request for development plan approval for the design of entryway signage for the Oak Meadows Addition. The 84-acre site is located near the terminus of Red Oak Trail and is zoned for the (PC) Planned Center District. Applicant: Stephen DiNapoli (**SP2017-01**)

STATUS OF ISSUE: In December 2016, the Town Council approved the revised Final Plat for the Oak Meadows Addition. Since that time, the developer has decided to install a neighborhood entryway monument sign at the entrance of the subdivision.

Design: The design features two (2) entry towers. The primary tower, located on the south side of Red Oak Trail, is 20-feet tall, features a stone veneer and a standing seam metal roof with internal illumination, and is highlighted by a cantilevered bronze colored oak leaf with inlaid lettering. The secondary tower, located on the north side of Red Oak Trail, is similar in design to the primary tower, except it is only 15 feet tall.

The area surrounding both towers are heavily landscaped with shade and ornamental trees, shrubs, decorative grasses and seasonal color.

RECOMMENDATION: Staff recommends **APPROVAL** as presented.

P&Z ACTION: At the October 19 meeting, the Planning and Zoning Commission recommended **APPROVAL** as presented.

ATTACHMENTS:

- Primary sign designs (south side)
- Secondary sign design (north side)
- Landscape plan



Oak Meadows Addition



Primary Site



Primary Site



Secondary Site



Secondary Site

REFERENCE STRUCTURAL ENGINEER
PLANS FOR EXACT STEEL,
FOOTING AND PIER LOCATIONS

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Issued For:
CONSTRUCTION

Job No.
16117

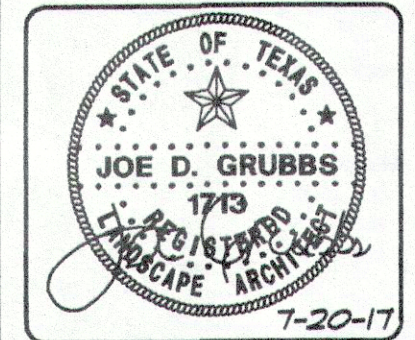
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Drawn By:
JDS

Date
7-20-2017

Oak Meadows

Fairview Texas

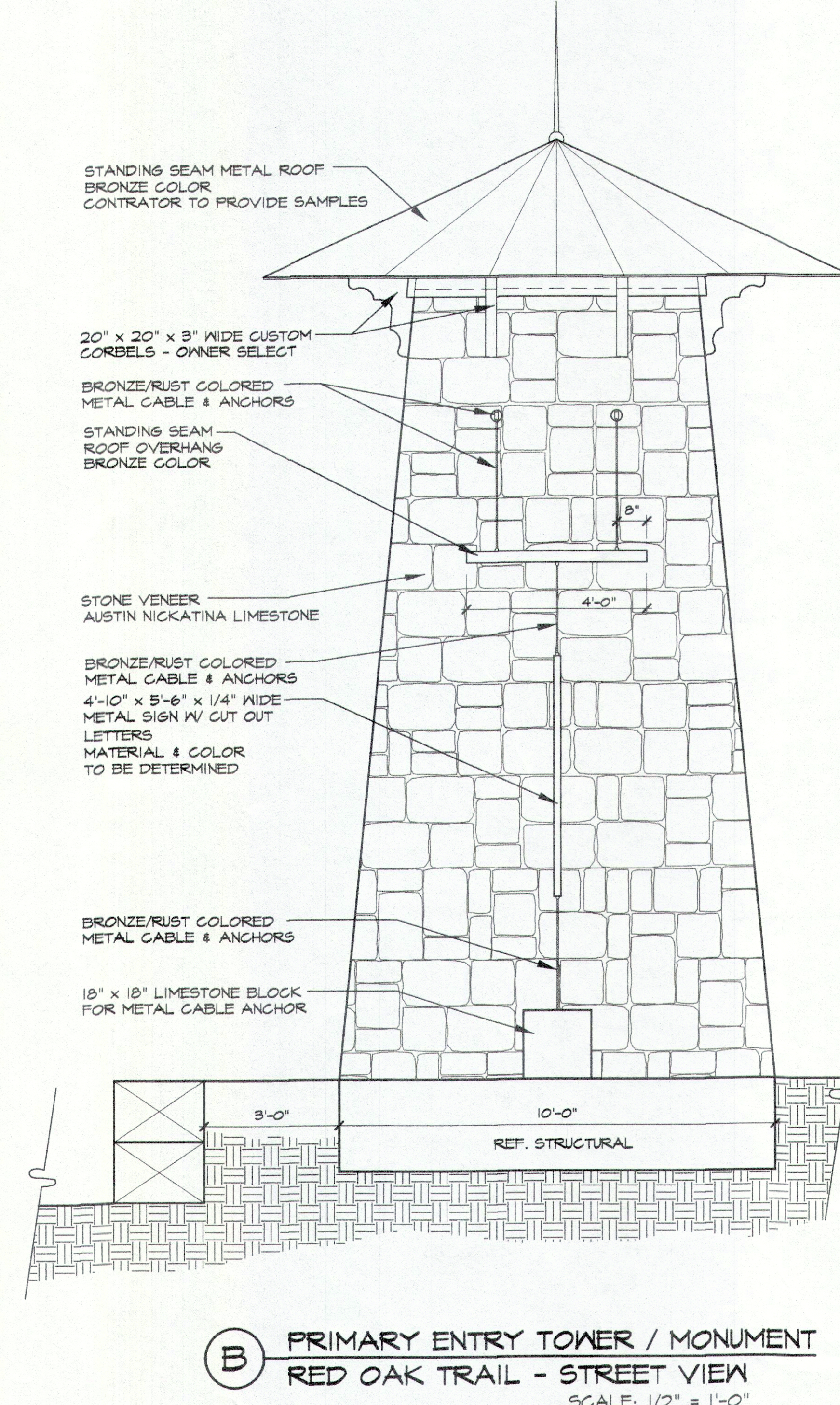
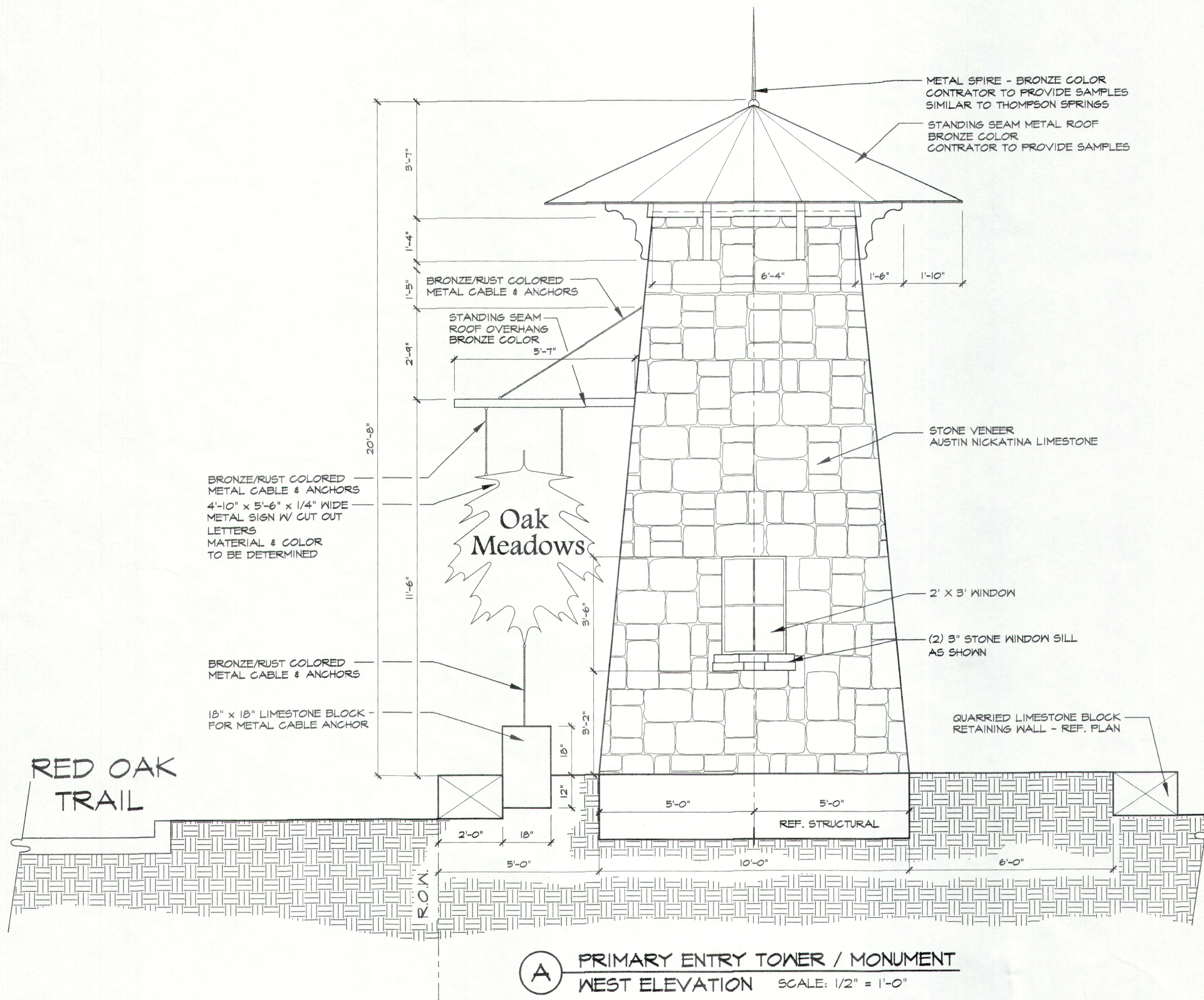


Construction Details

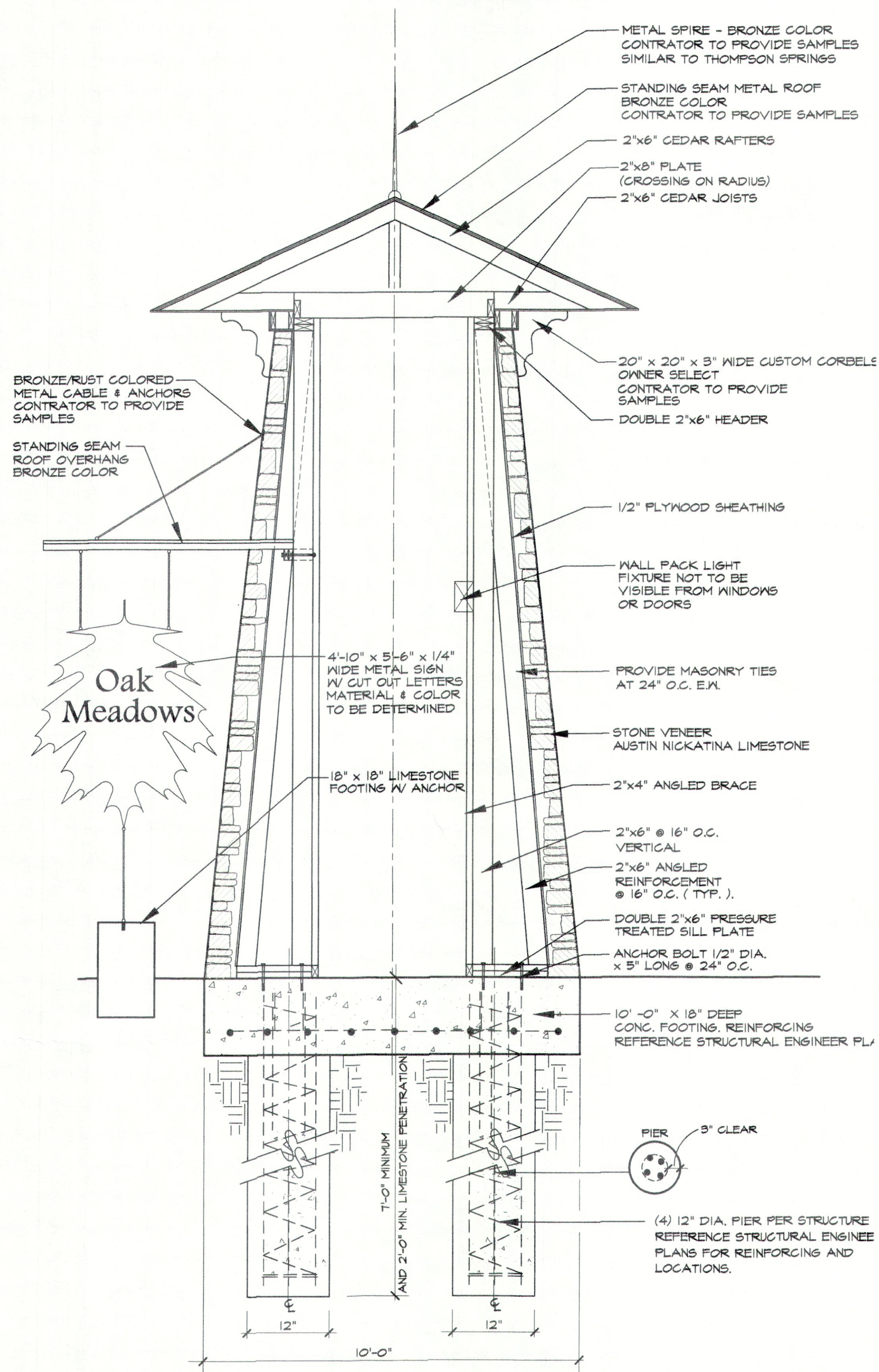
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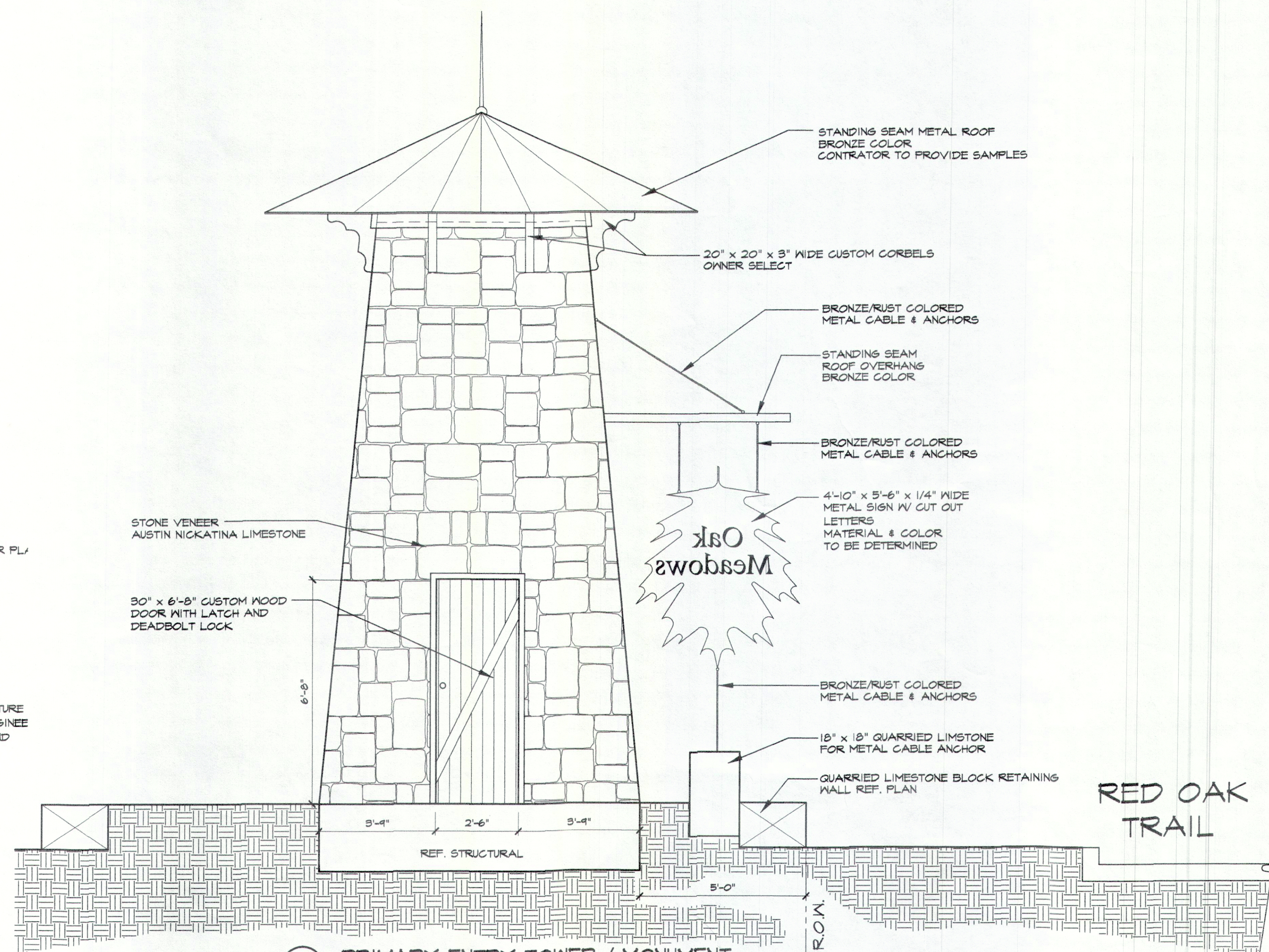
Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



REFERENCE STRUCTURAL ENGINEER
PLANS FOR EXACT STEEL,
FOOTING AND PIER LOCATIONS



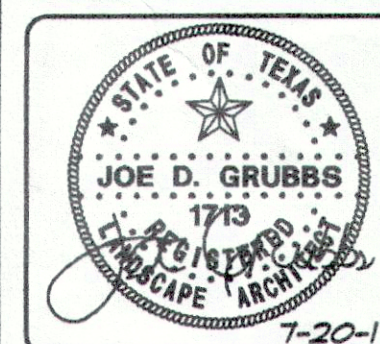
A PRIMARY ENTRY TOWER / MONUMENT
SECTION SCALE: 1/2" = 1'-0"



B PRIMARY ENTRY TOWER / MONUMENT
EAST ELEVATION SCALE: 1/2" = 1'-0"

Oak Meadows

Fairview Texas



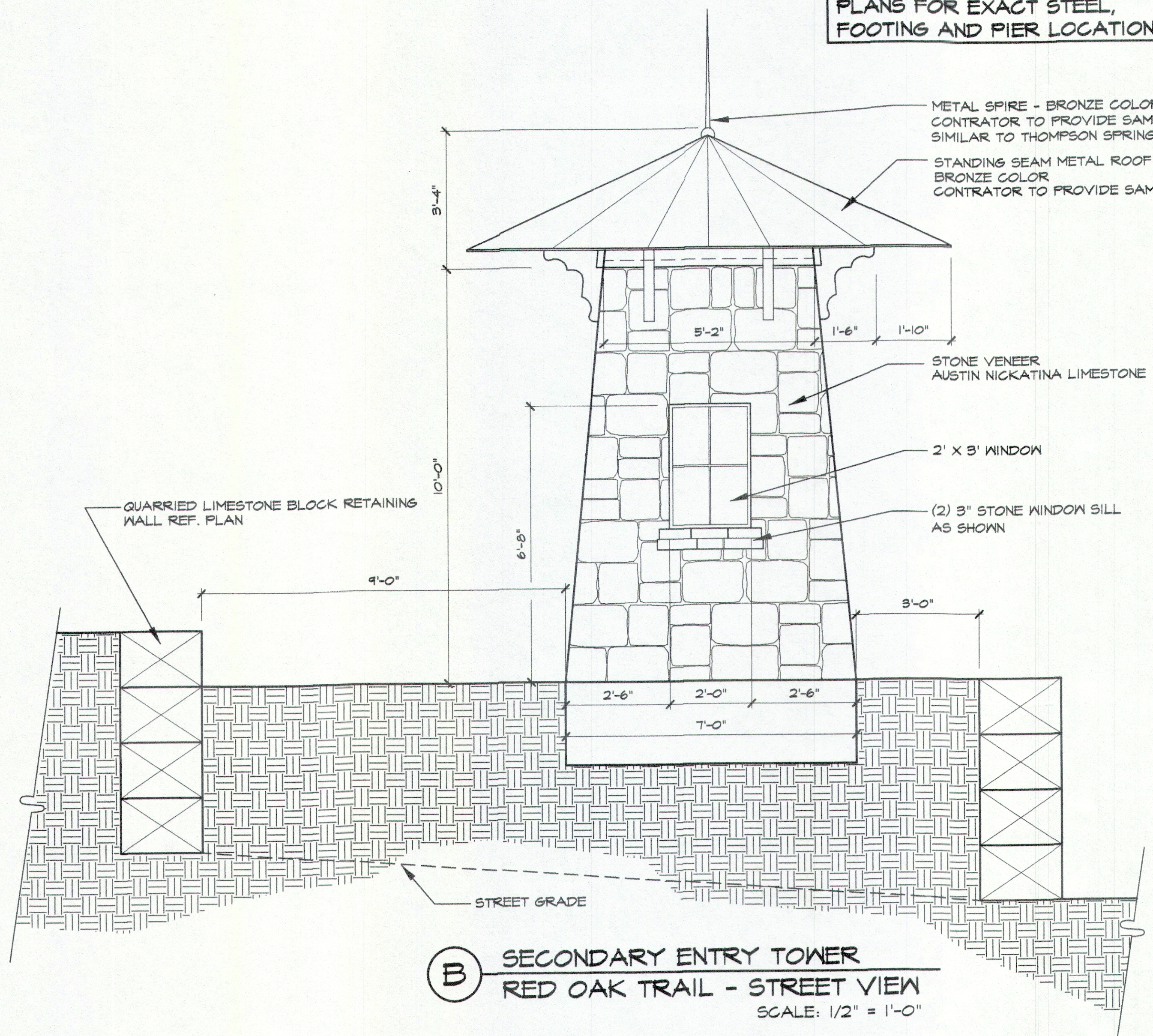
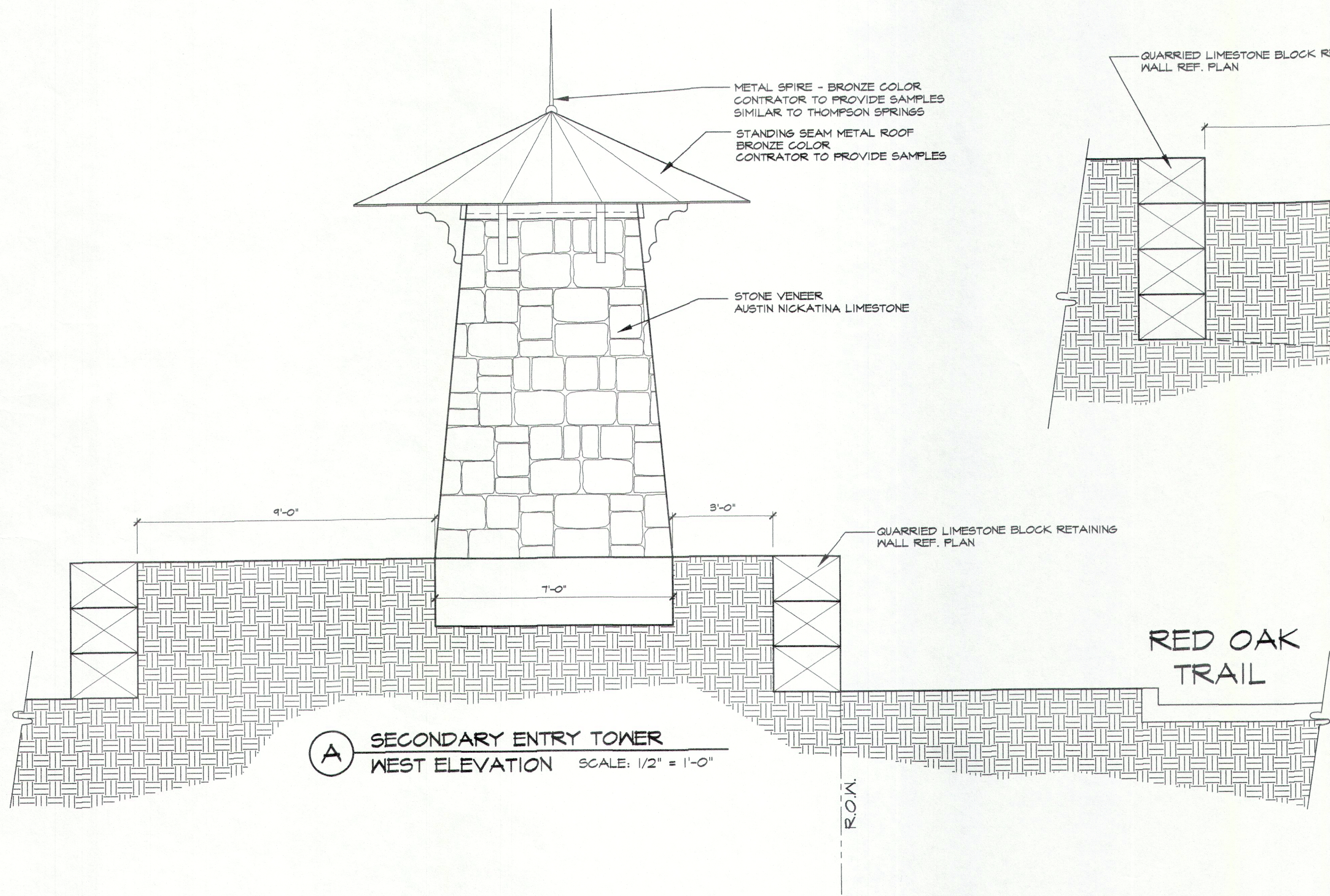
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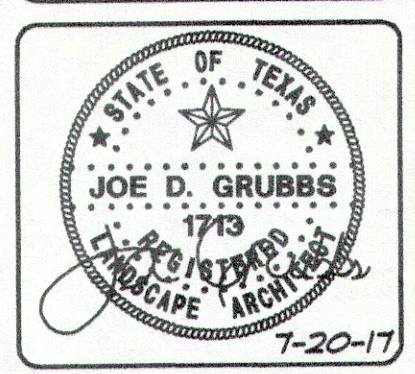
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Oak Meadows

Fairview Texas



Construction Details

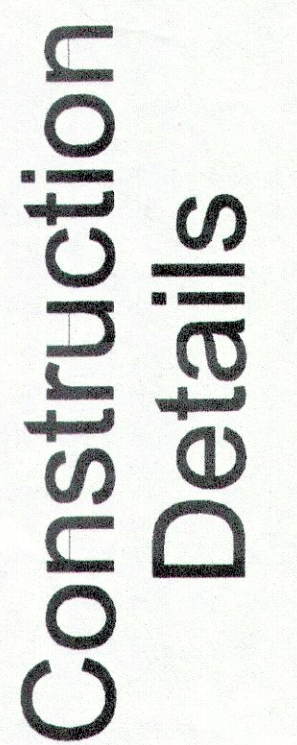
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Oak Meadows

Fairview Texas



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