CITY OF THE COLONY
PLANNING & ZONING AGENDA
TUESDAY, SEPTEMBER 23, 2025
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, SEPTEMBER 23, 2025** at **CITY HALL, 6800 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 September 09, 2025 Regular Session

4.0 PUBLIC HEARING

4.1 SI25-0008 Mobile Food Units- Zoning Text Amendment

Conduct a public hearing, discuss, and consider making a recommendation to City Council regarding amendments to Appendix A, Section 10 of the Code of Ordinances of the city of The Colony, Texas, amending Section 10-200, entitled "Schedule of Uses by District," by removing "Mobile Food Vendor" and replacing it with a new land use entitled "Mobile Food Units" amending Appendix A, Section 10-300, entitled "definitions and explanations applicable to use schedule" by removing subsection (205), definition for "Mobile Food Vendor" and adding a new definition entitled "Mobile Food Units"; and amending Appendix A, Section 10D-700 entitled "Temporary Use Definitions," by removing the definition for "Mobile Food Truck" and adding a new definition for "Mobile Food Units."

5.0 DISCUSSION ITEMS

5.1 SPA25-0009 - Maverick's Dance Hall - Site Plan Amendment

Discuss and consider approval of the Site Plan Amendment application of Maverick's Dance Hall regarding patio renovations, including the addition of two steel trellises at the approximately 14,321-square-foot dance hall within the Lifestyle Center of Grandscape. The subject site is located at 5856 Grandscape Blvd within the NFM-Grandscape Planned Development (PD25).

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 17th day of September, 2025.

Tina Stewart, TRMC, CMC, City Secretary

MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 09, 2025

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, September 09, 2025 at 6:30 p.m. in the City Council Chambers located at City Hall, 6800 Main Street, The Colony, Texas, at which time the following items were addressed:

Board Members Present: Robert Cox, Jeff Baran, DeWayne Snider, Karen Hames, Kenneth Flo, Brenda Armour

Board Members Absent: Kirk Varga

Staff Present: Melissa Devin, Planning Technician; Isaac Williams, Planning Director; Keyl Groff, Senior Planner; Naim Khan, Engineer; Jeremie Maurina, Executive Business Liaison; Alan Lathrom, Attorney and Brian Wade, City Council

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 26, 2025 Regular Session
3.2	***RP25-0009 - Gateway Centre Lots 6R1 & 6R2, Block A*** Consider approval of a Replat for Gateway Centre Lot 6, Block A, being 2.89 acres out of the Amos Singleton Survey, Abstract No. 1138 in the City of The Colony, Denton County, Texas located in the southwestern corner of Memorial Drive and Standridge Drive within Planned Development 30 (PD-30) aka Gateway Centre North.
3.3	***PP25-0001 - Costco The Colony Addition - Preliminary Plat*** Consider approval of a Preliminary Plat for Lot 1 Block A, Costco The Colony Addition, being approximately 31.338 acres in the B.B.B. & C.R.R. CO. Survey, Abstract No. 174, in the City of The Colony, Denton County, Texas located at the southwest intersection of Spring Creek Parkway and Grandscape Boulevard in the NFM-Grandscape Planned Development (PD25).

Chair Hames read Consent Agenda Item 3.1, 3.2 and 3.3 into the record.

Commissioner Cox made a motion to approve item 3.1, 3.2 and 3.3 seconded by Secretary Snider. The motions carried (6-0).

4.0	***DISCUSSION ITEMS***
4.1	***SPA23-0016 - La Quinta Inn & Suites - Site Plan Amendment*** Discuss and consider approval of the Site Plan Amendment application regarding building placement, landscape and parking amendments to the existing "La Quinta" Hotel. The subject site contains approximately 3.65 acres (159,132 sq. ft.) and is located at 3750 Market Street within the Business Park (BP) and Gateway Overlay District.
4.2	***SP25-0003 - Costco Wholesale The Colony - Site Plan*** Discuss and consider making a recommendation to City Council regarding the Site Plan application of "Costco Wholesale," an approximately 155,000 (gross floor area) wholesale and retail with fueling development. The subject site contains approximately 32 acres, located at the southwest intersection of Spring Creek Parkway and Grandscape Boulevard in the NFM-Grandscape Planned Development (PD25).

Chair Hames read Consent Agenda Item 4.1 into the record.

Mr. Groff presented the staff report.

Mr. Groff concluded his presentation on item 4.1

Chair Hames asked the Commissioners if they had any questions regarding item 4.1

Chair Hames asked Mr. Groff if there was any discussion on the bike rack and whether it was the best choice as an amenity for a hotel.

Mr. Groff replied that the hotel was on the trail route and that it served connection points to the lake. He also stated that it was part of the City's gateway requirements that a building of that size contains a 12-unit bike rack.

Chair Hames responded and said she applauded La Quinta's improvements to the landscape and stated that she believed it would be a vast improvement to the facility.

Commissioner Flo made a motion to approve item 4.1, seconded by Vice Chair Baran. The motion carried (6-0).

Chair Hames read item 4.2 into the record.

Mr. Williams presented the staff report.

Mr. Williams concluded his presentation on item 4.2

Chair Hames stated that she had questions about item 4.2 and directed her question at a representative of the project who was present.

Judd Mullinix, a Civil Engineer for Kimley Horn stepped towards the microphone.

Chair Hames stated that she noticed that only 315 parking spaces were required but that the plans reflected 897 spaces instead. She asked if there was any way to reduce the number of parking spaces and add green space instead.

Another representative of the project, John Paul Andrews, stepped forward.

Mr. Andrews replied to Chair Hames' question regarding parking and stated that additional parking was necessary to accommodate weekend and holiday shoppers.

Chair Hames replied and said that she just wished there was more greenery on the plans.

Mr. Andrews stated that they 'sprinkled it' [the greenery] around the parking lot but that it may be hard to see those details in the plans. He added that they had worked closely with the Planning Department on the landscaping plan and reiterated that the amount of parking spaces was necessary.

Mr. Mullinix added that they had enhanced the landscaping on Spring Creek and Grandscape with the buffers and that this site had more greenery than what you would typically see at any other Costco location. He further stated that Costco's traffic engineer had done a historical study and determined that the number of parking spaces they had chosen was what would be required by this particular location.

Chair Hames replied that she appreciated them being good neighbors for the City of Plano.

Mr. Andrews stated that in addition to the mentioned above, they also added some landscaping against the building, which is not something they typically do.

Chair Hames replied that it was an interesting change, and she had noticed that it was different from other Costco sites she had visited.

Commissioner Flo commented and said that he appreciated that Costco was being built in our backyard and it would bring revenue to this City. He added that the parking situation is also relevant, because on the weekends, he typically can't find parking. Commissioner Flo also asked if the revenue was something that P&Z would have to consider to which Mr. Williams replied, "As a Planning Commission you would not consider that." He closed by saying that he liked the location a lot and that he thinks it would be a great use of the land.

Commissioner Cox had questions and comments regarding item 4.2
He stated that he was more concerned with under parking as opposed to over parking. He said that under parking would cause more issues with traffic in that area. He also commented that he appreciated the 100ft buffer between the building and the residential area. He stated that it was important to be a good neighbor.
He then asked about the change of lighting grade and how tall the retaining wall was.

Mr. Williams responded that he wasn't sure what the grade was exactly and directed the question to either of the two representatives of the project.

Mr. Mullinix responded that Costco would be sitting lower than Spring Creek and about 20ft below the elevation of the road. He also added that the retaining wall was roughly 15ft in height and that there are trees between the retaining wall and the residential area.

Mr. Williams added further clarification by providing a drawing showing a cross-section to the Commissioner.

Commissioner Cox stated that it was hard to see.

Mr. Andrews and Mr. Mullinix provided another drawing to the Commissioners.

Commissioner Cox then asked what type of lighting was placed in the back of the building and where it was placed relative to the wall.

Mr. Andrews stated that Costco closes early, and the lights would be dim but allow just enough light for security purposes.

Commissioner Cox's questions were addressed, and he thanked Mr. Andrews and Mr. Mullinix for their answers.

Vice Chair Baran had a question regarding item 4.2
He asked if the 897 parking spaces were inclusive of the 61 feature or if it was just proposed on day one.

Mr. Mullinix replied that it was in the calculations, but he could not remember if it was included.

Mr. Andrews assisted in answering that question by stating that they always designate land for future parking because if they need to expand the building or if they add a new department, they'll need additional parking space to compensate for the lost spaces.

Vice Chair Baran's questions were addressed, and he thanked Mr. Andrews and Mr. Mullinix for their answers.

Chair Hames asked the Commissioners if anyone else had any questions.

Secretary Snider had a question regarding item 4.2
He asked if the retention pond that was previously mentioned by Mr. Mullinix was a part of this project.

Mr. Mullinix answered that it was and added that it sat 20ft below the road and 20ft below the Costco. He explained the conditions of the pond for further clarification.

Secretary Snider's question was addressed, and he thanked Mr. Mullinix for his answer.

Chair Hames asked if there were any other questions.

Commissioner Armour made a motion to approve item 4.2 seconded by Commissioner Cox. 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 6:58 p.m.

Karen Hames, Chairman

Isaac Williams, Planning Director

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: September 23, 2025

DEPARTMENT: Planning and Development Department

PLANNER: Isaac Williams, Planning Director

SUBJECT: SI25-0008 Mobile Food Units- Zoning Text Amendment

Conduct a public hearing, discuss, and consider making a recommendation to City Council regarding amendments to Appendix A, Section 10 of the Code of Ordinances of the city of The Colony, Texas, amending Section 10-200, entitled "Schedule of Uses by District," by removing "Mobile Food Vendor" and replacing it with a new land use entitled "Mobile Food Units" amending Appendix A, Section 10-300, entitled "definitions and explanations applicable to use schedule" by removing subsection (205), definition for "Mobile Food Vendor" and adding a new definition entitled "Mobile Food Units"; and amending Appendix A, Section 10D-700 entitled "Temporary Use Definitions," by removing the definition for "Mobile Food Truck" and adding a new definition for "Mobile Food Units."

BACKGROUND

In the 2025 Texas Legislative Session, the Texas Legislature approved HB 2844, an act that creates a state regulatory scheme for mobile food vendors. It also addresses small-scale food businesses.

In summary this HB 2844 addresses the following specific to Mobile Food Vendors:

> *Mobile Food Vendors*
>
> *H.B. 2844 specifically preempts a local authority, including a city or public health authority, from prohibiting or regulating mobile food vendors in a manner that conflicts with the bill. A local authority may not prohibit the operation in its jurisdiction of a mobile food vendor who holds a mobile food vendor license and complies with all other state and local laws not in conflict with the bill. It applies to an ordinance, rule, regulation, policy, or procedure adopted before, on, or after the bill's effective date, thus preempting any city regulation that conflicts with the bill.*
>
> *However, H.B. 2844 provides that a mobile food vendor must comply with all state and local laws in the jurisdiction in which the mobile food vendor operates, including all fire codes, location restrictions, and zoning codes. This means that a city can still have zoning regulations and/or location restrictions for where a mobile food vendor may operate.*
>
> *On request by a local authority, DSHS may enter into a collaborative agreement with the local authority for conducting health inspections. DSHS shall reimburse the local authority acting under a collaborative agreement for the cost of conducting a health inspection using money collected for health inspection fees.*
>
> *The bill also prohibits a person from operating as a mobile food vendor in Texas unless the person holds a mobile food vendor's license issued by DSHS. Each food vending*

vehicle that a food vendor operates must have a separate license. The executive commissioner of DSHS may adopt rules to implement the bill.

H.B. 2844 requires DSHS to establish and maintain a statewide database that includes: (1) names of mobile food vendors licensed under the bill; (2) results of health inspections of mobile food vendors' food vending vehicles, including inspection reports; (3) public complaints made against mobile food vendors resulting in disciplinary or corrective action; and (4) itineraries of the location of a mobile food vendor's food vending vehicles."

To address these legislative changes, the bulk of the amendments to the Code of Ordinances were made in Chapter 6 "Buildings, Construction, Health and Sanitation." Those amendments are not subject to the review and consideration of the Planning and Zoning Commission.

However, these proposed amendments support the text presented with Chapter 6 amendments.

To accommodate the legislative changes and the updates to Chapter 6 of the Code of Ordinances, Staff and the City Attorney's office recommend amendments to Appendix A of the Code of Ordinances of the City of The Colony, Texas. The proposed amendments unify the terminology regarding this type of equipment and aligns the applicable language within Appendix A with the City's Health Regulations in accordance with State law.

PROPOSED AMENDMENTS

Appendix A, will contain the following amendments and additions:

Section 10-200: "Schedule of Uses by District,"

Existing language: *"[205] Mobile Food Vendor"*

Proposed language *"[205] Mobile Food Units"*

Section 10-300: "Definitions And Explanations Applicable To Use Schedule"

Existing language: *"(205) Mobile food vendor: Any person or persons who operate and sell food from a motorized or non-motorized unit including a mobile food truck for a period of fifteen (15) days or greater per year."*

Proposed language: *"[205] Mobile Food Units: as defined in Section 6-160 of the Code of Ordinances as amended and by the Texas Food Establishment Rules (TFER) as amended"*

Section 10D-700: "Temporary Use Definitions,"

Existing language: *"Mobile Food Truck. An enclosed, commercially manufactured, motorized mobile unit in which ready to eat food is cooked, wrapped, packaged, processed or portioned for service, sale or distribution and designed for the transportation, storage and preparation of foods."*

Proposed language: *"Mobile Food Units: as defined in Section 6-160 of the Code of Ordinances, as amended and by the Texas Food Establishment Rules (TFER) as amended"*

NOTIFICATION

The Zoning Ordinance requires newspaper notification a minimum of ten (10) days prior to the Planning and Zoning Commission meeting for text amendments. No comments, either for or against the text amendment, were received as of the printing of this packet.

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE:	September 23, 2025
DEPARTMENT:	Planning Department
PLANNER:	Allisen Ducay, Planner

SUBJECT: SPA25-0009 – Maverick's Dance Hall – Site Plan Amendment

Discuss and consider approval of the Site Plan Amendment application of Maverick's Dance Hall regarding patio renovations, including the addition of two steel trellises at the approximately 14,321-square-foot dance hall within the Lifestyle Center of Grandscape. The subject site is located at 5856 Grandscape Blvd within the NFM–Grandscape Planned Development (PD25).

DEVELOPER/ARCHITECT

Developer:	Darren Van Delden Dancing With Boots, LLC	The Colony, Texas
Engineer:	Joshua Hogan Hogan Architects	Dallas, Texas

EXISTING CONDITION OF PROPERTY

The property is currently under construction for an approximately 15,000 square-foot dance hall establishment, named "Mavericks," a two-story, dancing and live entertainment facility The proposed development will have an indoor and outdoor area to accommodate dancing, and socializing. The establishment and offer live music, light fare and alcohol for patrons.

ADJACENT ZONING AND LAND USES

North - PD-25, Lava Cantina
South - PD 25, Scheel's
East- PD 25, Grandscape (Undeveloped)
West- PD-25, Scheel's

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) finds the Site Plan meets the requirements of the Zoning Ordinance.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Proposed Development Plans

ATTACHMENT 1

Staff Analysis

Land Use Analysis
The site plan reflects the intent to modify the design of the interior courtyard of the development, by adding patio renovations including the addition of two steel trellises to accommodate outdoor patronage.

Infrastructure Improvements
No new infrastructure improvements are anticipated currently.

Circulation and Parking
The proposed amendment does not reflect an effect on any circulation and parking related to the development.

Landscaping and screening
The proposed amendment reflects minor alterations to the approved landscape design. However, the overall design including buffers, interior and perimeter plantings remains consistent with the intent of the Grandscape Development.

Exterior Building Materials
The proposed amendment does not reflect an effect on any architectural elements of the primary structure. The proposed elevations remain consistent with the emphasis of unique architectural intents of the Grandscape Development.

Development Review Committee Review
The Development Review Committee finds that the Site Plan meets requirements of the Zoning Ordinance and therefore recommends approval.

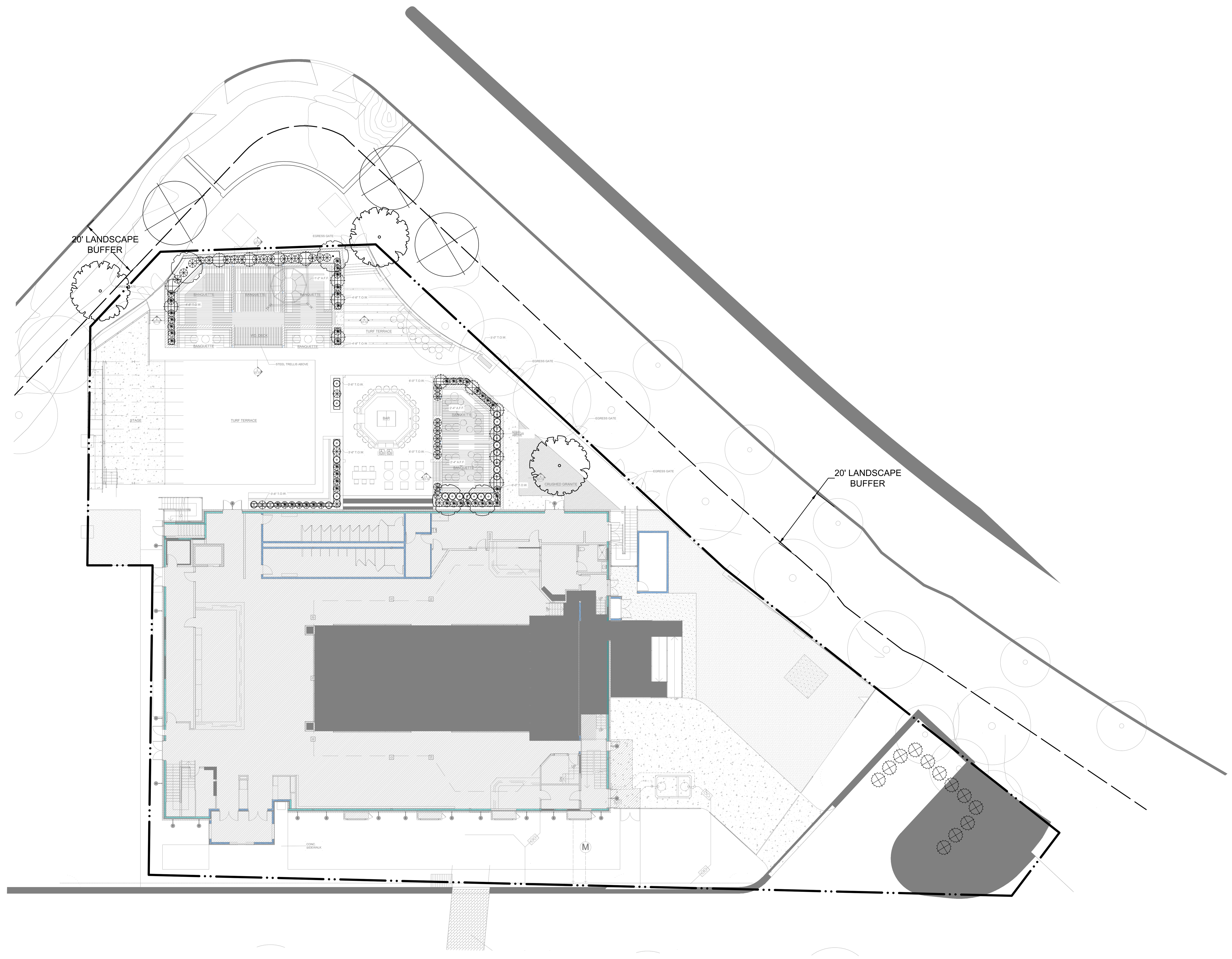
Project No: SPA25-0009 - Mavericks

N

SPA25-0009

PD25

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 llustration purposes only and are not suitable for site-specific decision making.



VICINITY MAP

NTS

NORTH

SITE INFORMATION

SITE AREA: 52,000 SF

LANDSCAPE REQUIREMENTS

STREET YARDS
GRANDSCAPE BOULEVARD & DESTINATION DRIVE

STREET YARDS
LANDSCAPE AREA REQUIRED: 2,800 SF
(20% OF STREET YARD AREA; 14,000)
LANDSCAPE AREA PROVIDED: >2,800 SF
(satisfied by existing landscape on site)

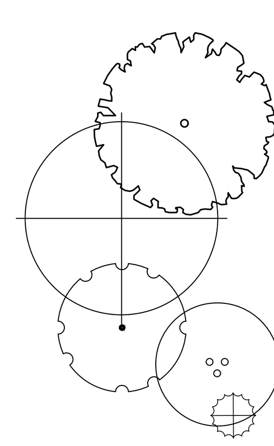
TREES REQUIRED: 12 TREES
(10/10,000 SF + 1/2,500 ADDITIONAL SF)
STREET TREES PROVIDED: 12 TREES
(satisfied partially by existing landscape on site)

BUFFERING
TREES REQUIRED: 11 TREES
(1/40 LF OF FRONTAGE; 420 LF)
BUFFER TREES PROVIDED: 12 TREES
(satisfied partially by existing landscape on site)

NOTES

1. All landscaping is to be irrigated in accordance with City standards.
2. All irrigation systems are to be fitted with rain and freeze gauges in accordance with City standards.
3. Water and Sewer Lines: All water and sewer lines and their sizes shall be shown on the Landscape Plan, including Fire Department connections
4. All landscape(existing and new) to be maintained to ensure the health and appearance of the plant materials.

PLANT MATERIAL LIST SUMMARY CHART



QNTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
2	SHADEMASTER HONEYLOCUST	*Gleditsia triacanthos*	3" CAL; 60 GAL
3	DD BLANCHARD MAGNOLIA	*Pinus eldarica*	3" CAL; 60 GAL
		Quercus virginiana	3" CAL; 60 GAL
2	NATCHEZ CRAPE MYRTLE	*Lagerstroemia indica*	10' HGT; 30 GAL
2	BALD CYPRESS	*Taxodium distichum*	10' HGT; 30 GAL
12	EAGLESTON HOLLY - PATIO	*Ilex x 'Nellie R. Stevens'*	8' HGT; 30 GAL
SHRUBS			
16	ABELIA KALEIDOSCOPE	*Abelia 'Kaleidoscope'*	5 GAL MIN
16	CURVED LEAF YUCCA	*Yucca gloriosa var. tristis*	5 GAL MIN
10	LITTLE JOHN BOTTLE BUSH	*Callistemon 'Little John'*	1 GAL MIN

NORTH

1/1

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

20 0 10 20 40

REGISTERED LANDSCAPE ARCHITECT
ERIN B. BISHOP
2952
STATE OF TEXAS

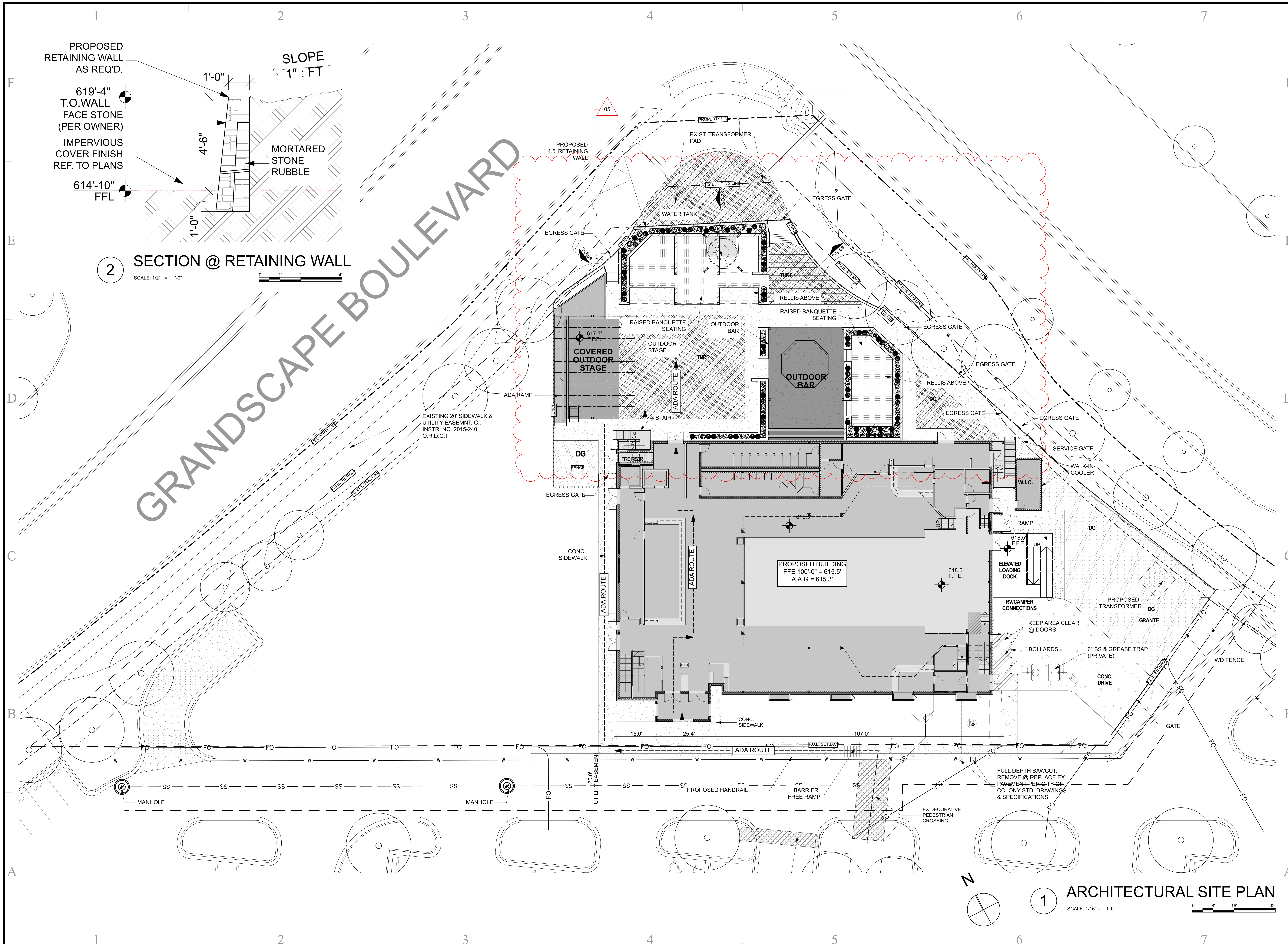
09/10/2025

09/10/2025

E. BROOKE ASSOCIATES
8624 Ferguson Rd #570527
Dallas, Texas 75357
817-219-2665
erin@ebrooke.com

EBA

MAVERICKS
CITY OF THE COLONY, TEXAS



HOGAN ARCHITECTS

CAUTION: DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY ONLY BE USED IN CONJUNCTION WITH THIS PROJECT

CONSULTANTS

STRUCTURAL ENGINEER
STENSTROM-SCHNEIDER, INC.
13748 NEUTRON RD.
SUITE 120
FARMERS BRANCH, TX 75244
www.ssidallasinc.com
(214) 461-9831

MEP ENGINEER
BOTHNE ENGINEERING
14201 SANDY MEADOW CIRCLE
LEANDER, TX 78641
dbothne@austin.rr.com
(512) 259-8476 ofc
(512) 750-4942 cell

GENERAL CONTRACTOR
BUTCH JONES
CCG COMMERCIAL CONSTRUCTION GROUP
972-415-8117

LANDSCAPE ARCHITECT
ERIN BROOKE FREDI, PLA
PRINCIPAL
E. BROOKE ASSOCIATES, LLC | CERTIFIED MWBE
EMAIL: ERIN@EBROOKE.COM
PHONE: 817-219-2665

REGISTERED ARCHITECT STATE OF TEXAS

Monday, August 25, 2025

MAVERICKS

5856 GRANDSCAPE BLVD.
THE COLONY, TX 75056

PERMIT REV 02
Monday, August 25, 2025

REV ID	CHANGE NAME	ISSUE DATE
01	CITY REVISION 01	9/14/22
02	CITY REVISION 02	10/14/22
03		05/31/23
05	PERMIT REV 03	

PROJECT NO: Project No.
MODEL FILE: 250721_5856_Mavericks.pln
DRAWN BY: JH, AJ, LD

SHEET TITLE
ARCHITECTURAL SITE PLAN
Monday, August 25, 2025 | 10:37 AM

G-08

SHEET 8 OF 113