



**CITY OF THE COLONY
PLANNING & ZONING COMMISSION
AGENDA
TUESDAY, OCTOBER 13, 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, OCTOBER 13, 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 August 25, 2026 Regular Session.

4.0 PUBLIC HEARING ITEMS

4.1 SUP26-0004 - 4177 Main Street 200 - The Colony Audio & Tint (Auto Parts and Accessory Sales - Inside Only)

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 the Shopping Center (SC) Zoning District and Gateway Overlay District. (Groff)

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

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. (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 6th day of October, 2026.

Tina Stewart

Tina Stewart, TRMC, CMC, City Secretary



**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 25, 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, August 25th 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 and Richard Senechal

Board Members Absent: Brenda Armour, Jeff Baran, DeWayne Snider

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

1.0	<i>CALL REGULAR SESSION TO ORDER</i>
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Chair Hames called the regular session of the Planning and Zoning Commission meeting to order at 6:30 p.m.

2.0	<i>CITIZEN INPUT</i>
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3.0	<i>CONSENT AGENDA</i>
3.1	Consider the approval of the minutes of the August 11, 2026 Regular Session.
3.2	FP26-0001 - Lot 1; Block A - Amarco Addition Consider approval of a Final Plat for Lot 1; Block A - Amarco Addition, containing approximately 1.371 acres in the Amos Singleton Survey, Abstract No. 1138, in the City of The Colony, Denton County, Texas; located approximately 300 feet east of Standridge Drive and approximately 500 feet south of Memorial Drive within the Business Park (BP) Zoning District and Gateway Overlay District.

Chair Hames read Consent Agenda Items 3.1 and 3.2 into record.

Commissioner Varga made a motion to approve items 3.1 and 3.2, seconded by Commissioner Flo. The motion carried (4-0).

4.0	<i>PUBLIC HEARING ITEMS</i>
4.1	PDA26-0002 - Planned Development 14 (Lone Star Car Wash) - Amendment to Add a Retail Use by Specific Use Permit on Lot 1R2R(PT), Block 1 Spotless Addition Conduct a public hearing, discuss and consider making a recommendation to City Council regarding amendments to Planned Development 14 (Lone Star Car Wash) amending Section 3.2.a to include Auto parts and accessory sales (inside only) on Lot 1R2R (PT), Block 1 Spotless Addition by Specific Use Permit. The subject site contains approximately .44 acres and is located approximately 460 feet south of the southwest of the intersection of Main Street and Ridgpointe Drive within Planned Development 14 and the Gateway Overlay District.

Chair Hames read Public Hearing Item 4.1 into record.

Mr. Groff presented the staff report.

Commissioner Senechal asked for clarification on the request presented before the board.

Mr. Groff explained that this request was to amend the existing Planned Development to allow for the use the applicant is requesting through a Specific Use Permit.

Chair Hames opened the public hearing at 6:37pm.

Mr. Malik Awad, owner of The Colony Audio & Tint and representative of the case, stepped forward. He expressed his enthusiasm and excitement to be a part of the community and offered to answer any questions the Commission may have.

Chair Hames closed the public hearing at 6:38pm

Commissioner Flo asked whether the operations would be strictly indoors or if there would be an outdoor function as well.

Mr. Groff explained that the business was entirely contained within the suite.

Commissioner Senechal made a motion to approve item 4.1, seconded by Commissioner Varga.

The motion carried (4-0).

5.0	<i>PUBLIC HEARING ITEMS</i>
5.1	SP26-0002 - Amarco HQ - Site Plan Discuss and consider making a recommendation to City Council regarding the Site Plan application of "Amarco HQ," an 17,679 sq ft office building. The subject site contains approximately 1.371 acres (59,736 sq ft) and is located at Lot1, Block A, Amarco Addition within the Business Park (BP) Zoning District and the Gateway Overlay District.

Chair Hames read Agenda Item 5.1 into record.

Mr. Groff presented the staff report.

Commissioner Senechal asked about the drainage ditch in the property.

Mr. Groff provided clarification to Mr. Senechal's question.

Commissioner Senechal stated that he was concerned with the species of trees that would go in that zone and whether or not it could withstand the quantities of water it may encounter.

Mr. Williams stepped in and further clarified that several departments would be involved in the review of those issues and added that it was the applicant's responsibility to maintain the landscaping on the property and not be the cause of the death of any vegetation without replacement. He also explained the additional ways in which changes can be made and approved at a staff level if landscaping problems were to arise in the future.

Commissioner Senechal asked about signage.

Mr. Groff explained that signage is a separate permit process, even if reflected on a site plan.

Commissioner Senechal asked who approves the signage.

Mr. Groff responded that the signage requests come in as building permits.

Commissioner Flo asked about item 3.2

Chair Hames clarified what item the Commission was currently reviewing.

Mr. Williams added that they needed to return to discussing item 5.1.

Commissioner Senechal made a motion to approve item 5.1, seconded by Commissioner Varga.

The motion carried (4-0).

There being no further business to come before the Commission, Chair Hames adjourned the Regular Session of the Planning and Zoning Commission at 6:49pm.

Karen Hames, Chairman

Isaac Williams, Planning Director

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: October 13, 2026

DEPARTMENT: Planning and Development Department

PLANNER: Keyl Groff, Senior Planner

SUBJECT: *SUP26-0004 – 4177 Main Street 200 – The Colony Audio & Tint (Auto Parts and Accessory Sales – Inside Only)*

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 the Shopping Center (SC) Zoning District and Gateway Overlay District.

OWNER/APPLICANT

Owner: Colony Assets Development LLC Plano, TX

Applicant: Mack Awad Dallas, TX

EXISTING CONDITION OF PROPERTY

Planned Development District 14 (PD-14) is an approximately 6.94-acre development located west of Main Street and approximately 460 feet south of Ridgpointe Drive. The subject suite is located within the rear portion of the building addressed as 4177 Main Street.

The applicant requests approval of a Specific Use Permit to allow an Auto Parts and Accessory Sales—Inside Only use within Suite 200.

ADJACENT ZONING AND LAND USE

North – Planned Development 14 (PD-14) – Retail strip center

South – Planned Development 14 (PD-14) – Washguys Carwash

East - Planned Development 14 (PD-14) – Midas / SpeedDee Oil Change

West – Planned Development 14 (PD-14) – Undeveloped

PROPOSED DEVELOPMENT

The applicant requests approval of a Specific Use Permit (SUP) to allow an Auto Parts and Accessory Sales—Inside Only use for The Colony Audio & Tint.

The business would sell and install automotive accessories entirely within the tenant space. The applicants narrative indicates most, 70% of products will be retailed and installed. Retail only is projected at 15%, where installation service is also 15%. Proposed products and services include automotive window tint, paint protection film, car audio equipment, in-car entertainment systems, alarms, security systems, lighting upgrades, cameras, remote-start systems, navigation equipment, and similar automotive electronics and accessories.

No outdoor sales, outdoor storage, outdoor installation, or vehicle repair activity is used or requested in the request.

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) recommends approval of the proposed Specific Use Permit consistent with the conditions as stated in the staff report.

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 to allow an Auto Parts and Accessory Sales—Inside Only use at 4177 Main Street, Suite 200, within Planned Development District 14 (PD-14), also known as the Lone Star Carwash development, and the Gateway Overlay District.

PD-14 consists of a mix of retail, service, and automotive-oriented uses. The area immediately north of the subject site is developed with restaurants, a food store, a health studio, and a tattoo parlor. Nearby automotive-oriented uses include Washguys Carwash to the south and Midas/Speedee Oil Change to the east.

The proposed Auto Parts and Accessory Sales—Inside Only use is compatible with the existing mix of commercial and automotive-oriented uses within the surrounding commercial area. Because all sales and installation activities would occur entirely within the tenant space, the proposed use is not anticipated to create adverse impacts associated with outdoor storage, outdoor display, exterior installation activities, or expanded vehicle service operations.

The applicant proposes to operate Monday through Friday from 9:30 a.m. to 5:30 p.m.

According to the applicant's narrative, the business would offer the following products and services:

- | | | |
|--------------------------|------------------------|-------------------------|
| • Automotive window tint | • Apple CarPlay and | • GPS navigation |
| • Paint Protection Film | Android Auto | systems |
| (PPF) | integration | • LED lighting upgrades |
| • Car audio systems | • Backup cameras | • Other automotive |
| • Speakers and | • Dash cameras | electronics and |
| subwoofers | • Remote start systems | accessories |
| • Amplifiers | • Vehicle security and | |
| | alarm systems | |

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 Future Land Use Vision Map identifies this area as "Regional Mixed-use Center." The proposed specific retail use is a retail and service business consistent with the mix of retail and services uses anticipated for "Regional Mixed-use Center" areas.
2. **Conformance with applicable regulations and standards established by the zoning regulations;**
With approval of the Specific Use Permit and compliance with the recommended conditions of approval, the proposed use conforms with the applicable zoning regulations and development standards. Ordinance.
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 subject suite is located in the rear suite of the building at 4177 Main Street and is part of an existing three-building planned development and is compatible with the permitted uses on abutting sites.
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 site layout, access points, internal circulation, and parking areas were previously reviewed and approved by the City. The proposed use is not anticipated to generate traffic beyond that typically associated with a commercial tenant space. No adverse impacts to traffic circulation, pedestrian access, or parking are anticipated.
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;**
The proposed use would be required to comply with all applicable building, fire, and development regulations. Because the business would operate entirely within the tenant space, the proposed use is not anticipated to create significant impacts related to noise, glare, dust, odors, or similar hazards.
6. **Location, lighting and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties;**
All existing lighting will remain as previously approved, signage will be subject to standard building permit conditions at time of application.
7. **Adequacy and convenience of off-street parking and loading facilities;**
The subject site meets applicable off-street parking requirements. The proposed use does not include outdoor storage, outdoor installation, or other exterior operational components that would create a need for additional parking or loading facilities. No increase in required off-street parking is anticipated.

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 and use of the suite appears compatible with the shopping center and adjacent uses.
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**
The property ownership has agreed with staff's request to revoke SUP 2018-2305 which was for a studio (dance) use. The revocation prevents conflicting and overlapping land uses and well as simplifies the administration of the ordinance.
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.**
With the exclusions and conditions as reflected the proposed use is not anticipated to be detrimental to the public health, safety, or welfare to properties or improvements in the vicinity.

Infrastructure Improvements

No specific public infrastructure improvements are planned for this area.

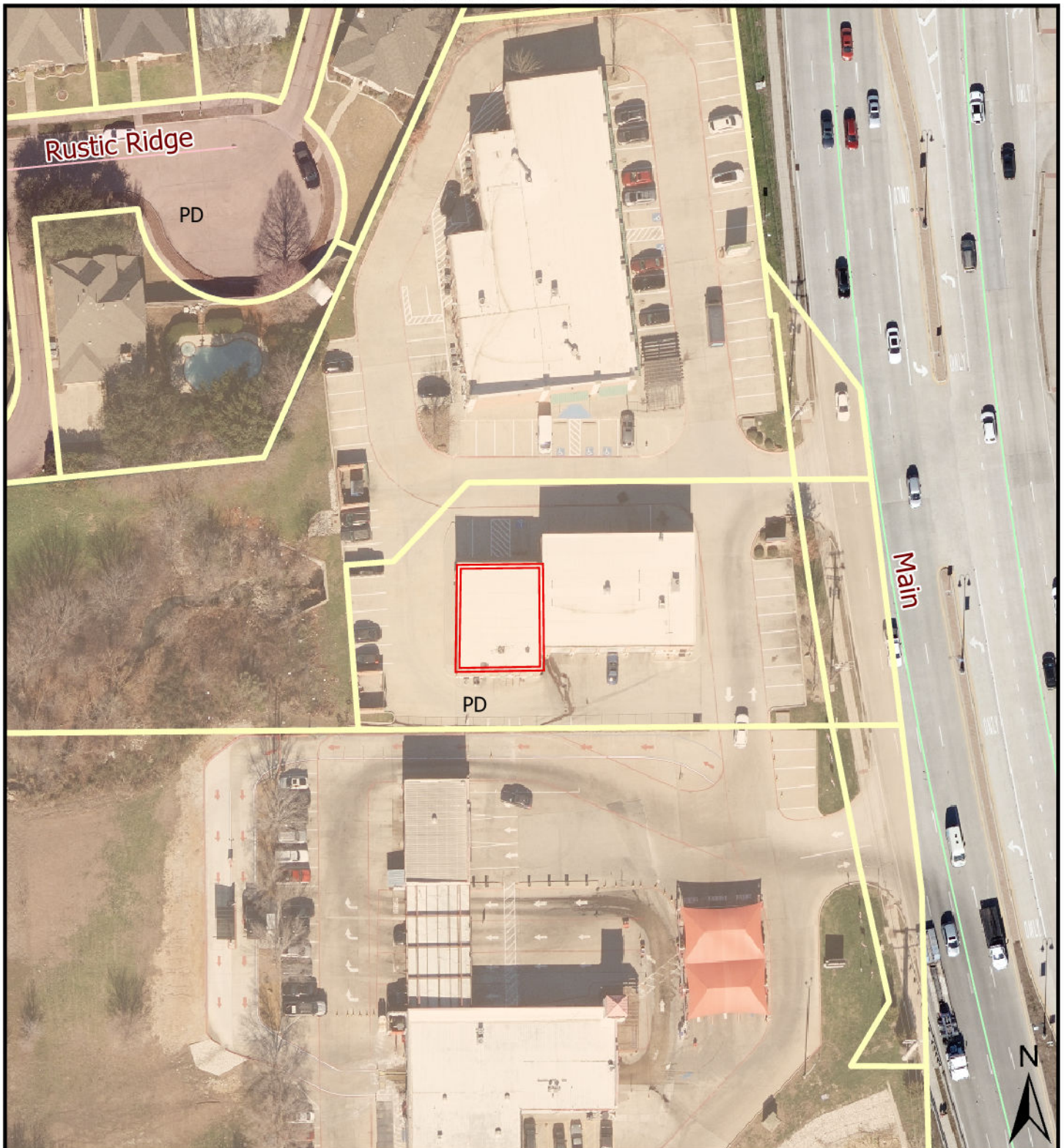
Notification

The Zoning Ordinance requires newspaper notification a minimum of ten (10) days prior to the Planning and Zoning Commission meeting. Notice for this SUP Public Hearing was published in *The Dallas Morning News* on October 1, 2026. 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. Public Hearing notices were mailed on October 1, 2026 to property owners within 200 feet. No comments either for or against the SUP were received as of printing of this packet.

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) recommends approval of the proposed Specific Use Permit consistent with conditions as stated in the staff report.

SUP26-0004 - THE COLONY AUDIO & TINT



- The Colony Audio & Tint
- Parcels

Zoning Areas

- 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 applicant requests a Planned Development Amendment to allow the specific use of **Auto Parts and Accessory Sales (Inside Only)** on the property. This request is only to allow this specific use and does not request all General Retail uses. The business will provide indoor installation of window tint, paint protection film (PPF), automotive audio, remote start systems, lighting upgrades, and other vehicle accessories. All work will be performed inside the existing building.

Compatibility with the Surrounding Area

The property is located along Main Street in an established commercial area with retail, restaurant, office, and automotive businesses. **Midas Automotive** operates within the same building, a **car wash is located directly behind the property**, and several other automotive businesses are located along Main Street. The proposed Auto Accessories – Indoor use is compatible with these surrounding businesses because all work is performed indoors, with no outdoor storage, body work, painting, or mechanical repair.

- The Colony Audio & Tint is a professional automotive accessory sales and installation business specializing in enhancing the appearance, comfort, convenience, and security of passenger vehicles. The business will operate as the third location under the ownership of Empire Sound & Security, an established North Texas company that has been serving customers since **2008**.

Empire Sound & Security opened its first location in **Dallas** in 2008 and later expanded to a second location in **McKinney**. Due to continued growth and customer demand, the company is now expanding into The Colony under the new business name **The Colony Audio & Tint** to better serve residents of The Colony and the surrounding communities.

The business will offer the sale and professional installation of a wide variety of automotive accessories, including:

- Automotive window tint
- Paint Protection Film (PPF)

- Car audio systems
- Speakers and subwoofers
- Amplifiers
- Apple CarPlay and Android Auto integration
- Backup cameras
- Dash cameras
- Remote start systems
- Vehicle security and alarm systems

- GPS navigation systems

- LED lighting upgrades
- Other automotive electronics and accessories

The business is an authorized dealer and installer for many of the industry's leading manufacturers, including **JL Audio, Garmin, Kicker, Focal, Sony, JVC, Kenwood**, and other nationally recognized brands.

All installation work will be performed entirely inside the building. No heavy automotive repair, engine repair, body work, or automotive painting will be conducted at this location.

Hours of Operation

Monday – Saturday: 9:00 AM – 6:00 PM

Sunday: Closed

The business is expected to employ approximately **3 to 5 employees** initially, with additional hiring as the business continues to grow.

Property Improvements

The proposed project involves only minor modifications to the existing commercial building.

The only exterior building modification will be the installation of **one overhead roll-up garage door** to provide safe indoor access for customer vehicles during installation services.

Interior improvements include remodeling the existing floor plan to create a functional showroom and installation area. No expansion of the building footprint is proposed.

Outdoor Storage

No vehicles, equipment, inventory, or materials will be stored outside the building.

- Customer vehicles will only be parked in designated parking spaces while waiting for scheduled service or customer pickup. There will be no long-term outdoor vehicle storage.

Lighting and Signage

The property already has existing exterior lighting, and no additional site lighting is proposed.

The applicant proposes installing **LED illuminated channel letter signs** on the front and rear elevations of the building.

Compatibility with Surrounding Businesses

The applicant has personally met with the neighboring businesses to discuss the proposed use. The response was overwhelmingly positive, and neighboring business owners expressed enthusiasm about having a professional automotive audio and window tint business locate next to their businesses.

The surrounding area already contains a variety of automotive and commercial uses, making the proposed business a compatible addition to the existing commercial corridor.

Because all installation work is performed indoors, the business is expected to have minimal impacts on surrounding properties with respect to noise, traffic, lighting, and overall appearance.

Parking and Traffic

The business primarily operates by appointment, allowing customer visits to be scheduled throughout the day and minimizing traffic congestion.

The existing parking on-site is adequate to accommodate employees, customers, and vehicles being serviced. The proposed use is not expected to generate traffic beyond what is typical for commercial businesses located along Main Street.

• Community Benefit

The Colony Audio & Tint represents the expansion of an established North Texas business with nearly two decades of experience serving the community. The project will bring additional investment to an existing commercial property while creating new employment opportunities and providing residents with convenient access to high-quality automotive accessory sales and installation services.

The proposed use will enhance the commercial corridor, generate additional sales tax revenue for the City, and provide a valuable service without creating adverse impacts on neighboring properties.

Noise Control and Operational Practices

The Colony Audio & Tint recognizes the importance of operating in a manner that is respectful of neighboring businesses and nearby residential properties. The business is committed to maintaining a professional environment and complying with all applicable City of The Colony noise and nuisance ordinances.

Although the business sells and installs automotive audio systems, remote start systems, security systems, and related electronics, demonstrations of these products will be conducted responsibly and only when necessary to

verify proper installation or to allow customers to evaluate equipment prior to delivery.

Whenever practical, audio demonstrations and system testing will be performed inside the building with the overhead garage door closed. To further minimize sound transmission, the new overhead garage door will be equipped with **sound-insulating material** designed to reduce noise escaping the building during testing and demonstrations.

Any demonstrations conducted outside the building will be limited to brief operational verification only, will occur during normal business hours, and will be maintained at reasonable volume levels. Excessive volume, prolonged demonstrations, or unnecessary operation of vehicle audio systems will not be permitted.

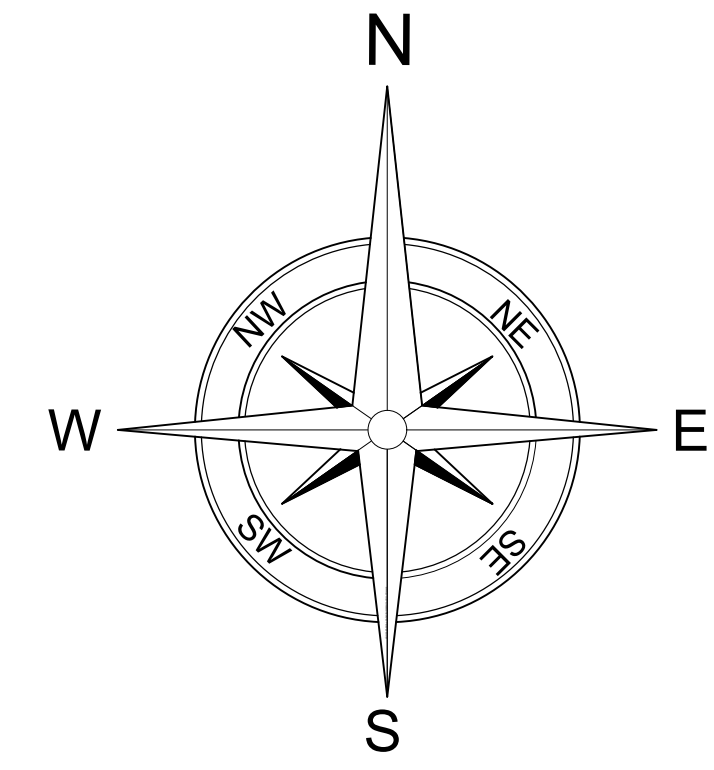
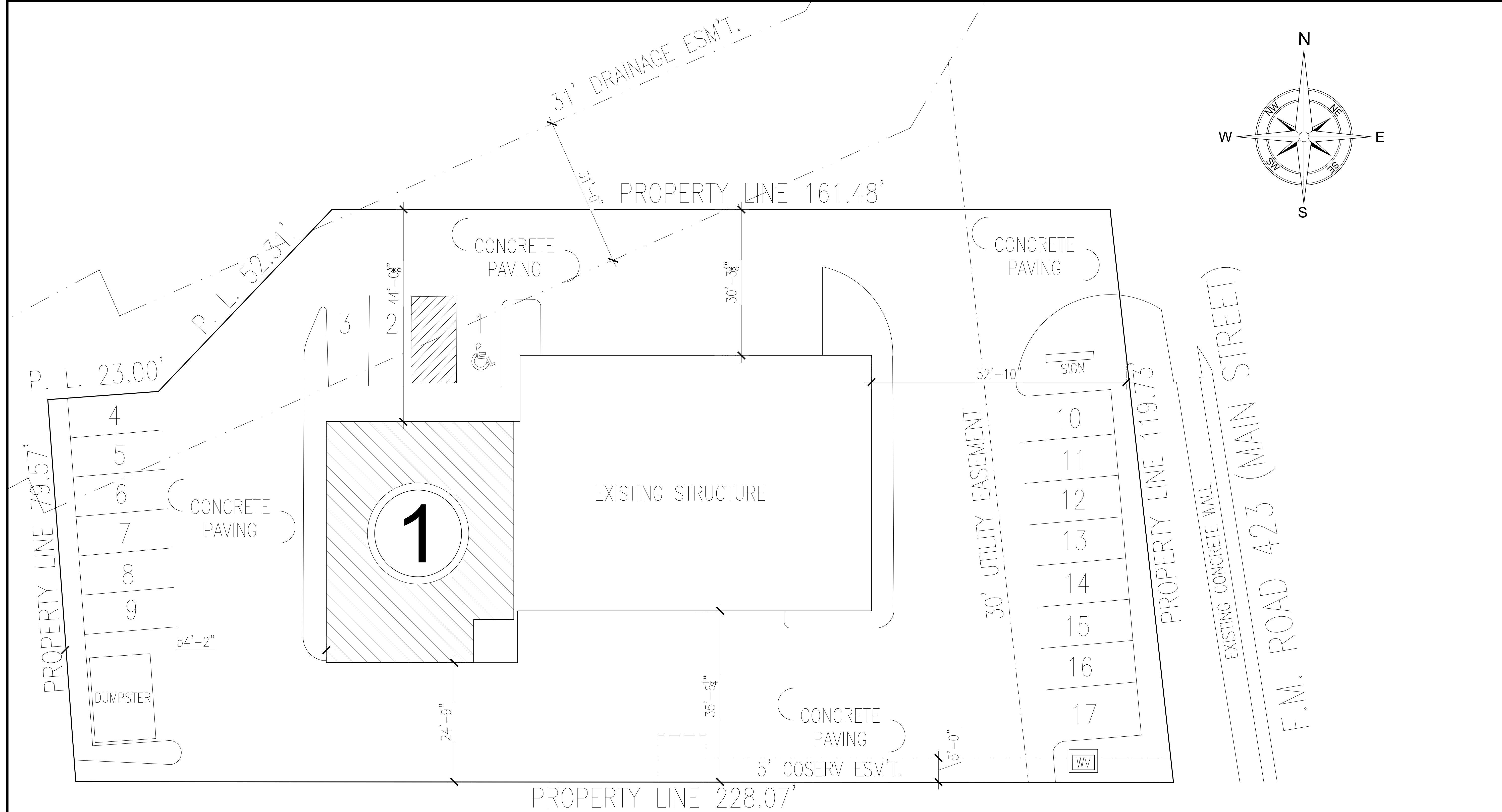
The business will not conduct outdoor advertising events, promotional demonstrations, competitions, or amplified audio displays intended to attract customers. Employees will be trained to ensure all demonstrations are performed professionally and with consideration for neighboring businesses and nearby residences.

The Colony Audio & Tint is committed to being a responsible member of the community and maintaining a positive relationship with neighboring property owners through proactive operational practices and responsible business operations.

SUP26-0004

The Colony Audio and Tint

Type of Sale	Projected % of Total Sales
Product + Installation	70%
Installation-Only Services	15%
Product-Only / Retail Sales	15%
Total	100%



SITE PLAN

SCALE 1" = 10'

AREA DISTRIBUTION		
1	EXISTING SUITE (REMODEL)	2,060 SQ. FT.
EXISTING STRUCTURE		3,812 SQ. FT.
TOTAL COVERAGE		5,872 SQ. FT.
LOT AREA		25,151 SQ. FT.
% LOT COVERAGE		23.34 %
LEGAL DESCRIPTION		
LOT 1R2R, BLOCK 1, SPOTLESS ADDITION, AN ADDITION TO THE CITY OF THE COLONY, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE No. 2009-103, PLAT RECORDS, DENTON COUNTY, TEXAS		

SUP26-0001
-THE COLONY
AUDIO- TINT

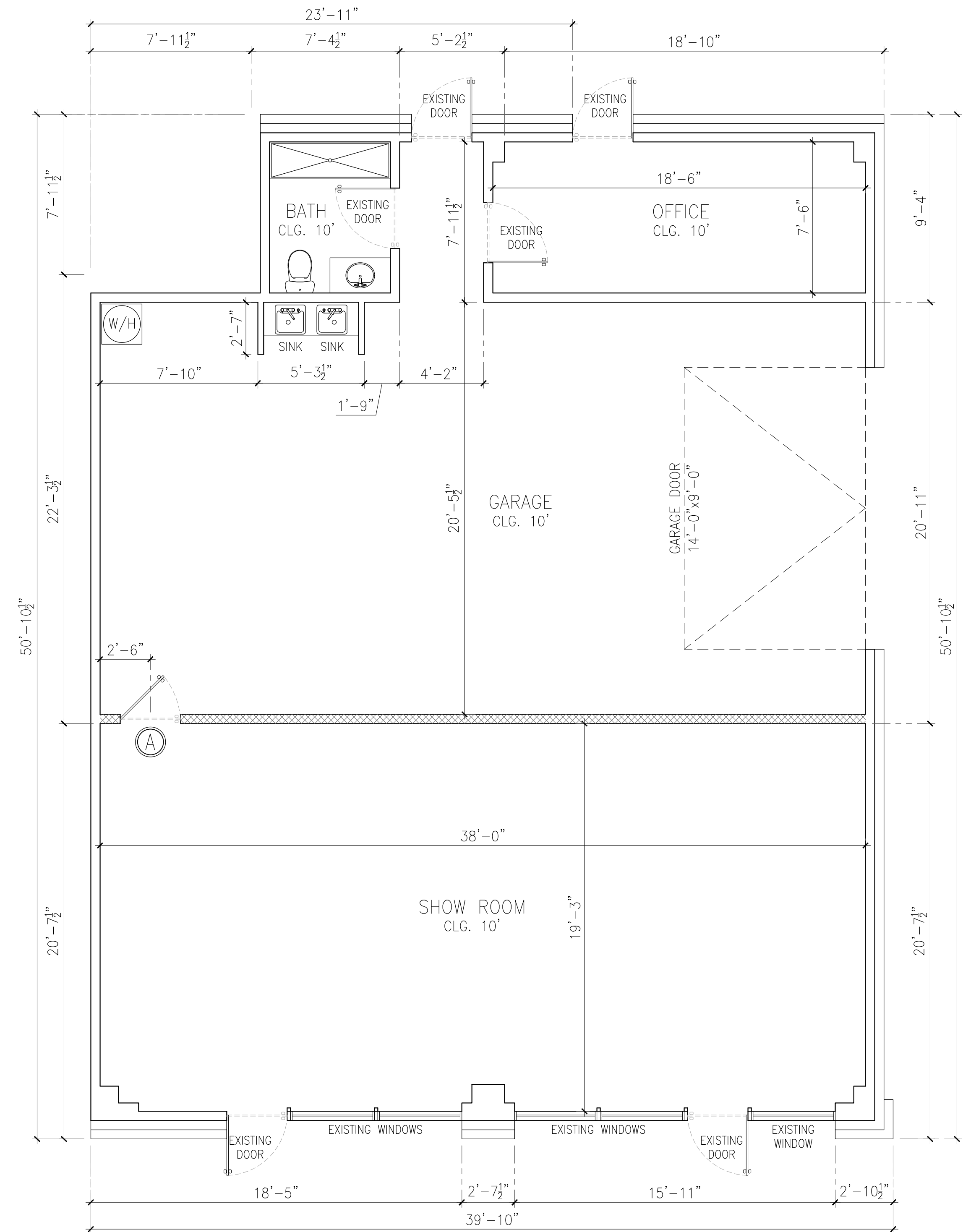


rcplans@outlook.com
21, 1" = 10'

PROJECT DESC.:	COMMERCIAL REMODELING	PLAN:	SITE PLAN	DATE:	06/04/2026	SCALE:	1" = 10'

ADDRESS:
4177 Main Street,
Suite 200
THE COLONY,
TX 75056

PAGE NUMBER:
01



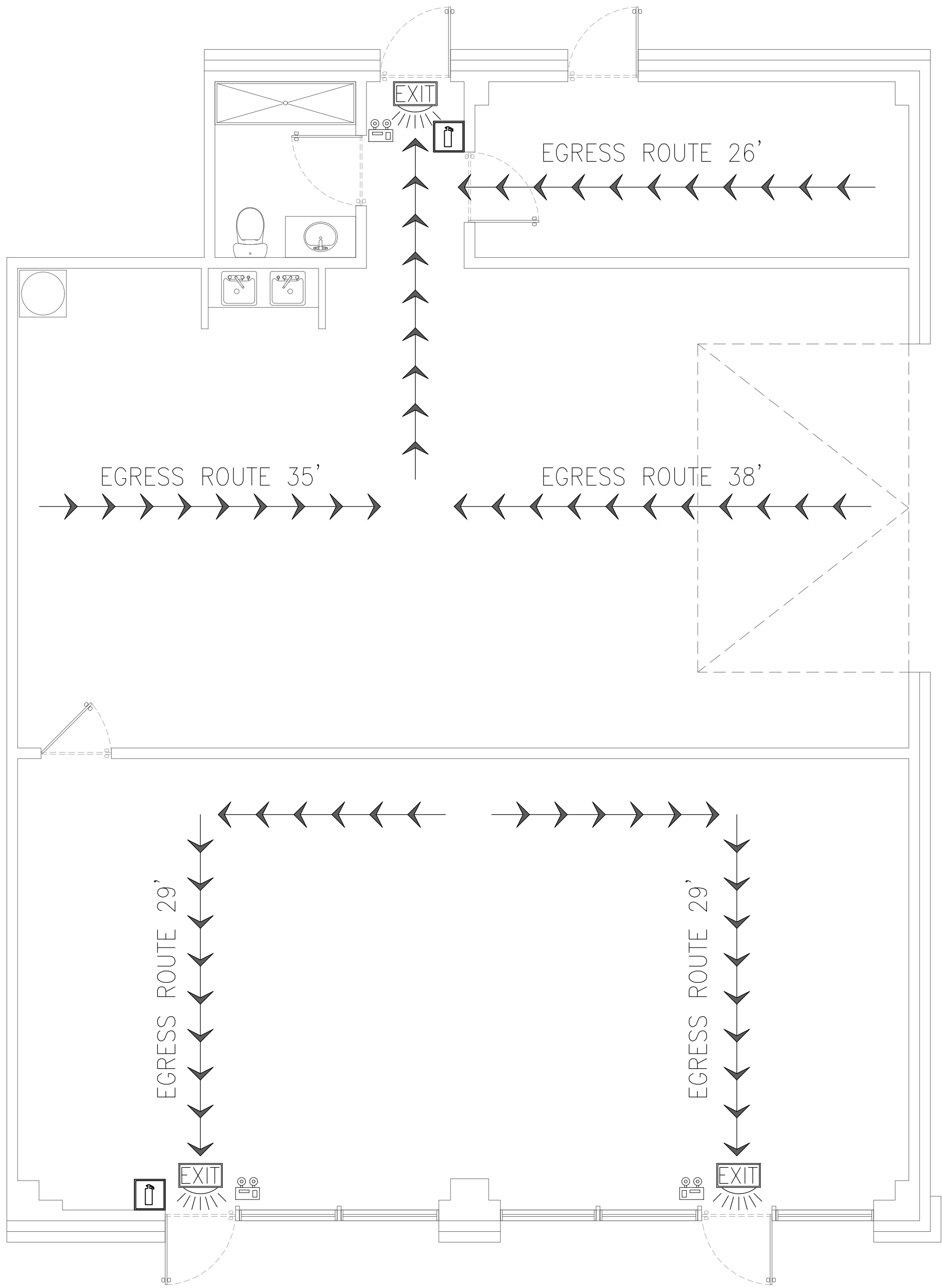
PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

DOORS SCHEDULE			
ITEM	SIZE	QUANTITY	TYPE
A	3'-0" X 7'-0"	1	SHH

SHH = SINGLE HINGED HOLLOW CORE

WALL SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING STEEL WALL
	NEW 6" STEEL WALL



EGRESS PLAN

SCALE 1/4" = 1'-0"

EMERGENCY EGRESS PLAN	
ITEM	DESCRIPTION
	EMERGENCY EXIT LED SIGN WITH 90 MINUTE BATTERY BACK-UP
	BATTERY BACK-UP EMERGENCY EXIT LIGHT
	FIRE EXTINGUISHER W/ SIGN
	EGRESS ROUTE

SUP26-0001
-THE COLONY
AUDIO- TINT



rcplans@outlook.com
214-859-4267

PROJECT DESC.:	COMMERCIAL REMODELING
PLAN:	PROPOSED FLOOR & EGRESS PLAN
DATE:	06/04/2026
SCALE:	1/4" = 1'-0"

ADDRESS:
4177 Main Street, Suite 200 THE COLONY, TX 75056

PAGE NUMBER:
03

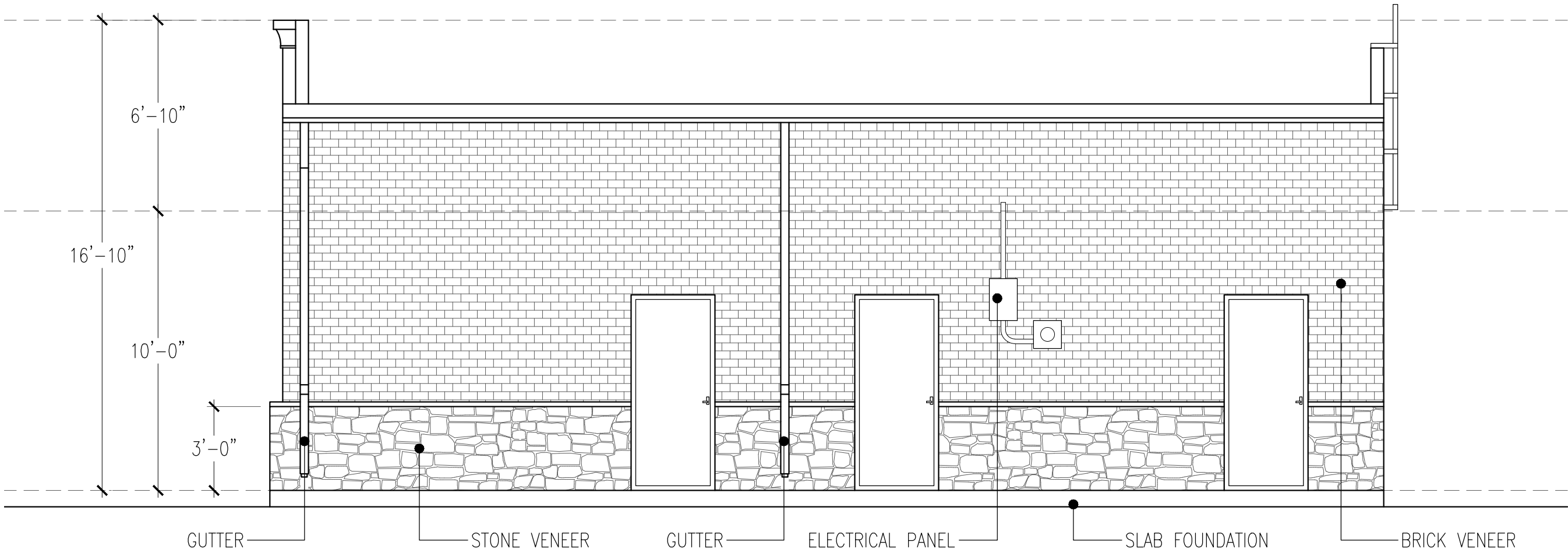
NORTH ELEVATION SQ.FT		
MATERIAL	AREA	%
BRICK VENEER	301.41 SQ.FT	92.50%
STONE VENEER	24.42 SQ.FT	7.50%
TOTAL	325.83 SQ.FT	100.00%



EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"

WEST ELEVATION SQ.FT		
MATERIAL	AREA	%
BRICK VENEER	359.25 SQ.FT	78.63%
STONE VENEER	97.63 SQ.FT	21.37%
TOTAL	456.88 SQ.FT	100.00%



EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"

SUP26-0001
-THE COLONY
AUDIO- TINT



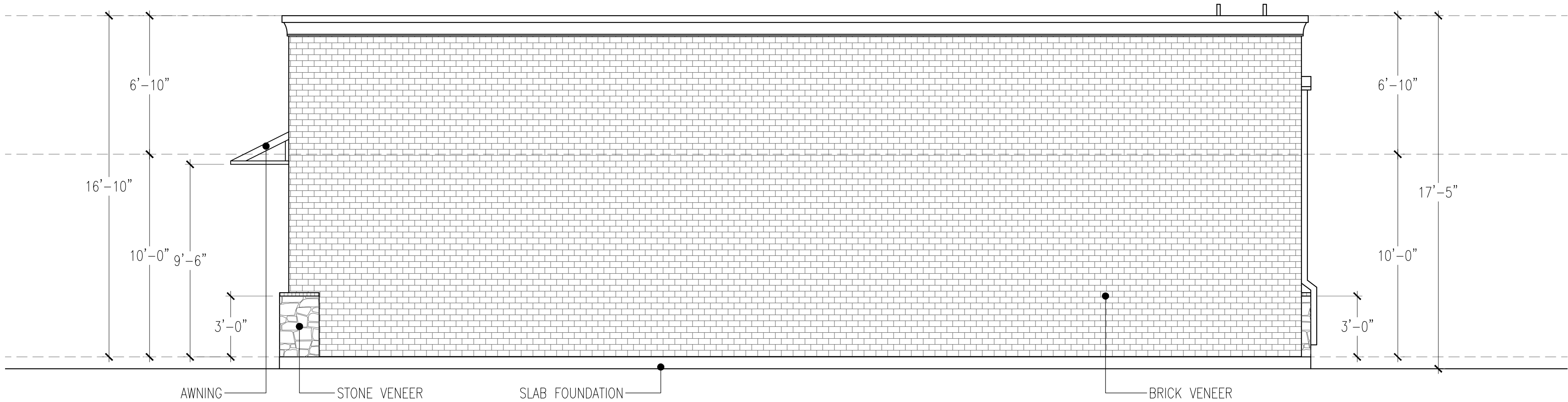
rcplans@outlook.com
214-859-4267

PROJECT DESC.:	COMMERCIAL REMODELING	ELEVATION PLAN	06/04/2026	1/4" = 1'-0"
	PLAN:			
DATE:				
SCALE:				

ADDRESS:
4177 Main Street, Suite 200
THE COLONY, TX 75056

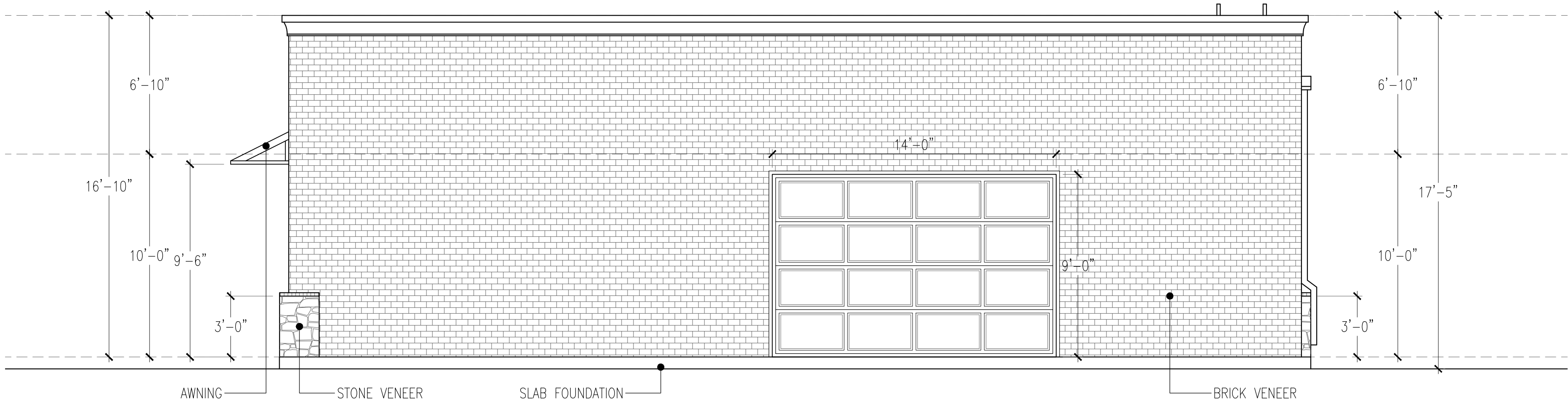
PAGE NUMBER:
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WEST ELEVATION SQ.FT		
MATERIAL	AREA	%
BRICK VENEER	654.86 SQ.FT	98.85%
STONE VENEER	7.65 SQ.FT	1.15%
TOTAL	662.51 SQ.FT	100.00%



EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

SUP26-0001
-THE COLONY
AUDIO- TINT



rcplans@outlook.com
214-859-4267

PROJECT DESC.:	COMMERCIAL REMODELING	ELEVATION PLAN	DATE: 06/04/2026	SCALE: 1/4" = 1'-0"
	PLAN:			

ADDRESS:
4177 Main Street,
Suite 200
THE COLONY,
TX 75056

PAGE NUMBER:
05

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: October 13, 2026

DEPARTMENT: Planning and Development Department

PLANNER: Keyl Groff, Senior Planner

SUBJECT: *SUP26-0005 – 5000 Main Street Suite 203 – KC Gold, Silver and Rare Coins (Precious Metals and Coins Dealer – Retail Other) - Specific Use Permit*

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.

OWNER/APPLICANT

Owner: Colony PPC LP

Van Nuys, CA

Applicant: Raymond Cartwright

Denton, TX

EXISTING CONDITION OF PROPERTY

The subject property is located within an existing multi-tenant shopping center known as The Shops at The Colony.

ADJACENT ZONING AND LAND USE

North – Shopping Center (SC) – Colony PPC LP and Klopro-Main LLC

South – General Retail (GR) – Colony Corners Strip mall

East - Shopping Center (SC) – Proton PRC LTD

West – Shopping Center (SC) – Taco Bell

PROPOSED DEVELOPMENT

The applicant requests Specific Use Permit (SUP) approval to allow a Retail Store and Shop other than listed plus include a “Crafted Precious Metal Dealer” use in accordance with Chapter 1956 of the Texas Occupations Code. The business proposes to buy and sell coins, precious metal bars, and related collectible items as well as precious metals including flatware and other crafted precious metal goods. The applicant has indicated that the proposed hours of operation would be Monday through Friday, from 9:30 a.m. to 5:30 p.m. The use will be entirely within suite 203 of 5000 Main.

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) recommends approval of the proposed Specific Use Permit consistent with the conditions as stated in the staff report.

ATTACHMENTS

1. Staff Analysis

2. Location Map
3. Narrative

ATTACHMENT 1

Staff Analysis

LAND USE ANALYSIS

The applicant requests Specific Use Permit (SUP) approval to allow a Retail Store and Shop other than listed plus include a “Crafted Precious Metal Dealer”, within Suite 203 at 5000 Main Street. The subject property is located in the Shopping Center (SC) Zoning District and Gateway Overlay District.

The Zoning Ordinance requires SUP approval for retail uses that are not specifically identified in the land use chart and when located within the Shopping Center District (SC). A precious metals and coin dealer is not expressly identified in the land use chart. The proposed business is retail in nature and is comparable to a specialty retail establishment dealing in collectible items, coins, precious metals, antiques, and related merchandise.

The proposed business would buy and sell coins, bullion, precious-metal bars, commemorative medals, and other collectible items. Such merchandise may derive value from numismatic (a value given to an item due to its rarity, historical significance, condition and or demand), collectible, artistic, historic, or precious-metal content, rather than solely from the face value of currency or the scrap value of the material.

In addition to its numismatic and collectible merchandise operations, the applicant proposes to operate as a Crafted Precious Metal Dealer, as applicable, under Chapter 1956 of the Texas Occupations Code. A Crafted Precious Metal Dealer is regulated by the State of Texas and may purchase and sell crafted precious-metal items, including flatware, jewelry, artwork, and similar household or decorative objects. The applicant will be required to obtain and maintain all applicable state registrations or licenses and comply with applicable state and local requirements.

The proposed use would be limited to the approximately 924-square-foot tenant suite. The applicant has indicated that the business would operate Monday through Friday from 9:30 a.m. to 5:30 p.m.

The surrounding shopping center contains a variety of retail, personal-service, office, restaurant, and entertainment-oriented uses. The proposed specialty retail use is consistent with the commercial character of the existing shopping center and is not anticipated to adversely affect adjacent tenants or nearby commercial properties, subject to the proposed conditions of approval.

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 Future Land Use Vision Map identifies this area as "Mixed-use Center." The proposed specialty retail use is a service consistent with rich mix of retail, enteratinament and community service uses of Mixed-use Centers.
2. **Conformance with applicable regulations and standards established by the zoning regulations;**
Subject to approval of the SUP and compliance with all applicable conditions, the proposed use can conform to the Zoning Ordinance and other applicable City regulations.
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 subject suite is located within an existing multi-tenant shopping center. The proposed use is compatible with the commercial uses located within the shopping center and on adjacent properties. No changes to building height, setbacks, open space, landscaping, site access, circulation, or architecture are proposed.
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 existing shopping center site plan, access points, internal circulation, and parking areas have previously been reviewed and approved by the City. The proposed use is not anticipated to generate traffic or parking demand beyond that typically associated with a small specialty retail establishment. No adverse impacts on vehicular or pedestrian circulation are anticipated.
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;**
The proposed development at the subject site is to be in accordance with the applicable regulations at the time of construction.
6. **Location, lighting and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties;**
All existing lighting and signage will remain as previously approved.
7. **Adequacy and convenience of off-street parking and loading facilities;**
The subject site meets the Zoning Ordinance requirements for off-street parking and no increase in off-street parking demand is anticipated.
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 specialty retail use is compatible with the existing commercial development pattern, the surrounding shopping center, and adjacent commercial uses.

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

Staff recommends conditions prohibiting pawnshop transactions, collateral loans, credit-access services, and other lending operations. These conditions are intended to ensure that the business remains a specialty retail establishment and does not operate as a pawnshop or financial-service use.

Because the proposed use includes the purchase of precious metals and other valuable items from the public, the business will also be subject to applicable State licensing requirements and City certificate-of-occupancy requirements. 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. These requirements may include security measures appropriate to the operation, recordkeeping, transaction documentation, and other applicable requirements.

The recommended SUP and Certificate of Occupancy conditions are the minimum measures necessary to distinguish the proposed specialty retail use from a pawnshop or lending establishment and to minimize potential impacts on nearby businesses and the surrounding area.

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.

Subject to the recommended conditions, the proposed use is not anticipated to be detrimental to public health, safety, or welfare, nor materially injurious to nearby properties or improvements.

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. Notice for this SUP Public Hearing was published in *The Dallas Morning News* on October 1, 2026. 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. Public Hearing notices were mailed on October 1, 2026 to property owners within 200 feet. No comments either for or against the SUP were received as of printing of this packet.

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

The Development Review Committee (DRC) recommends approval of the proposed Specific Use Permit consistent with conditions as stated in Exhibit A.

SUP26-0005 - KC GOLD, SILVER & RARE COINS



5000 Main Street, Suite 203

Parcels

Zoning Areas

Shopping Center

Single Family Dwelling

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.



KC Gold, Silver & Rare Coins respectfully requests approval of a defined retail use authorization requiring modification of the City of The Colony's zoning regulations to allow a SUP at our new location. The business has operated within The Colony for five years, previously at a different site within the same commercial corridor. Upon relocating to a nearby shopping center, it was determined that the City's current ordinance does not expressly classify our specific retail activity, and formal authorization is now required to ensure full compliance with the zoning framework.

KC Gold, Silver & Rare Coins operates exclusively as a low-impact retail establishment engaged in the lawful purchase and sale of precious metals, rare U.S. coins, and related items. All activities are strictly retail in nature. The business does not conduct crafting, custom item creation, refining, smelting, or any other manufacturing or industrial processes. Operations consist solely of customer-facing retail transactions, evaluation of numismatic items, and market-based pricing of gold, silver, and bullion products. The business does not provide banking services, financing, loans, or any form of traditional pawn operations. No collateral-based transactions, lending activities, or financial-service functions occur on site. The business also does not engage in consignments of any kind.

As a precious metal consultant, the owner specializes in educating customers on the value and historical significance of gold and silver. The store primarily focuses on pre-1964 constitutional silver and pre-1933 gold, and also assists individuals seeking to obtain physical precious metals for their investment portfolios. By definition, precious metals include any level of silver, gold, or platinum contained in an item—ranging from flatware and jewelry to coins and bullion.

Overall sales activity reflects a balanced and stable retail profile. Approximately 50% to 60% of gross sales consist of numismatic transactions, including collectible U.S. coins and historical precious-metal items. The remaining 40% to 50% of sales involve direct precious-metal bullion transactions, a proportion influenced primarily by fluctuations in the market price of gold and silver. Inventory levels for both numismatic items and precious metals are intentionally kept low, consistent with the business's small-scale, single-owner retail model and its emphasis on customer-driven purchasing rather than high-volume stockpiling. This distribution demonstrates a diversified, low-intensity retail operation with predictable customer activity and minimal on-site storage.

The business is operated solely by its owner, who personally conducts all evaluations, transactions, and customer interactions. KC Gold, Silver & Rare Coins maintains regular weekday hours of Monday through Friday, 9:30 a.m. to 5:30 p.m., ensuring consistent availability and direct oversight by the owner. This single-worker structure supports a controlled, low-intensity retail environment with minimal operational impacts.

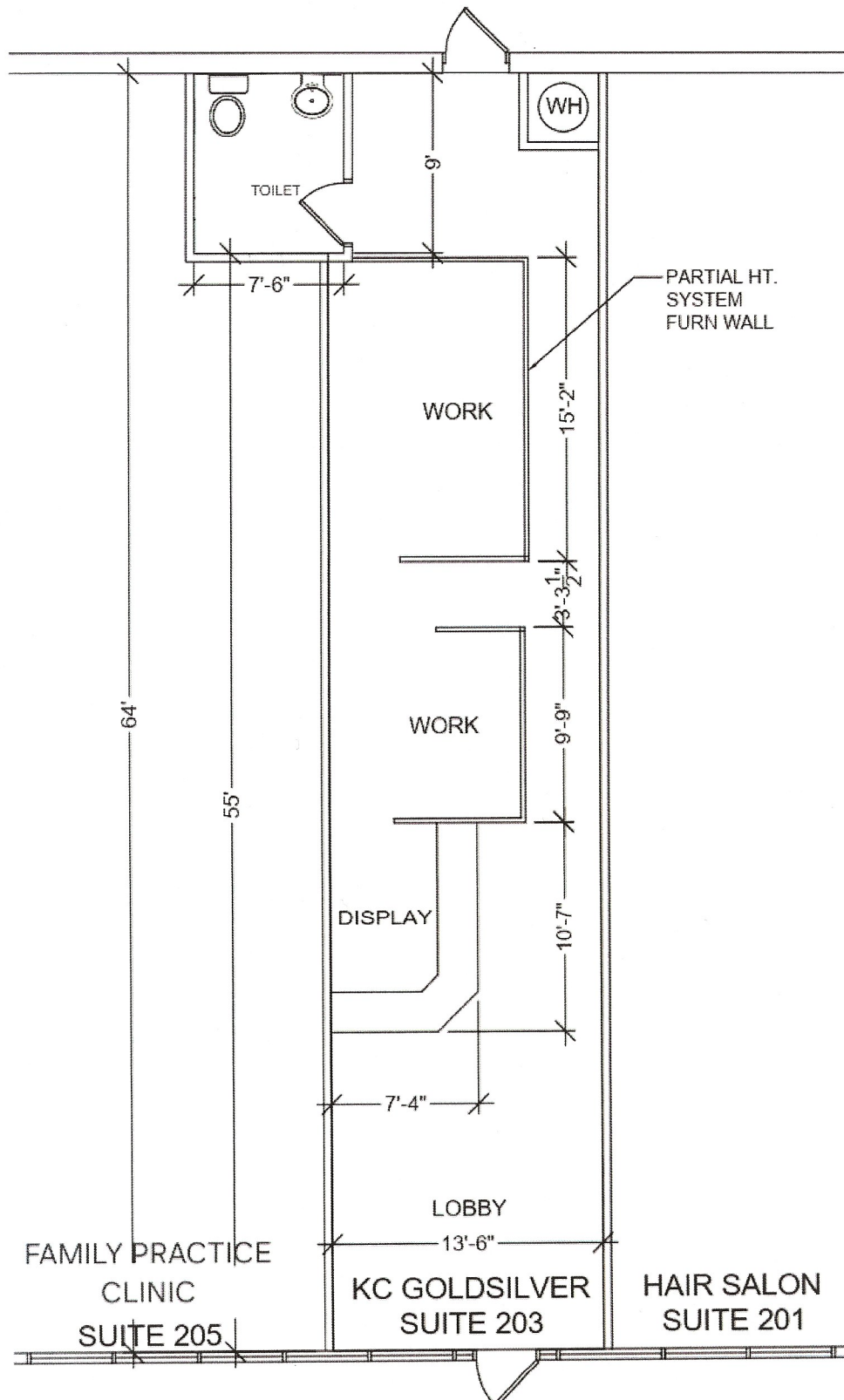
The business model aligns with typical low-intensity retail uses. Transactions involve no hazardous materials, industrial equipment, or processes inconsistent with the intent of the zoning district. The new site's building scale, architectural character, setbacks, landscaping, parking supply, and circulation patterns remain fully compatible with surrounding commercial uses. Operations generate minimal traffic and do not produce noise, glare, dust, odors, or environmental impacts beyond those associated with standard retail activity. Signage is modest, professionally maintained, and appropriately located.

KC Gold, Silver & Rare Coins provides a secure, customer-oriented environment consistent with permitted retail uses. The business has demonstrated responsible operation, strong public confidence, and positive community engagement through support of local programs and charitable initiatives.

For these reasons, KC Gold, Silver & Rare Coins respectfully requests approval of a defined retail use authorization, including any necessary amendment to the City's zoning ordinance, to formally recognize and permit this established low-impact retail use at its new location. The business does not create detrimental effects on public health, safety, or welfare, nor does it impose material injury upon adjacent properties. Any conditions associated with approval would be minimal, as the use fully conforms to the City's expectations for compatible, responsible, and community-oriented retail activity.

TENANT: KC GOLD SILVER AND RARE COINS 5000 MAIN ST STE 203, THE COLONY, TX 75056		OWNER: COLONY PPC LP DBA: THE SHOPS AT THE COLONY OWNER ID: 574263	
LOT # 3R SUBDIVISION CODE: SL9005A	UNIT 203 AREA: 924 SF	PROPERTY ID: 86232 PROPERTY USE: SC020 COMMERCIAL	BUILDING AREA: 48,734 SF

SEPTEMBER 10, 2026



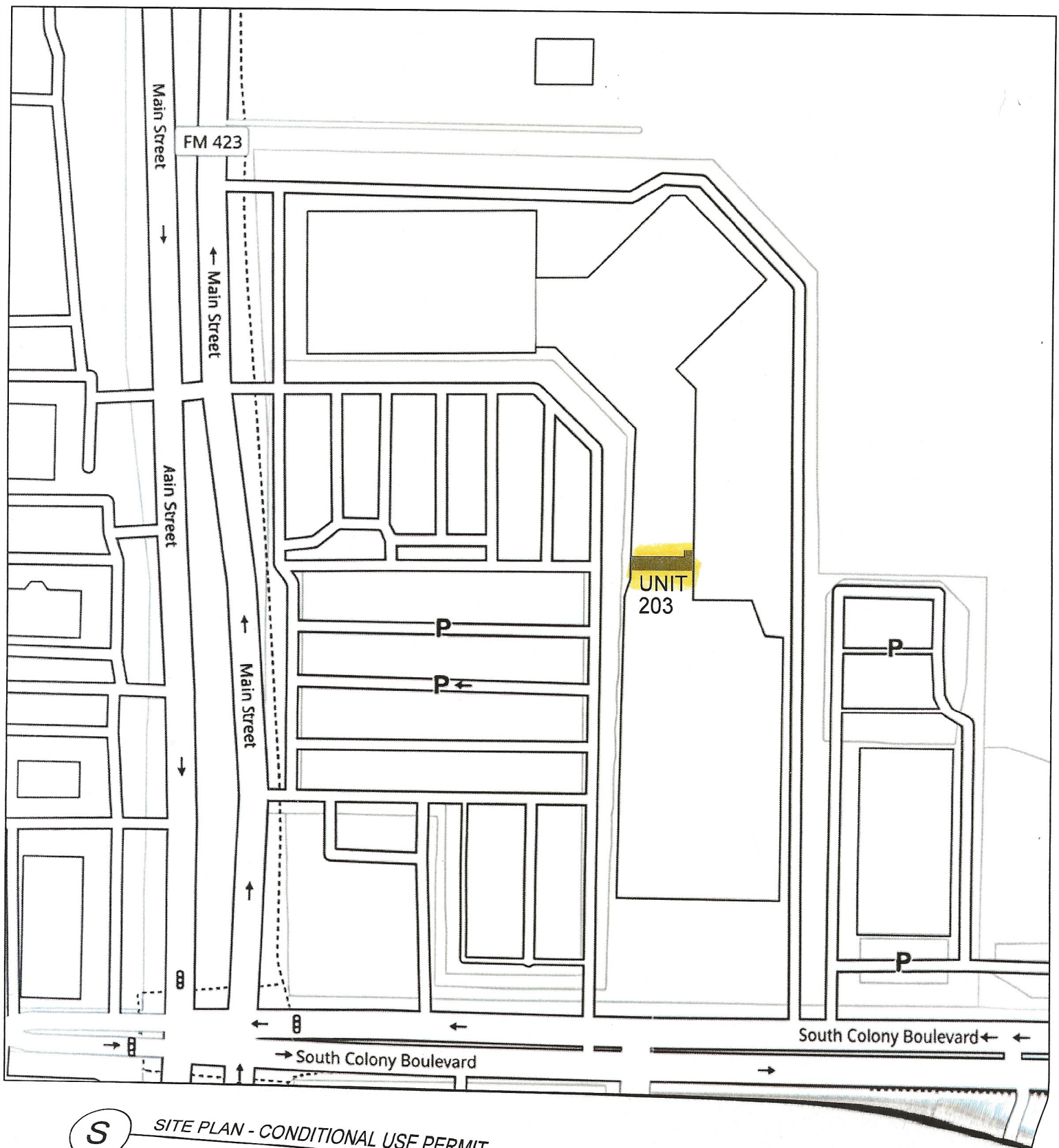
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LEVEL 1 FLOOR PLAN - CONDITIONAL USE PERMIT

SCALE: $\frac{1}{8}" = 1'-0"$

TENANT: KC GOLD SILVER AND RARE COINS 5000 MAIN ST STE 203, THE COLONY, TX 75056		OWNER: COLONY PPC LP DBA: THE SHOPS AT THE COLONY OWNER ID: 574263	
LOT # 3R SUBDIVISION CODE: SL9005A	UNIT 203 AREA: 924 SF	PROPERTY ID: 86232 PROPERTY USE: SC020 COMMERCIAL	BUILDING AREA: 48,734 SF

SEPTEMBER 10, 2026



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SITE PLAN - CONDITIONAL USE PERMIT

