



**CITY OF THE COLONY
PLANNING & ZONING AGENDA
TUESDAY, JANUARY 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, JANUARY 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 December 09, 2025 Regular Session.

3.2 FP25-0001 - Lots 1-51 and 52X-57X, Block A; Lots 1-9 and 10X, Block B - Adeline at Tribute
Consider approval of a Final Plat for Lots 1-51 and 52X-57X, Block A, and Lots 1-9 and 10X, Block B, containing approximately 26.388 acres in the T.D. Luckett Survey, Abstract No. 752, in the City of The Colony, Denton County, Texas; located southeast of Bridge Lane and Castlebridge Lane within Planned Development 18 (PD-18), aka Tribute. (Groff)

4.0 PUBLIC HEARING ITEMS

4.1 PDA25-0001 - Planned Development 18 - Amendment - Chelsea Green Phase II at The Tribute
Conduct a public hearing, and consider making a recommendation to City Council regarding amendments to Planned Development 18 (PD-18) District, aka The Tribute, modifying "Development Regulations for PD-18 and PD-23," updating the Plan illustration, and providing development standards for the "Chelsea Green Phase II" development, consisting of 14 residential lots and 1 common area. The subject site is located west of Lebanon Road and South of Southern Lane within Planned Development 18 (PD-18). (Groff)

5.0 DISCUSSION ITEMS

5.1 SPA25-0014 - EoS Fitness - Elevations
Discuss and consider approval of the Site Plan Amendment application of "EoS Fitness". The subject site is located as at 5000 Main within The Colony Marketplace Shopping Center. The subject site is located in the northeast intersection Main Street and South Colony Boulevard within the Shopping Center (SC) Zoning District and Gateway Overlay District. (Groff)

5.2 SPA25-0006 - Kilo Steakhouse - Site Plan Amendment
Discuss and consider approval of the Site Plan Amendment application of Kilo Steakhouse regarding 913 sqft of patio enclosure renovations, addition of 1,060 sqft of patio cover for an existing 4,233 sqft restaurant site, within Grandscape Addition Phase II. The subject site is located at 5765 Grandscape Blvd within the NFM-Grandscape Planned Development (PD25). (Groff)

5.3 SP25-0005 - White Castle - Site Plan

Discuss and consider making a recommendation to City Council regarding the Site Plan application of "White Castle," an approximately 3,430 sq. ft. restaurant with drive-thru service. The subject site contains approximately 1.64 acres, located at the intersection of Destination Drive and Grandscape Boulevard in the NFM-Grandscape Planned Development (PD-25). (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 7th day of January 2026.

Tina Stewart

Tina Stewart, TRMC, CMC, City Secretary

