



Town Council Regular Meeting

July 13, 2026



**Invocation led by
Pastor Barry Clingan,
The Church at Trophy Lakes**

Pledge of Allegiance to the American Flag:

I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

Pledge of Allegiance to the Texas Flag:



Honor the Texas Flag; I pledge allegiance to
thee, Texas, one state under God, one and
indivisible.

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Council on any matter pursuant to Texas Government Code Sec. 551.007. The Council is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Council has authority. Speakers have up to three (3) minutes, or the time limit determined by the Presiding Officer. Each speaker must have submitted their request to speak by completing the Speaker's Form or may email mayorandcouncil@trophyclub.org

Community Spotlight

1. Proclamation In Memory of Pearl Juanita Owens Ford

Community Spotlight



2. [Metroport Chamber Annual Presentation](#)

Community Spotlight

3. Working for You...Trophy Club
 - a) Update from Town Council Members
 - b) Update from Town Manager (Brandon Wright, Town Manager)
 - c) Quick Civic Tip (Dean Roggia, Town Attorney)











Consent Agenda



This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.

4. Consider approval of the June 8, 2026 Town Council Work Session and Regular Meeting minutes, and the June 15, 2026 Joint Meeting of the Town Council and Parks and Recreation Board. (Tammy Dixon, Town Secretary)
5. Consider authorizing the Town Manager to negotiate and execute a 12-month information technology support service agreement with netGenius, Inc., for an approximate amount of \$235,000 annually with 5 one-year renewal options. (Tamara Smith, Assistant Town Manager)
6. Consider authorizing the Town Manager to negotiate and execute an interlocal agreement between Denton County and the Town of Trophy Club for the shared governance communications & dispatch services system for Trophy Club Police and Fire. (Patrick Arata, Police Chief and Jason Wise, Fire Chief)

Consent Agenda



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7. Consider an ordinance amending Appendix A "Fee Schedule," Article A1.0030 "General Provisions," Section A1.003 "Community Development Department," Subsection (b) "Apartment Complex License," of the Code of Ordinances.
(Tamara Smith, Assistant Town Manager)
8. Consider a resolution appointing Bryan Stowe to Place 4 for a term expiring September 30, 2027, and Greg Fox to Alternate 3 for a term expiring September 30, 2026, to fill the current vacancies on the Zoning Board of Adjustment.
(Jeannette Tiffany, Mayor)
9. Consider accepting the first Quarter Investment Report for Fiscal Year 2026.
(April Duvall, Director of Finance)
10. Consider accepting the second quarter investment report for FY 2026. (April Duvall, Director of Finance)

Agenda Item No. 11



CASE SUP-26-001 Pinch A Penny-Pool, Patio & Spa (Outdoor Storage Tank)

**Conduct a public hearing and consider a Specific Use Permit (SUP) request by Pinch A Penny-Pool, Patio & Spa for an outdoor storage tank within Planned Development District 21 (PD-21) Shopping Center, located at 301 Trophy Lake Drive, Suite 124, Trophy Club, Denton County, Texas 76262.
(Matt Cox, Director of Community)**

Agenda Item No. 11

Summary

- A Specific Use Permit (SUP) application was submitted by Pinch A Penny, with 3680 Outdoor Solutions, LLC, for a property located within the Planned Development District 21 (PD-21) Shopping Center, at 301 Trophy Lake Drive, Suite 124, for an outdoor sodium hypochlorite (bleach) storage tank to support retail pool supply operations.
- The property is zoned PD-21, which does not allow outdoor storage except for refuse disposal. Because of this restriction, a Specific Use Permit is required to allow the proposed tank.
- The tank will be located at the rear of the building within an existing service and parking area, which helps minimize visibility from Trophy Lake Drive and reduces potential impacts to nearby properties.



Image © 2026 Vexcel Imaging US, Inc.



Example

Tanks & Enclosure

Agenda Item No. 11

- The system is designed with safety features to help prevent overflow and includes requirements for routine inspections, proper labeling, employee training, and on-site safety equipment.
- The proposed tank will be a 975-gallon unit constructed of heavy-duty polyethylene, placed on a paved surface and surrounded by a protective containment structure designed to hold potential spills.
- It will be located in an enclosed area behind Suite 124, occupying approximately two parking spaces near the rear entrance door.
- The tank will connect to the building through underground double-sleeved Schedule 80 PVC piping and will be used to safely store and dispense liquid pool chemicals.
- The Town Fire Marshal has reviewed the request and determined that the proposed setup meets the minimum requirements of the adopted fire code for hazardous materials storage.
- Additional safety signage will be required and will be addressed during the formal plan review process following SUP approval.



Suite 124 rear door

Underground double-sleaved schedule 80 PVC pipe

Tanks and enclosure



Google Maps

Agenda Item No. 11

Notification

Notice of the public hearing was distributed as required by The Town of Trophy Club Zoning Ordinance and State Law. At the time of agenda packet publication, staff had not received any letters in support or in opposition. At the June 4, 2026, Planning & Zoning Commission Meeting, the commissioners unanimously recommended approval, by a vote of 6-0, subject to the following conditions.

1. A spill analysis study shall be completed and reviewed prior to final approval.
2. Consideration shall be given to the height and security of the proposed masonry enclosure to help prevent vandalism, unauthorized access, or other potential safety concerns.
3. Consideration shall be given to providing shading or other appropriate measures for the enclosure to help minimize heat exposure and reduce venting concerns associated with the storage tank.
4. The applicant shall address the removal of the outdoor storage tank and associated improvements upon termination of the lease, including restoration of the site to an acceptable condition for the property owner.

Recommendation

Staff recommends that the Planning & Zoning Commission conduct the public hearing and move to recommend approval to the Town Council on the proposed Specific Use Permit (SUP) application request made by Pinch A Penny Pool, Patio & Spa for an outdoor storage tank located within Planned Development 21 (PD-21) shopping center, 301 Trophy Lake Drive, Suite 124, Trophy Club, Denton County, Texas, 76262, subject to the conditions recommended by the Planning & Zoning Commission.

Agenda Item No. 12



Conduct a public hearing and consider the purchase of the former Premier Academy Facility located at 945 Trophy Club Drive.

Recreation Facility

AT TROPHY CLUB DRIVE & TROPHY LAKE DRIVE



Concept Rendering

Strategic Plan:

PRIORITIZE PUBLIC SAFETY



PROMOTE QUALITY OF LIFE



STRENGTHEN INFRASTRUCTURE



UPHOLD HOUSING STANDARDS



SUPPORT BUSINESS



Trophy Club Strategic Plan 2026-2031

TASKS									
PROMOTE QUALITY OF LIFE									
Objective									
Create a comprehensive recreation program plan.									
Initiative									
Establish space for all ages and abilities for educational and recreational activities.									
Task									
1	Identify locations, spaces, and partners to provide recreational programs and services as outlined in the recreation program plan.								
	FY25 Q1	FY25 Q2	FY25 Q3	FY25 Q4	FY26 Q1	FY26 Q2	FY26 Q3	FY26 Q4	FY27 Q1
2	Establish space for all ages and abilities for educational and recreational activities.								
	FY25 Q1	FY25 Q2	FY25 Q3	FY25 Q4	FY26 Q1	FY26 Q2	FY26 Q3	FY26 Q4	FY27 Q1



Supporting a Larger Vision

Concept Rendering



Supporting the Parks & Recreation Master Plan

The Parks & Recreation Master Plan identifies the importance of:

- Expanding recreation programming
- Increasing indoor recreation opportunities
- Planning for future community needs
- Supporting quality-of-life amenities
- Creating flexible recreation spaces for all ages

The proposed facility represents another step toward implementing a thoughtful, long-term strategy for Parks & Recreation in Trophy Club.

Future of Recreation in Trophy Club

Concept Rendering



Exploring a New Opportunity for Community Recreation & Programming

Represents more than a building purchase — it is a strategic investment:

- **Expanded recreation opportunities**
- **Community programming**
- **Long-term quality of life for TC residents**

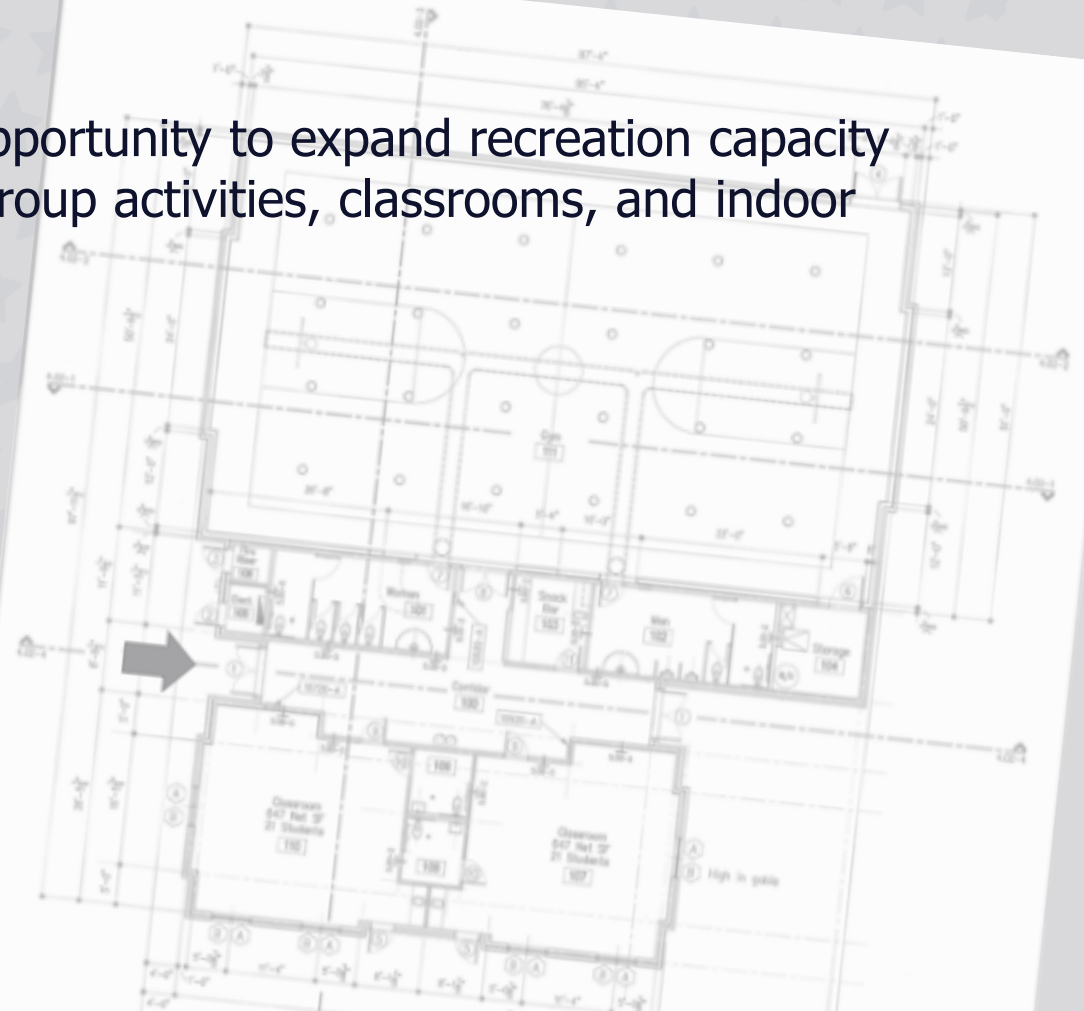
This is not simply about purchasing a building; it is about planning for the community's future needs and continuing to invest in amenities that support residents today and for generations to come.

Opportunity for Recreation Growth

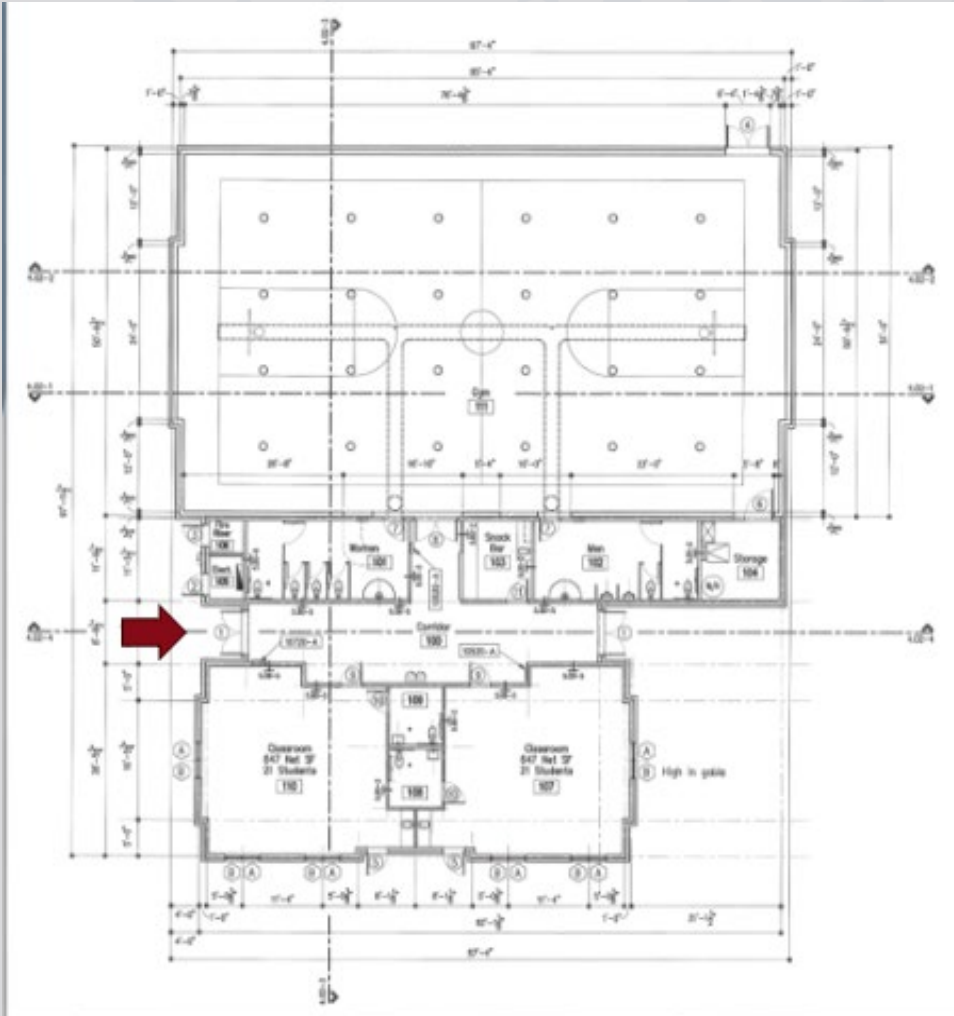
Why This Facility?

The former Premier Academy facility offers a unique opportunity to expand recreation capacity by leveraging an existing facility designed to support group activities, classrooms, and indoor recreation. The facility includes:

- An indoor gymnasium
- Two classrooms and an activity space
- Restrooms and support facilities
- Existing furnishings and equipment are included in the acquisition
- An ideal central location within Trophy Club
- Approximately 8,650 square feet of usable space



Opportunity for Recreation Growth



Supporting the Whole Community

Expanding Recreation Opportunities for All Ages

Potential opportunities include:

- Youth recreation and enrichment programs
- **Expanded summer camp capacity**
- Indoor fitness and wellness activities
- **Senior and active adult programming**
- Community education and enrichment
- Arts, STEM, and specialty programming
- Indoor sports and gym activities
- **Community meetings and events**
- Rental opportunities for residents and organizations

Concept Rendering



Summer Camp Programming

Concept Rendering



Meeting Community Demand

Based on industry space recommendations, the facility could accommodate programming for more than **100 children** simultaneously.

- The current MUD Annex Building capacity supports approximately **60 children**.
- Comparable regional recreation camps range from **40 to 140 participants**, depending on facility size.

The building would create new opportunities for expanded summer camps, school break programming, and year-round youth activities.

CAMP SIZE COMPARISONS

Camp Exploration

City of Denton

50-75 Children

Camp Discovery

City of Denton

40-65 Children

Camp Journey

City of Denton

50 Children

Roanoke Summer Camp

City of Roanoke

75 Children

Camp PLAY

City of Lewisville

40 Children

Rec Camp

City of Grapevine

30-45 Children

Camp Mania

City of Southlake

100 Children

Camp Do-It-All

City of Coppell

80-140 Children



Financial Strategy

The Town has approximately **\$2.2 million** of existing capital funding to both purchase the building and make renovations prior to opening to the public.

Capital Expenses

Purchase Price: \$1,800,000

Estimated Closing Costs: \$25,000

Property Improvements

- A/V Technology, Internet, & Phones
 - Security & Alarm System
 - Flooring & Ceiling Replacement
 - Gymnasium Partition & Equipment
 - Contingency
- +/- \$275,000

Total: \$2,100,000



Annual Operating Costs	Total
• 1 Full Time & 4-5 Part Time Staff • Utilities & Maintenance Fee • Supplies & Equipment	\$147,000
Annual Operating Revenue	\$37,500

Due Diligence Items

Inspection Items Follow-up:

- **HVAC Unit 1:** not operational (1st Classroom). After closing, we will have a company repair and/or replace that unit.
- **Foundation Inspection:** FWN&A Structural Engineering inspected the foundation and roof framing and found both to be in good condition.
- **Leak Inspection:** In Progress
- **Appraisal:** Finalized at \$1,815,000.00
- **Survey Update:** In Progress



Future Updates

The Town has created a webpage to supply the community with up-to-date information about the facility:

Recreation Facility:

<https://www.trophyclub.org/972/Recreation-Facility>

Questions and
Discussion



Agenda Item No. 13



Consider an ordinance amending the FY 2026 Budget to authorize the appropriation of 2023 certificates of obligation for the acquisition of a recreation facility. (April Duvall, Director of Finance)

Agenda Item No. 14



Consider a resolution casting the Town of Trophy Club's vote appointing a candidate to the Denco Area 9-1-1 District Board of Managers. (Tammy Dixon, Town Secretary)

ADJOURN





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