



TOWN OF TROPHY CLUB PLANNING & ZONING COMMISSION

MEETING AGENDA

February 12, 2026

6:00 PM

Council Chambers
1 Trophy Wood Drive
Trophy Club, Texas 76262

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Board/Commission on any matter pursuant to Texas Government Code Sec. 551.007. The Board/Commission 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 Board/Commission 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 jross@trophyclub.org

REGULAR ITEMS

1. **CASE PD-AMD-26-001, PD-27 Amendment (The Trails)**

Conduct a public hearing and consider a recommendation to the Town Council regarding an amendment to Planned Development District 27 (PD-27) to revise the Concept Plan and Development Standards for "The Trails" development, an 18-lot single-family residential subdivision on approximately 7.603 acres generally located north of Macquarie Street and Milson's Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and JS Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

- i. Conduct Public Hearing
- ii. Consider Recommendation

2. **CASE PD-AMD-26-002, PD-37 Amendment (Bobcat Village Phase I & Phase II)**

Conduct a public hearing and consider a recommendation to the Town Council regarding an amendment to Planned Development District 37 (PD-37) to revise the Concept Plan and Development Standards for Bobcat Village Phase I & Phase II, a townhome residential district on approximately 4.9 acres located on Bobcat Boulevard, situated in the Thomas H. Callaway Survey, Abstract No. 272, Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

- i. Conduct Public Hearing
- ii. Consider Recommendation

3. **CASE PP-26-002 Bobcat Village Phase I, formerly Well Site 1H (Preliminary Plat)**

Consider a recommendation to the Town Council regarding a preliminary plat request for Bobcat Village Phase I, formerly well site 1H, a townhome residential development on approximately 2.788 acres

located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, and the Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

- 4. CASE PP-26-003 Bobcat Village Phase II, formerly Well Site 1HB (Preliminary Plat)**
Consider a recommendation to the Town Council regarding a preliminary plat request for Bobcat Village Phase II, formerly well site 1HB, a townhome residential development on approximately 2.106 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)
- 5.** Consider approval of the January 8, 2026, Planning & Zoning Commission regular meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

FUTURE AGENDA ITEMS

ADJOURN

The Board/Commission may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

Notice is hereby given that a quorum of the Town of Trophy Club Town Council may be in attendance at this meeting. The Town Council will not deliberate or take any action.

CERTIFICATION

I do hereby certify that the Notice of Meeting was posted on the official bulletin board at the Town Hall for the Town of Trophy Club, Texas, in a place convenient and readily accessible to the general public at all times on the following date and time: February 3, 2026, at 3:25 PM, and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 of the Texas Government Code.

Jacqueline Ross

Jackie Ross, Sr. Administrative Assistant

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: February 12, 2026

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: **CASE PD-AMD-26-001, PD-27 Amendment (The Trails)**

Conduct a public hearing and consider a recommendation to the Town Council regarding an amendment to Planned Development District 27 (PD-27) to revise the Concept Plan and Development Standards for "The Trails" development, an 18-lot single-family residential subdivision on approximately 7.603 acres generally located north of Macquarie Street and Milson's Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and JS Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

- i. Conduct Public Hearing
- ii. Consider Recommendation

BACKGROUND/SUMMARY: This request is made by Foxwood, LLC to amend Planned Development District 27 (PD-27), which was previously amended and approved by Town Council on December 8, 2025, through Ordinance No. 2025-36. At that meeting, Town Council approved an amendment to PD-27 rezoning a portion of land previously zoned R-15 Single-Family District, along with recently annexed property classified as R-15 Single-Family District, to allow for the development of The Trails, an 18-lot single-family residential subdivision on approximately 7.603 acres.

The current request seeks to further amend PD-27 by updating and replacing the previously approved exhibits associated with the ordinance. Foxwood, LLC has submitted an updated Exhibit "A," which provides a refined legal description for the same 7.603-acre tract, and an updated Exhibit "B," which reflects revisions to the Concept Plan and Development Standards governing the development of The Trails. These updates do not expand the project boundaries or alter the approved number of residential lots.

The request does not modify the approved land use, zoning designation, density, or overall development established under Ordinance No. 2025-36.

On January 12, 2026, the Town Council approved the Trails Preliminary Plat (PP-26-001), subject to the condition that a zoning amendment to PD-27, revising the concept plan and development standards, be approved prior to the submittal of a final plat. The proposed amendment to PD-27 satisfies this condition of approval.

BOARD REVIEW/CITIZEN FEEDBACK: 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.

FISCAL IMPACT: N/A

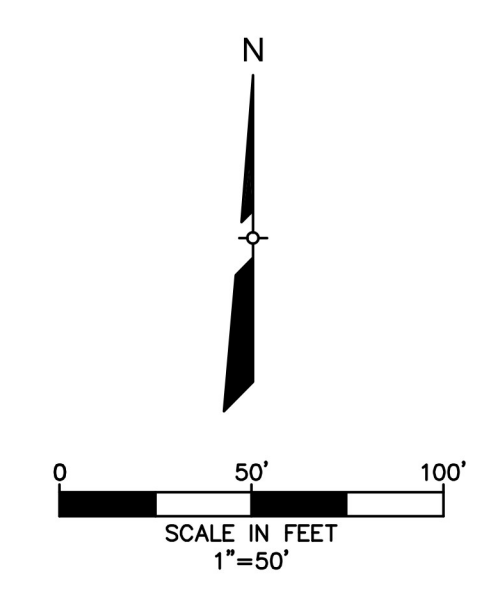
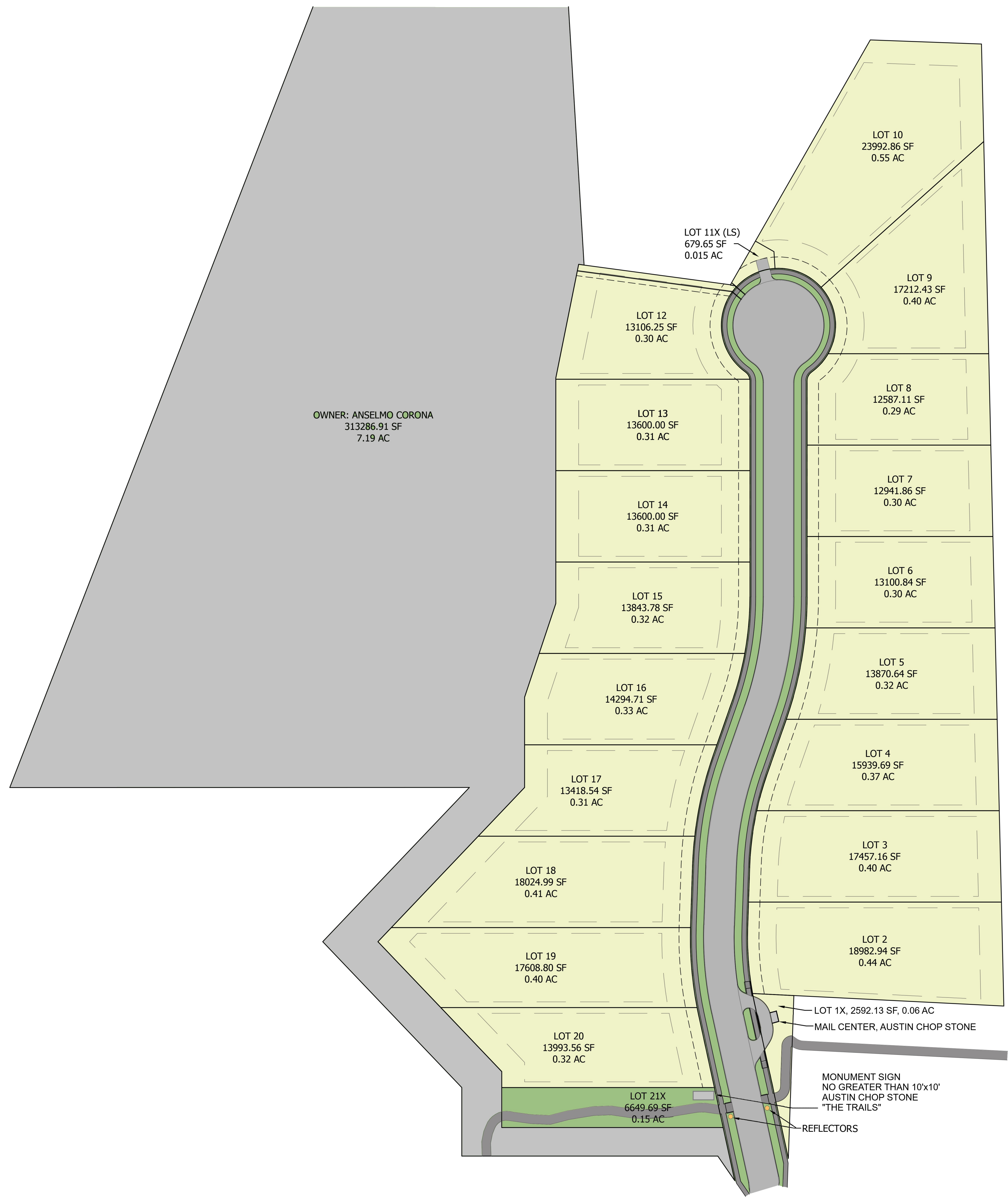
LEGAL REVIEW: Town Attorney, Dean Roggia, is reviewing the ordinance as to form and legality.

ATTACHMENTS:

- 1. The Trails - PD Amendment Application
- 2. The Trails Concept Plan
- 3. ORD 2025-36 PD 27 The Trails
- 4. Notification Letter & 200ft Map PD27

ACTIONS/OPTIONS:

Staff recommends the Planning and Zoning Commission conduct a public hearing and move to recommend approval to the Town Council regarding an amendment to Planned Development District 27 (PD-27) to revise the Concept Plan and Development Standards for "The Trails" development, an 18-lot single-family residential subdivision on approximately 7.603 acres generally located north of Macquarie Street and Milson's Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and JS Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, Texas.



VICINITY MAP
N.T.S

Engineer:
HCE, Inc.
Contact: Jared Stroebel
Phone: 254.485.8101
Email: jared@hcetex.com
3540 East Broad Street, Suite 120-251
Mansfield, TX 76063

Owner/Developer:
Fox Brothers Holdings, LLC
Contact: Greg Fox
Phone: 817.880.9876
Email: gfox@foxbrothersholdings.com
2234 Edinburg Avenue
Trophy Club, TX 76262

CIVIL & ENVIRONMENTAL
RGV | DFW

3540 E. BROAD STREET
SUITE 120-251
MANSFIELD, TEXAS 76063

Texas Registered Engineering Firm F-21173

CONCEPT PLAN
THE TRAILS
18 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
TROPHY CLUB, TEXAS
DENTON COUNTY

DATE OF PREPARATION: MAY 15, 2025
DATE OF REVISION: JANUARY 21, 2026

**TOWN OF TROPHY CLUB, TEXAS
ORDINANCE NO. 2025-36**

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING ORDINANCE NO. 2010-16 P&Z, THE SAME BEING AN ORDINANCE AMENDING P&Z ORDINANCE NUMBERS 2010-13; 2010-12; 2010-01; 2009-30; 2009-01; 2008-39; 2007-30; 2007-15; AND 2006-11; KNOWN AS PD PLANNED DEVELOPMENT DISTRICT NO. 27 (“PD-27”); REZONING CERTAIN PROPERTY CURRENTLY ZONED R-15 SINGLE-FAMILY DISTRICT; AND REZONING RECENTLY ANNEXED LAND CLASSIFIED AS R-15 SINGLE-FAMILY DISTRICT AS REQUESTED BY FOXWOOD, LLC, FOR 7.603 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF MACQUARIE STREET AND MILSON’S POINT DRIVE, FOR DEVELOPMENT OF “THE TRAILS”, AN 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION; AMENDING ORDINANCE NO. 2000-06 THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS AND REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club (hereinafter referred to as the “Town”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, on May 8, 2006, the Town Council adopted Ordinance No. 2006-11, creating Planned Development District No. 27 (“PD-27”), known as *The Highlands at Trophy Club*, establishing development standards, neighborhood regulations, Village Center standards, street types, parks and open space requirements, and associated exhibits; and

WHEREAS, on April 2, 2007, the Town Council adopted Ordinance No. 2007-15, approving a comprehensive revision to PD-27 and replacing in its entirety the regulations previously adopted in Ordinance No. 2006-11; and

WHEREAS, the Town subsequently approved several amendments to PD-27, including:

- Ordinance No. 2007-30, amending Lot Type 2 regulations within Neighborhoods 3 and 4;
- Ordinance No. 2008-39, correcting Table 4-1 regarding Lot Type 3 side yard setbacks;

- Ordinance No. 2009-01, adding a definition for “Key Lot” and revising the Screening and Fencing standards;
- Ordinance No. 2009-30, revising Neighborhood 8, Lot Type 5 standards, definitions, street exhibits, the Concept Plan, and density tables;
- Ordinance No. 2010-01, amending permitted uses in the Village Center and adopting the *Restaurant Design Guidelines – Village Center*;
- Ordinance No. 2010-12, rezoning approximately 12.900 acres from PD-27 to Commercial Recreation (CR);
- Ordinance No. 2010-13, adding a definition for “Open Air Structure” and modifying lot coverage requirements for Lot Types 1–4; and
- Ordinance No. 2010-16, adding definitions for “Main Structure” and “Primary Residence” and revising Screening and Fencing standards; and

WHEREAS, the Town has received an application from Foxwood, LLC, requesting an amendment to PD-27 and a rezoning of certain property currently zoned R-15 Single-Family District, and requesting rezoning of recently annexed land classified as R-15 Single-Family District, to allow for development of “The Trails,” an 18-lot single-family residential subdivision; and

WHEREAS, the Town Council of the Town of Trophy Club, Texas (the “Town Council”), is authorized and empowered by law, in accordance with Chapter 212 of the Texas Local Government Code, to regulate the subdivision of land and property development within the Town; and

WHEREAS, the owner of the tracts of land as more particularly identified on the attached **Exhibit A** and generally located north of Macquarie Street and Milson’s Point Drive (collectively, the “Property”), filed an application with the Town requesting an amendment to PD Planned Development District No. 27 to provide standards for the development of the Property, as more fully set forth in this Ordinance; and

WHEREAS, all legal requirements and conditions were complied with, and after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the Town has recommended to the Town Council the adoption of the amendments to Ordinance No. 2010-16 P&Z, and rezoning of the Property from R-15 Single Family-District to PD-27, as amended and set forth in this Ordinance; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at a public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town of Trophy Club, Texas and of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB:

**SECTION 1.
INCORPORATION OF PREMISES**

That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.
AMENDMENT**

Ordinance No. 2010-16 P&Z of the Town of Trophy Club, Texas, the same being PD Planned Development No. 27 (“PD-27”), is hereby amended to include the Property identified in the attached **Exhibit A**, and further amended by adopting the development standards as provided in the attached **Exhibit B**, and all other articles, chapter, sections, paragraphs, sentences, phrases and words are not amended, but are hereby ratified and affirmed and shall remain in full force and effect. In addition to the foregoing, the lots or tracts of land identified on **Exhibit A** and **Exhibit B**, which are currently zoned R-15 Single Family-District are hereby rezoned to PD-27.

Ordinance No. 2000-06 P&Z of the Town of Trophy Club, Texas, the same being the Town’s Comprehensive Zoning Ordinance, is hereby amended to reflect the rezoning of R-15 Single Family-District to PD-27, the inclusion of the Property in PD-27, and the adoption of the development standards set forth in **Exhibit B**, and all other articles, chapters, sections, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed and shall remain in full force and effect.

**SECTION 3.
COMPREHENSIVE ZONING MAP AMENDMENT**

The Planning and Zoning Coordinator is hereby directed to mark and indicate on the official Zoning District Map of the Town the zoning changes herein made.

**SECTION 4.
SAVINGS AND REPEALER**

This Ordinance shall be cumulative of all other ordinances of the Town affecting the regulation of land and zoning and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those Ordinances are in direct conflict with the provisions of this Ordinance whether such Ordinances are codified or uncodified, and all other provisions of the Ordinances of the Town of Trophy Club, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Notwithstanding the foregoing, any complaint, action, cause of action or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such repealed Ordinance(s) shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall be deemed to remain and continue in full force and effect.

**SECTION 5.
SEVERABILITY**

The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6.
PENALTY**

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. The penalty provided by this section shall be cumulative of all other penalties allowed by law, including without limitation, civil remedies available for enforcement of this Ordinance.

**SECTION 7.
PUBLICATION**

The Town Secretary of the Town of Trophy Club is hereby directed to publish the caption, penalty and effective date of this Ordinance as required by Section 3.16 of the Town's Charter.

**SECTION 8.
EFFECTIVE DATE**

This Ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this 8th day of December 2025.



Jeannette Tiffany

Jeannette Tiffany, Mayor
Town of Trophy Club, Texas

ATTEST:

Tammy Dixon

Tammy Dixon, Town Secretary

APPROVED TO AS FORM:



Dean Roggia, Town Attorney

FOR A 7.603 ACRE TRACT OF LAND KNOWN AS

PD-27

THE TRAILS

**TROPHY CLUB,
DENTON COUNTY, TEXAS**

**Exhibit "A" – Legal Description
Exhibit "B" – Development Standards**

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a 331,183 square foot or 7.603 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and in the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pinson Trust, recorded in Instrument #2024-124410, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), being the remainder of a called 2.148 acre tract of land, described as Tract 1, in a Special Warranty Deed to Kyle Wood, recorded in Instrument #2023-2756 (O.P.R.D.C.T.), and being the remainder of a called 9.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Revocable Trust, recorded in Instrument #2023-2762 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Pinson tract, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pinson tract, said point being the POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson tract, a distance of 184.05 feet to the Southwest corner of said Pinson Tract, same being in the East line of said remainder of a called 9.464 acre Wood tract;

THENCE South 01 degrees 57 minutes 18 seconds West, with the East line of said remainder of a called 9.464 acre Wood tract, a distance of 167.08 feet to the Southwest corner of Lot 63, Block L, of The Highlands at Trophy Club, an Addition to the Town of Trophy Club, recorded in Instrument #2014-107, of the Map Records of Denton County, Texas (M.R.D.C.T.), same being the Southeast corner of said remainder of a called 9.464 acre tract, and being the beginning of a curve to the left having a radius of 50.00 feet, a chord bearing and distance of South 77 degrees 42 minutes 30 seconds West, 37.96 feet;

THENCE continuing with said curve to the left and with the North right of way line of Milsons Point Drive, a 50.00 foot right-of-way, recorded in Instrument #2014-107 (M.R.D.C.T.), through a central angle of 44 degrees 37 minutes 04 seconds, an arc length of 38.94 feet to the Southwest corner of said remainder of a called 9.464 acre Wood tract, same being an Easterly corner of Lot 62, said Block L:

THENCE North 34 degrees 30 minutes 04 seconds West, with the common line between said remainder of a called 9.464 acre Wood tract, and said Lot 62, a distance of 15.93 feet to a point for corner at the Southeast corner of a tract of land, described in a General Warranty Deed to Anselmo Corona, recorded in Instrument #2025-68844, (O.P.R.D.C.T.);

THENCE North 12 degrees 17 minutes 30 seconds West, with the common line between said remainder of a called 9.464 acre Wood tract, a distance of 47.50 feet to an easterly corner of said Anselmo Corona tract, same being a Southerly ell corner of said remainder of a called 2.148 acre Wood tract;

THENCE with the common line between said Anselmo Corona tract, said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract (Kyle Wood's), the following courses and distances:

North 89 degrees 59 minutes 59 seconds West, a distance of 193.80 feet to a point for corner;

North 00 degrees 00 minutes 00 seconds East, a distance of 49.01 feet to a point for corner;

North 43 degrees 38 minutes 36 seconds West, a distance of 157.08 feet to a point for corner;

North 43 degrees 34 minutes 15 seconds East, a distance of 186.23 feet to a point for corner in the common line between said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract;

North 00 degrees 00 minutes 34 seconds east, a distance of 79.05 feet to a point for corner;

North 18 degrees 25 minutes 54 seconds East, a distance of 86.43 feet to a point for corner;

North 00 degrees 00 minutes 01 seconds East, a distance of 197.40 feet to a point for corner;

North 11 degrees 22 minutes 01 seconds East, a distance of 101.48 feet to a point for corner;

South 82 degrees 21 minutes 22 seconds East, a distance of 4.79 feet to a concrete monument stamped "COE" found (Controlling Monument) at a Northerly corner of said remainder of a called 9.464 acre tract, and being the most westerly Southwest corner of said USA tract;

THENCE South 82 degrees 21 minutes 22 seconds East, with the common line between said remainder of a called 9.464 acre tract and said USA tract, a distance of 129.35 feet to a concrete monument stamped "COE" found (Controlling Monument) at the most westerly Northwest corner of said Pinson tract;

THENCE with the common line between said Pinson tract and said USA tract, the following courses and distances:

North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "COE" found at the Northwest corner of said Pinson tract;

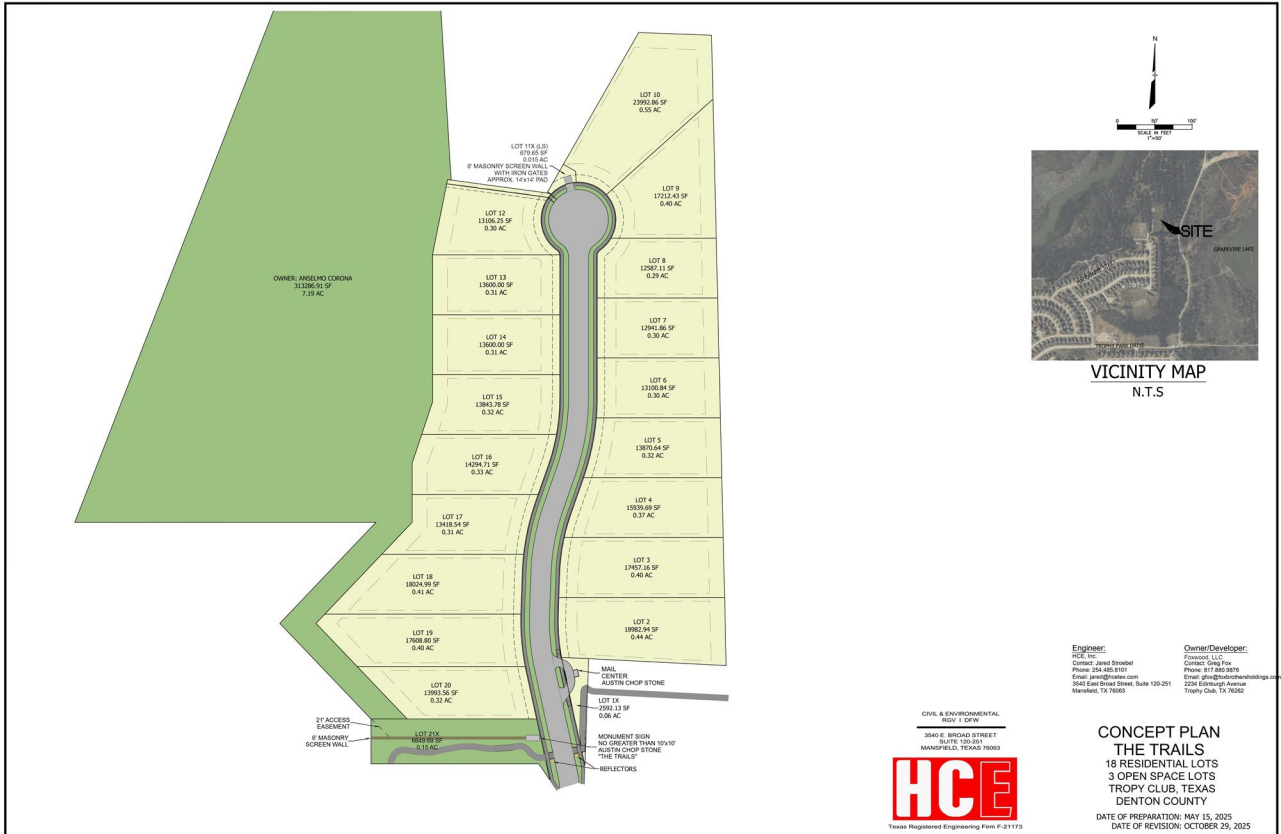
South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete monument stamped "COE" found (Controlling Monument) at the Northeast corner of said Pinson tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 331,183 square feet or 7.603 acres of land more or less.

EXHIBIT "B"

DEVELOPMENT STANDARDS

I. PROJECT LOCATION



<https://pentavia.egnyte.com/dl/Qc3rhpG4t3kc>

The Trails consist of approximately 7.603 acres of land generally to the north of Milson's Point Dr. **SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NO. 7 THOMAS J. ALLEN SURVEY, ABSTRACT NO. 8 JS KENLEY SURVEY, ABSTRACT NO. 1641 CITY OF TROPY CLUB, DENTON COUNTY** surrounded by the Corps of Engineer's property, and west of the Town's eastern town limit.

PURPOSE AND INTENT

- A. **Purpose and Intent:** The purpose of the district is to create a master planned community featuring a mixture of housing types and commercial uses in a manner that will encourage sustainable neighborhoods and attract investment to the area.
1. The **purpose** of this district is:
 - a. To provide development and land use flexibility within the framework of a Planned Development zoning district.
 2. The **intent** of this district is:
 - a. To design streets and buildings which will contribute to creating safe neighborhoods.
 - b. To provide an attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and canopies that will attract pedestrians.
 - c. To contribute to the definition and use of public parks and plazas.
 3. The Trails PD is intended to provide the community with a mixture of housing types in a pattern and amount that will encourage sustainable neighborhoods and development.
 4. The Trails Concept Plan delineates the boundaries of the respective neighborhood areas (Exhibit B). The Development Standards shall apply to the entire development of The Trails District unless indicated otherwise. Housing mix, street types, building types and frontage standards for any particular area shall be controlled by the neighborhood areas delineated on the plan.
- B. **Applicability:** This Ordinance shall apply to all development within the PD boundaries. Unless otherwise stated herein, all ordinances of the Town shall apply to The Trails.

DEFINITIONS

Accessory Building: A subordinate building or structure of masonry and/or wood construction that is detached from the main building and customarily incidental to the principal building.

Block: A continuous street edge along any one side, between any intersections with a Street, Mews, or Court.

Court: A street with buildings fronting across the street from a central green or open space.

Covered Front Porch: An area of at least 60 S.F. covered by the main roof or an architectural extension.

Gifts to the Street: Building enhancements that improve the feel and experience of the street, including porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades.

Green: A publicly accessible space with turf and landscaping fronted by buildings either directly or across the street.

Key Lot: Any lot which has a street adjacent to both its front and side building lines, and its rear property line is also the side property line of an adjacent lot. (Added by Ordinance 2009-01 P&Z, Approved 1/5/09)

Kiosk Sign: A sign that contains individual panels and that is generally used to provide direction to residential subdivisions from major thoroughfares or to provide direction to schools, amenities, information centers, community facilities and neighborhoods within a residential subdivision.

Public Open Space: Whether maintained by the school district through a joint use agreement, private association or public improvement district, publicly accessible parks, greens, squares, courtyards, plazas, parkways, medians, commons and tot lots, shall constitute Public Open Space.

Pull Through Garage: A garage that is sited at the rear of a lot and behind the principal structure that requires a driveway adjacent to the principal structure to connect the garage with the street fronting the principal structure.

Shall: A term requiring compliance.

Shared Parking: Parking areas that provide parking for multiple commercial sites or pads.

Should: A term encouraging compliance.

Side Street: A street that principally is fronted by the side of a residential or commercial building on a corner lot.

Transparency: Windows, glass doors and other clear façade treatments that provide a sense of openness to a structure.

LOT TYPE REGULATIONS

The Trails at Trophy Club will include lot type 3 in order to achieve the goals established for the district. The lot type and requirements shall be as follows:

Lot Type 3:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than eight thousand, four hundred (8,400) square feet, together with the allowed incidental and accessory uses.
2. Permitted Uses: Land use and structures shall comply with uses permitted for single family residential districts in Section 13 of the Town of Trophy Club Zoning Ordinance and in accordance with the following:
 - a. Accessory Uses: Accessory uses shall be permitted within Lot Type 3 in accordance with the regulations provided in Section 35, Accessory Structures.
 - b. Conditional Uses: Conditional uses may be permitted within the Lot Type 3 in accordance with the regulations provided in Section 44, Conditional Use Permit.
 - c. Limitation of Uses: Any use not expressly permitted or allowed by permit herein is prohibited.
3. Plan Requirements: No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all the requirements of the Town of Trophy Club, has been approved by the Town Council and recorded in the Denton County Plat Record.
4. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height.
5. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot size: 8,400 square feet

Lot Coverage: The combined area covered by all main buildings and accessory structures shall not exceed forty percent (40%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.

Minimum Floor Area: 1,800 square feet

Front Yard:	25 feet minimum
Rear Yard:	20 feet minimum (No rear yard shall face any street without approval from the Planning and Zoning Commission; provided, however, that this requirement shall not apply where the rear yard of a lot abuts a street which is contiguous to the perimeter of the Town.)
Side Yard:	5 feet minimum
Side Yard Adjacent to Street:	15 feet minimum
Lot Width:	70 feet minimum (measured at front building line)
Lot Width Adjacent to Side Street:	80 feet minimum (measured at front building line)
Lot Depth:	110 feet minimum
Lot Depth (corner or cul-de-sac lot):	90 feet minimum/
Garage:	May not face front street unless set back at least 25 feet from the front building line; may not face side street unless set back 50 feet from the side street right-of-way.

NEIGHBORHOOD REGULATIONS

Neighborhood 7:

Neighborhood 7 shall include the following lot type:

- Lot Type 3 - Approximately 18 lots.

DEVELOPMENT AND DESIGN STANDARDS

- A. Accessory Structures:** All development within The Trails Planned Development District shall comply with Section 35 of the Town of Trophy Club Zoning Ordinance in effect at the time of Town Council approval of this ordinance.
- Nothing in this ordinance shall be construed as preventing any Architectural Control Committee with jurisdiction over any neighborhood from further restricting permission, location, and type of any accessory structure.
- B. Screening and Fences:** All development within The Trails Planned Development District shall comply with Section 45 of the Town of Trophy Club Zoning Ordinance in effect at the time of Town Council approval of this ordinance, with the following modifications:
1. Fencing on corner lots facing side streets shall be enhanced wooden fences (board-on-board or other design, with a top cap). All enhanced fencing within any neighborhood shall be consistent, and shall be approved with the Detailed Site Plan.
 2. Fencing facing open space, parks, floodplain, or flowage easement shall be wrought iron (or tubular steel) as required by Town Ordinance, with the exceptions of the following that may be solid wood fencing:
 - a) Facing gas well sites.
 - b) Facing active use park areas (ball fields, swim center, neighborhood center, etc.)
 - c) Facing other areas specifically approved at the time of Detailed Site Plan.
 - d) A masonry wall with a height of six feet (6') shall be constructed by the Developer between "The Trails" development and the Town's trail pathway system, as depicted on the approved Concept Plan. The monument sign, the masonry wall, and the area identified as the twenty-one foot (21') access easement shall be owned, maintained, and repaired by the Developer, and its successors, or assigns, at their sole cost and expense.
 3. Side Yard Adjacent to Side Street: Side yard fences adjacent to a side street for Lot Types 3 and 4 shall be located on the property line, and must be 10-ft. behind the front façade; no differential for key lots. (Added by Ordinance 2009-01 P&Z, Approved 1/5/09)
 4. Side yards adjacent to perimeter fencing may connect to the perimeter fencing and the side yard fence must be located a minimum of ten feet (10-ft.) behind the front façade. The HOA will maintain the perimeter fencing; the homeowner will maintain the fence connecting to the perimeter fencing. (Added by Ordinance 2009-01 P&Z, Approved 1/5/09)

C. **Landscape Standards:** All development within The Trails Planned Development District shall comply with Section 47 of the Town of Trophy Club Zoning Ordinance in effect at the time of Town Council approval of this ordinance.

1. Additional Requirements:

- a. The median within Trophy Club Drive shall have trees, minimum 3" caliper, spaced at fifty foot (50') intervals.
- b. Common areas adjacent to streets shall have trees, minimum 3" caliper, spaced at fifty foot (50') intervals.

2. Tree Requirements:

A minimum of one (1) tree per 30' of lot front yard width is required. Lot Type 2 shall have a minimum of two (2) trees. Trees are allowed in the parkway. Trees shall be a minimum 3" caliper and be one of the trees listed below to count toward tree requirements.

Tree List

Bald Cypress
Bradford Pear
Cedar Elm
Chinese Pistachio
Homestead Elm
Lace Bark Elm
"Little Gem" Magnolia
Live Oak
October Glory Maple
Southern Magnolia
Texas Red Oak

D. **Off-Street Parking Requirements:** All development within The Trails Planned Development District shall comply with Section 48 of the Town of Trophy Club Zoning Ordinance.

E. **Residential Architectural Standards:**

1. Gifts to the Street: All buildings shall utilize at least three (3) of the following design features to provide visual relief along the front of the residence:

Architectural garage doors
Architectural pillars or posts
Bay window
Brick chimney on exterior wall (front of house)
Cast stone accents
Covered front porches
Cupolas or turrets
Dormers

Gables
Garage door not facing street
Metal roof accents
Multiple types of masonry materials
Recessed entries, a minimum of three (3) feet deep
6/12 Primary roof pitch or greater
Separate transom windows
Variable roof pitch
Shutters

At least 20 percent of the houses constructed within each phase of the Planned Development Site Plan shall have a covered front porch. Buildings on corner lots shall be constructed with a Gift to the Street on both the front and side street elevations.

2. Building Materials:

- a. All residences shall be constructed primarily of masonry as set forth below. Masonry shall be defined for The Trails as brick, stone, and stucco. Other materials of equal or similar characteristics may be allowed upon approval of the Planning and Zoning Commission.
 - i. For one-story homes and for the first story of two-story homes, 100% of all exterior wall surfaces shall be constructed of masonry, excluding doors, windows, boxed or bay windows, ornamental trim, dormers, areas under covered porches one story in height, and other architectural projections.
 - ii. For areas above the first story of two-story homes, a minimum of 80% of all exterior wall surfaces shall be constructed of masonry, excluding doors, windows, boxed or bay windows, ornamental trim, dormers, areas above a roof line, areas under covered porches not extending to the first floor, and other architectural projections.
 - iii. For all homes, the front and street sides shall have 100% of all exterior wall surfaces constructed of masonry, excluding doors, windows, boxed or bay windows, ornamental trim, dormers, areas above a roof line, area under covered porches not extending to the first floor, and other architectural projections.
- b. Roofs shall be constructed of a process and of materials that shall have a minimum installation and manufacturer's warranty of thirty (30) years. Minimum roof pitch shall be a 6/12, except for the roofs of sheds and porches. Seamless and standing seam metal roofs are permitted provided that they are of architectural quality. No wooden shingles shall be used on roofs.

3. Garages: All residential lots shall provide a two-car (or larger) garage. The minimum dimension of two-car garages shall be 19.5' in width and 21.5' in depth.

Garages shall not face a golf course.

4. Signage in Residential Areas: Monuments signs at the entry-ways of neighborhoods shall be allowed that conform to the monument standards approved by the Town. Ornamental hanging signs suspended from a decorative post shall be allowed in lieu of monument signs for entry-ways of neighborhoods.

5. HVAC Screening: All buildings shall be designed such that mechanical equipment (HVAC, etc.), excepting vents and stacks, is not visible from the public right-of-way or open space, or is screened by two (2) or more shrubs. The minimum height of shrubs at the time of installation/planting shall be at least three feet (3') in height.

6. Lighting: Street lights shall be installed and located as required by the Town's Subdivision Regulations.

Homeowner alley lighting shall be located on garage walls facing the alley, shall be directed in a downward direction, and shall not exceed 100 watts.

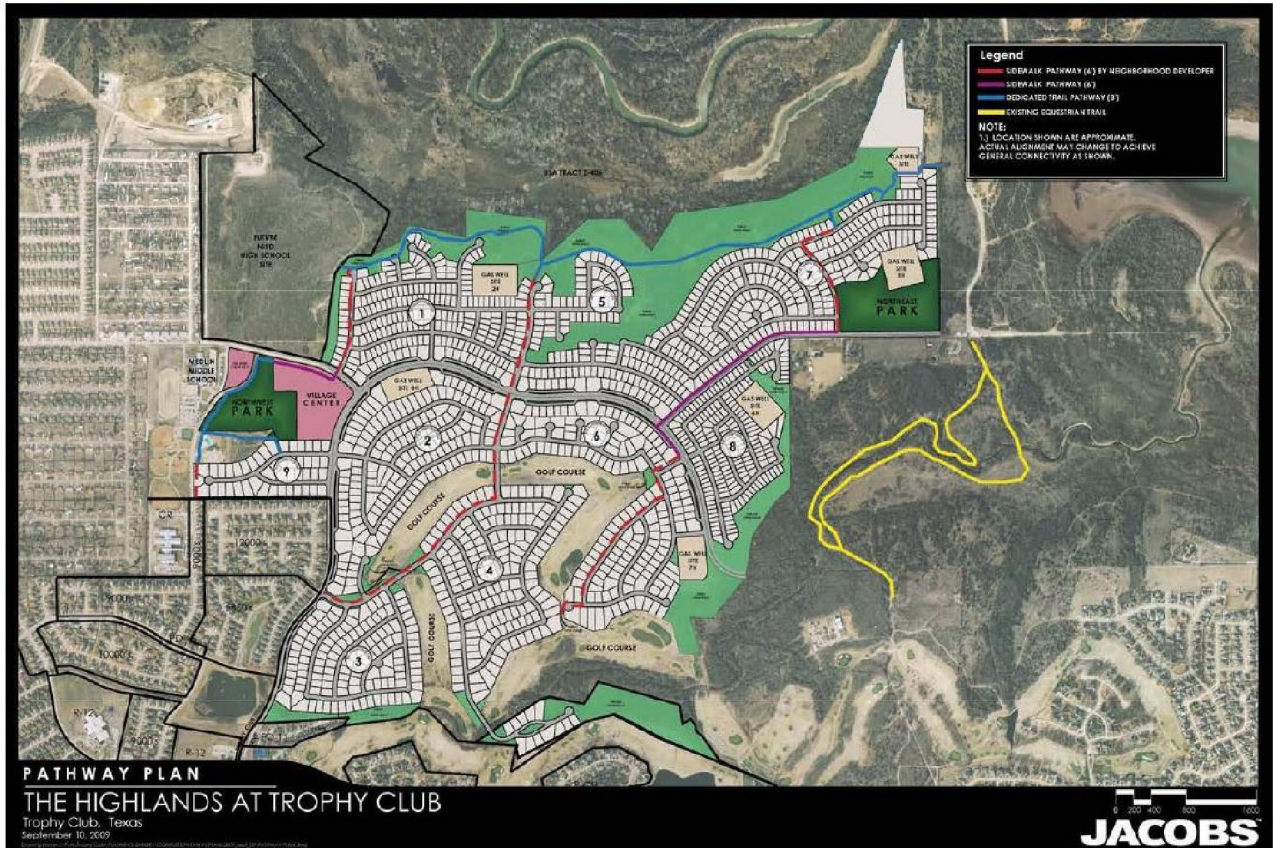
Detailed typicals of street lights shall be determined at the time of Planned Development Detailed Site Plan.

7. Elevations: Single family house plans for Lot Types 1 – 5 shall vary from lot to lot as follows:
 - a. The same floor plan with the same elevation shall be separated by a minimum of 4 lots (between them) on the same side of the street, and by a minimum of 2 lots (between them) on the opposite side of the street, with no two elevations located on an adjacent lot directly to the rear.
 - b. The same floor plan with a different elevation shall be separated by a minimum of one (1) lot on the same or on the opposite side of the street.

PARK AND OPEN SPACE REQUIREMENTS

The Developer shall construct a trail system consisting of an eight (8') foot wide trail pathway through the drainage (flowage) easement that connects the Town's park sites as shown on the attached Concept Plan. The trail and the area where the trail is located on the side of Lot 21X that is south of the masonry wall, as shown on Lot 21X, shall be dedicated to the Town upon completion of construction, inspection, and written acceptance by the Town. Where the trail utilizes sidewalks within the development, the sidewalk pathway shall be at least six feet (6') wide. The Pathway Plan shown on Exhibit F of PD-27, is hereby revised to reflect the new eight (8') foot wide trail pathway as shown on the Concept Plan for "The Trails", and Exhibit F of PD-27 is hereby replaced in its entirety with the attached Exhibit F to reflect the new eight (8') foot wide trail pathway.

Exhibit F



January 29, 2026

Re: *The Trails (Planned Development District 27, PD-27 Amendment)*

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed PD-27 Amendment, which is described below and shown on a location map on the reverse side.

A request made by Foxwood LLC, to amend Planned Development District 27 (PD-27), to revise the Concept Plan and Development Standards for "The Trails" development, an 18-lot single-family residential district on approximately 7.603 acres generally located north of Macquarie Street and Milson's Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and JS Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, Texas. Case No. PD-AMD-26-001

A public hearing will be held by the Planning & Zoning Commission on **Thursday, February 12, 2026, at 6:00 p.m.** and a public hearing will be held by the Town Council on **Monday, February 23, 2026, at 7:00 p.m.** Both meetings will be held at Town Hall, 1 Trophy Wood Drive in Trophy Club, Texas, regarding the above request, and action may be taken on the request at the public hearings.

Public Hearings are scheduled for the purpose of receiving public comment. Feel free to contact me at (682) 237-2916 if you need further information.

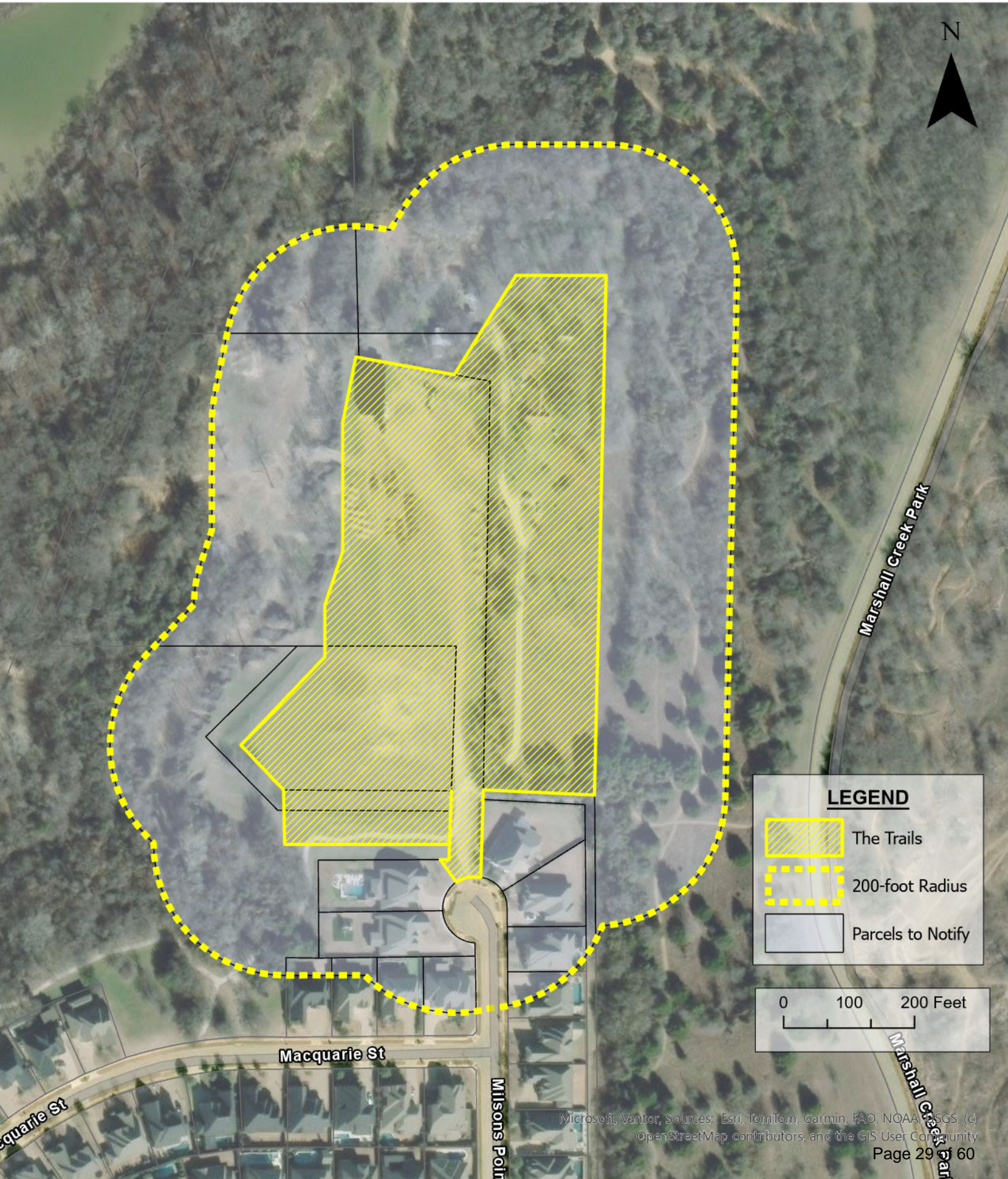
Sincerely,





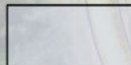
Matt Cox
Director of Community Development

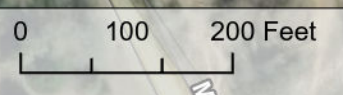
200-FOOT PUBLIC HEARING NOTIFICATION MAP

THE TRAILS, TROPHY CLUB, TX 76262



LEGEND

-  The Trails
-  200-foot Radius
-  Parcels to Notify





PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: February 12, 2026

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: **CASE PD-AMD-26-002, PD-37 Amendment (Bobcat Village Phase I & Phase II)**
Conduct a public hearing and consider a recommendation to the Town Council regarding an amendment to Planned Development District 37 (PD-37) to revise the Concept Plan and Development Standards for Bobcat Village Phase I & Phase II, a townhome residential district on approximately 4.9 acres located on Bobcat Boulevard, situated in the Thomas H. Callaway Survey, Abstract No. 272, Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

- i. Conduct Public Hearing
- ii. Consider Recommendation

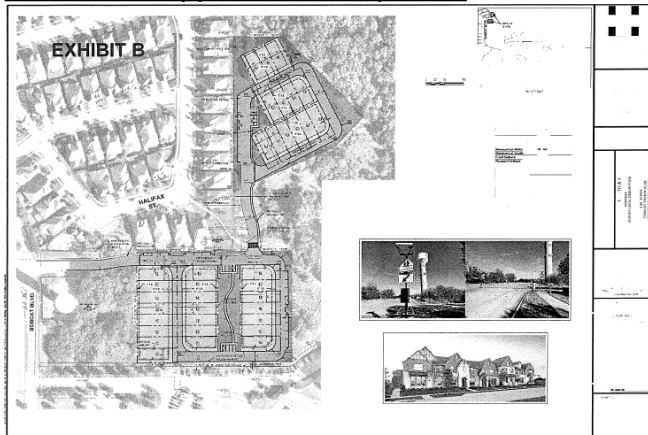
BACKGROUND/SUMMARY:

This request is made by C Oil Investments GP, Inc. to amend Planned Development District 37 (PD-37), which was previously approved by Town Council on December 13, 2021, through Ordinance No. 2021-28. At that meeting, Town Council approved an amendment to PD-37 rezoning approximately 4.9 acres from the MH – HUD-Code Manufactured Home and Industrialized Housing District to a Planned Development (PD) district, amended the Official Zoning Map accordingly, and adopted PD-specific Development Standards and a Concept Plan to allow for the development of up to 35 townhome units with associated open space and private internal roadways.

The current request seeks to further amend PD-37 by updating and replacing the approved Concept Plan and Development Standards to reflect a revised site layout and updated development details for Bobcat Village Phase I (Site 1H) and Phase II (Site 1HB), while maintaining the same zoning designation, residential use, and maximum density established under the original ordinance.

Under the previously approved Concept Plan, the development included a greater number of corner lots and larger setback-driven lot variations, as well as open space areas that were more dispersed throughout the site. The revised Concept Plan modifies internal street alignments and lot configurations, resulting in more uniform lot sizes and a reduction in the number of corner lots, particularly within the northern portion of the development (Site 1HB). These changes are intended to improve site functionality, internal circulation, and overall neighborhood cohesiveness.

Exhibit B — Approved Concept Plan



The revised Concept Plan also increases the total amount of open space from approximately 1.3 acres to 1.5 acres and redistributes the open space in a more centralized and accessible manner. Within Site 1H, the revised plan reduces the number of lots in order to allow for additional open space; however, the placement of that open space differs from the previously approved plan. Within Site 1HB, the open space is consolidated into a centrally located area designed to be shared and usable by all lots.

Additionally, the revised Concept Plan reduces the number of townhome lots whose rear property lines abut the primary open space area in Site 1H, changing from fourteen lots under the approved plan to six lots under the proposed plan. This adjustment is intended to improve the visual quality, cohesiveness, and public visibility of the open space area. Other revisions include updated conceptual illustrations of townhome offsets, adjustments to pedestrian circulation, and refinements to how open space areas interface with adjacent properties and surrounding uses.

Exhibit B - Proposed Concept Plan



Overall, the proposed amendment represents a refinement of the originally approved Concept Plan and Development Standards by adjusting site layout and design elements while preserving the Planned Development's previously approved density, land use, and zoning framework.

BOARD REVIEW/CITIZEN FEEDBACK: 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.

FISCAL IMPACT: N/A

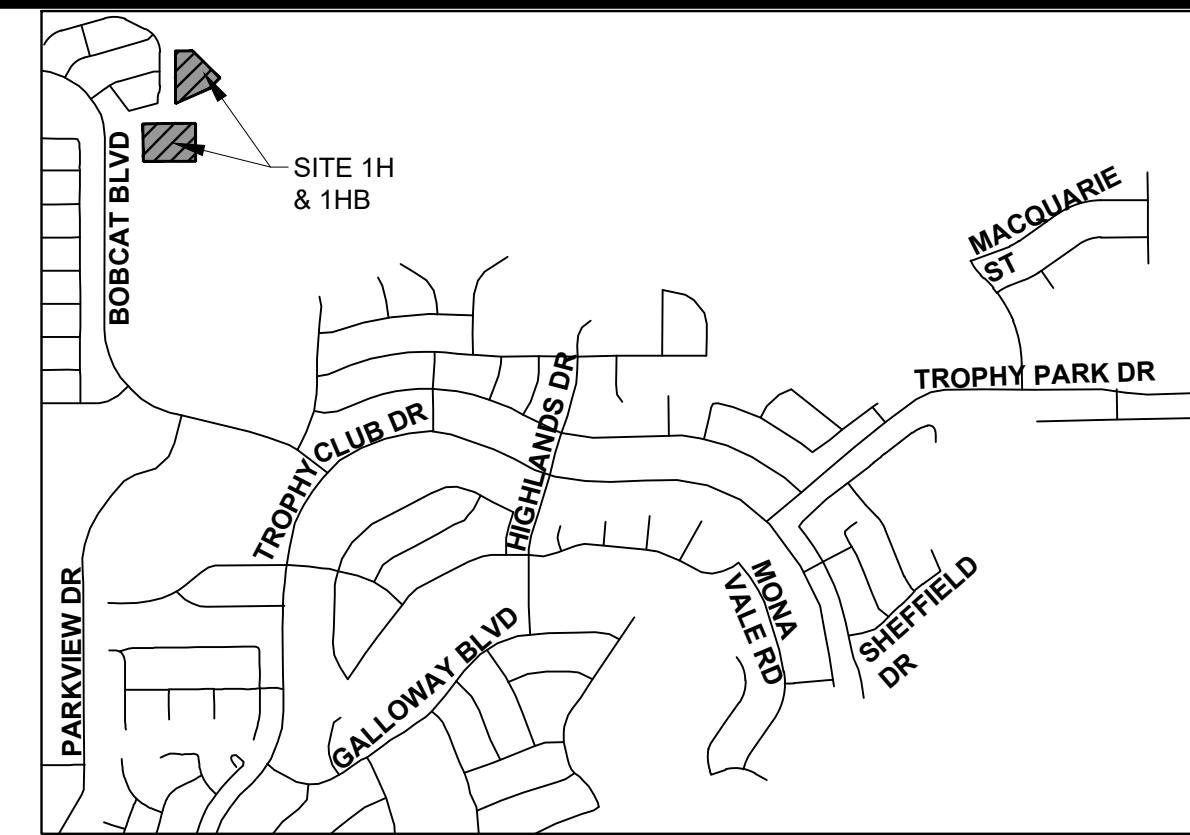
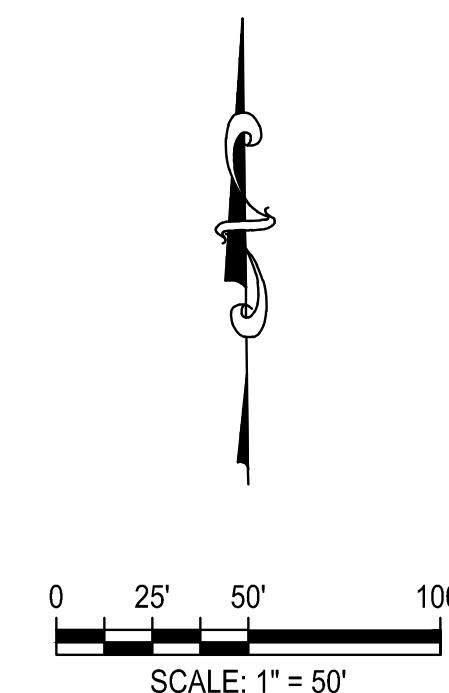
LEGAL REVIEW: Town Attorney, Dean Roggia, is reviewing the ordinance as to form and legality.

ATTACHMENTS:

1. PD-37 New Concept Plan
2. PD-37 Existing Concept Plan
3. ORD. 2021-28 - P&Z Beck Townhomes
4. Bobcat Village Phase 1&2 - PD Amendment Application
5. Notification Letter & 200ft Map PD37

ACTIONS/OPTIONS:

Staff recommends the Planning and Zoning Commission conduct a public hearing and move to recommend approval to the Town Council regarding an amendment to Planned Development District 27 (PD-37) to revise the Concept Plan and Development Standards for Bobcat Village Phase I & Phase II, a townhome residential district on approximately 4.9 acres located on Bobcat Boulevard, situated in the Thomas H. Callaway Survey, Abstract No. 272, Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas.



DEVELOPMENT STANDARDS

Existing Zoning:	Manufactured Housing
Proposed Zoning:	Planned Development
Proposed Use:	Residential Townhomes
Gross Area:	4.9 Acres
Proposed Total Lots:	35 Lots
Proposed Open Space:	1.5 Acres
Minimum Lot Area:	3,000 Square Feet
Minimum Lot Width:	30 Feet
Minimum Lot Depth:	100 Feet
Front Setback:	10 Feet
Rearyard Setback:	5 Feet
Sideward Setback:	0 Feet
Proposed Guest Parking:	37 Spaces
Open Space Amenities:	
Sidewalks (Min. 5' Wide)	
Benches	
Shade Structures	
Direct Access	
Enhanced Plantings (Min. 4" Dia. Shade Trees, Min. 3-Gallon Shrubs)	

NOTE:
PROPOSED ROADWAYS WITHIN
PROPERTY LINES WILL BE PRIVATELY
OWNED AND MAINTAINED.

PROPOSED TRAFFIC CALMING MEASURES



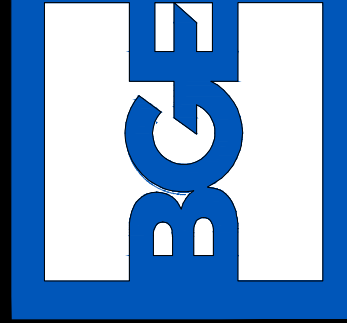
TYPICAL TOWN HOME OFFSET



TROPHY CLUB - PD CONCEPT PLAN

TROPHY CLUB - 1H & 1B
Town of Trophy Club, Denton County, Texas
JANUARY 2026

BGE, Inc.
700 N Pearl St., Suite 2100
Dallas, TX 75201
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046



TOWN OF TROPHY CLUB, TEXAS

ORDINANCE NO. 2021-28 P&Z

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS AMENDING ORDINANCE NO. 2000-06 P&Z OF THE TOWN, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN BY CHANGING THE ZONING ON A CERTAIN TRACT OF LAND DESCRIBED AS AN APPROXIMATE 4.900 ACRE TRACT OF LAND CURRENTLY ZONED “MH” – HUD-CODE MANUFACTURED HOME AND INDUSTRIALIZED HOUSING DISTRICT TO A PLANNED DEVELOPMENT TO ALLOW FOR CONSTRUCTION OF 35 TOWNHOMES AND ASSOCIATED OPEN SPACE LOTS; PROVIDING FOR EXHIBIT “A”, PD DEVELOPMENT STANDARDS”; AND PROVIDING FOR EXHIBIT “B”, “CONCEPT PLAN”; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING CODE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PD ZONING FOR SUCH 4.9 ACRE TRACT; PROVIDING A SAVINGS AND REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Trophy Club, Texas (the “Town”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to regulate Land use, and property development within the Town for the public health, safety and general welfare;

WHEREAS, the owner of the tract of land, collectively described as a 4.900 acre tract of land, zoned MH – HUD-Code Manufactured Home and Industrialized Housing District, and such land being further described in Exhibit “A”, attached hereto and incorporated herein, (the “Land”), filed an application with the Town’s Planning and Zoning Commission requesting a change in zoning of the Land into PD, Planned Development. Such application further requested an amendment to the official Zoning District Map of the Town in accordance with Chapter 14 of the Town’s Code of Ordinances; and

WHEREAS, all legal notices, requirements and conditions having been complied with, the case to rezone the Land came before the Planning and Zoning Commission; and

WHEREAS, after public notices were given in compliance with State law and a public hearing was conducted, and after considering the information submitted at that public hearing and all other relevant information and materials, the Planning and Zoning Commission of the Town has recommended to the Town Council the adoption of the amendments to Comprehensive Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before Town Council at which the Town Council considered, among other things, the character of the land and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the Town, and does hereby find that the rezoning approved hereby accomplishes such objectives; and

WHEREAS, the Planning and Zoning Commission having given its recommendation for approval of the adoption of the amendments to the Comprehensive Zoning Ordinance, and pursuant to Section 14.02.403(b)(3) of the Town's Code of Ordinances, the Town Council has voted by at least a three-quarters (3/4th) majority of its members to approve the amendments to the Comprehensive Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS:

**SECTION 1.
INCORPORATION OF PREMISES**

That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.
FINDINGS**

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town of Trophy Club, Texas, and of the public health, safety and welfare.

**SECTION 3.
REZONING**

The Zoning Ordinance for the Town, adopting the Zoning Map, codified in Chapter 14 of the Code of Ordinances of the Town of Trophy Club, is hereby amended in the following particulars:

- A. The zoning of the Land, being a 4.900 acre tract of land described in Exhibit "A" and Exhibit "B", attached hereto and incorporated herein, is hereby changed to adopt provisions for a

Planned Development in accordance with the requirements of this Ordinance, all applicable parts of Chapter 14, the Zoning Code, and all other applicable ordinances, rules and regulations of the Town. The Zoning Map is hereby amended to reflect the “PD” Planned Development designation for the tract of Land.

**SECTION 4.
SAVINGS AND REPEALER**

That this Ordinance shall be cumulative of all other ordinances of the Town and shall not repeal any of the provisions of such ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance; whether such ordinances are codified or uncodified, and all other provisions of the Ordinances of the Town of Trophy Club, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Notwithstanding the foregoing, any complaint, action, cause of action or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such repealed Ordinance(s) shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall be deemed to remain and continue in full force and effect.

**SECTION 5.
SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the Town Council hereby declares it would have passed such remaining portion of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6.
ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Trophy Club is hereby directed to engross and enroll this Ordinance as set forth in the home rule Charter of the Town and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 7.
PENALTY**

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision of this Ordinance shall be fined, upon conviction, not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and every day such offense shall continue shall be deemed to constitute a separate offense.

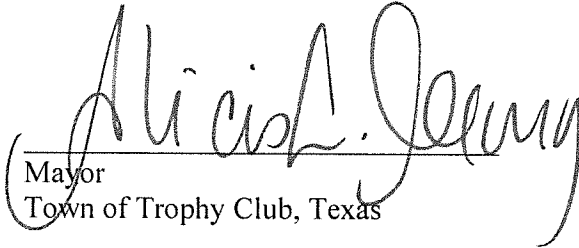
**SECTION 8.
PUBLICATION**

The Town Secretary of the Town of Trophy Club is hereby directed to publish the Caption, Penalty Clause and Effective Date Clause of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

**SECTION 9.
EFFECTIVE DATE**


This Ordinance shall take effect from and after its date of passage in accordance with law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this the 13th day of December, 2021.

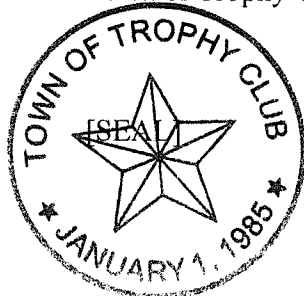


Mayor
Town of Trophy Club, Texas

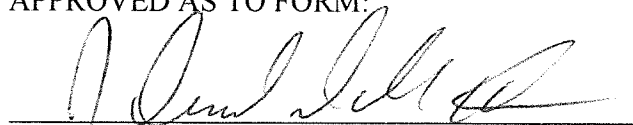
ATTEST:



Town Secretary
Town of Trophy Club, Texas



APPROVED AS TO FORM:



Town Attorney
Town of Trophy Club, Texas

Exhibit A

PD DEVELOPMENT STANDARDS

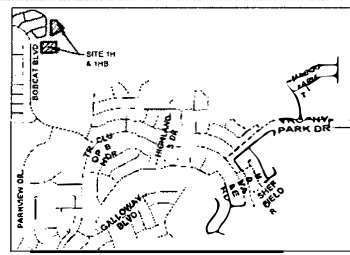
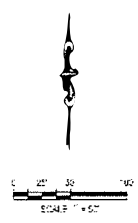
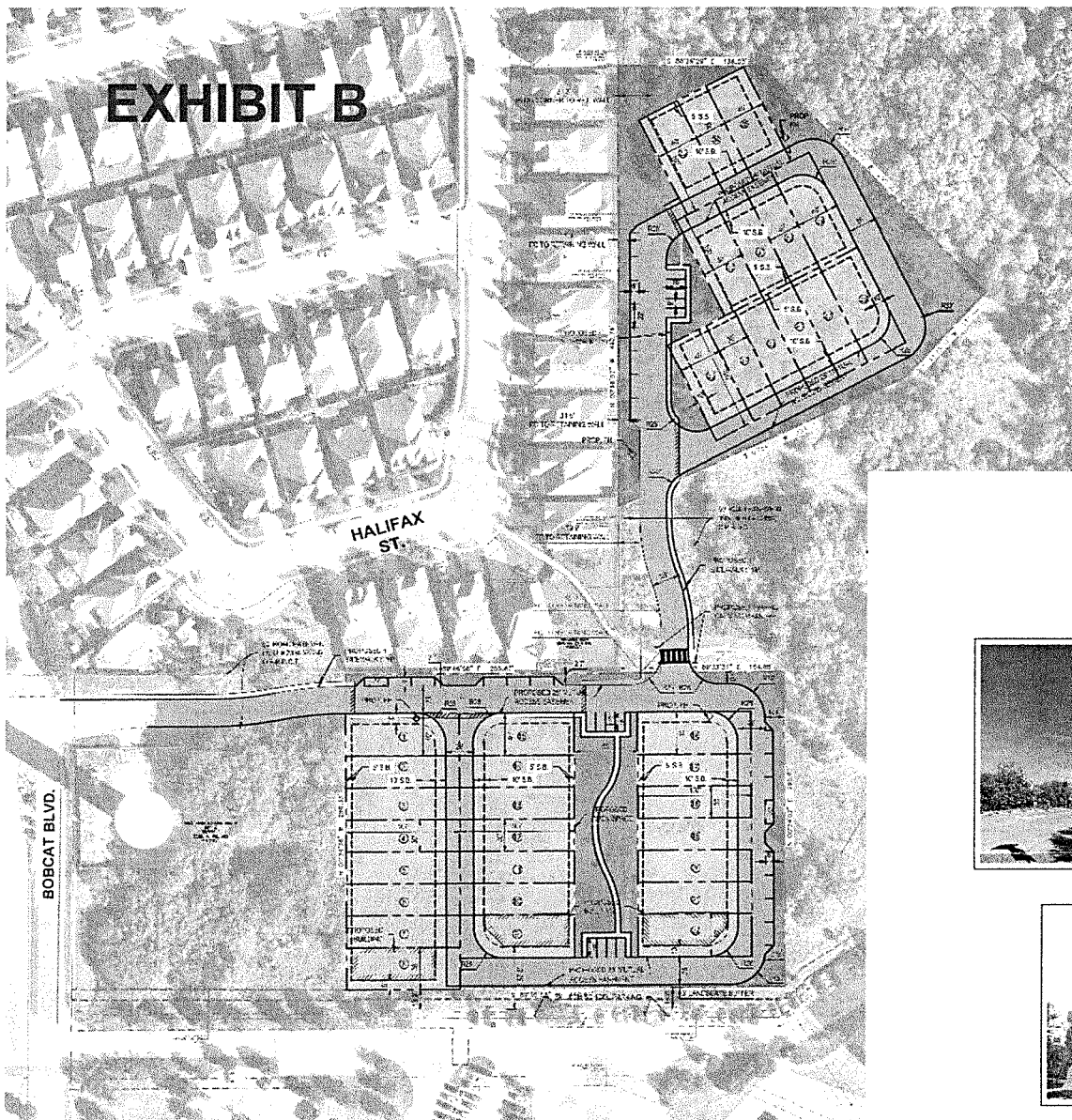
The purpose of this Planned Development is to establish a townhome residential district similar in nature and scope to the existing townhome development known as Trophy Club Town Center Addition, Lots 1-51, Block A.

1. Townhome Residential General:
 - a. Townhome Residential shall be single family residential units on individually platted lots.
 - b. The lots (and the dwelling unit primary pedestrian entry) must front on the 26' private access roadway as depicted on the Concept Plan.
 - c. Townhome Residential garages shall be oriented to the private access roadway.
 - d. Accessory buildings shall not be allowed on private lots.
 - e. Townhome Residential lots shall be clustered into a minimum of 3 and a maximum of 8 contiguous units per cluster separated by pedestrian circulation areas (minimum 10 feet in width) or the private access roadway. Clustering must meet all building/fire code requirements.
 - f. Where Townhome Residential lots are clustered, individual dwelling units shall abut one another, but must contain code compliant fire separation walls as required by the Town building and fire codes, centered on the common lot lines.
 - g. Each Townhome Residential lot shall be served individually by water, sewer, electric, gas, and other typical utilities.
 - h. Areas for recreational and open space may be platted into one or more lots.
 - i. A property owner's association must be created during the final plat process and will be responsible for maintenance of all common elements.
 - j. Wherever feasible within the common areas, a minimum 4' wide concrete sidewalk shall be provided to facilitate pedestrian access to existing walking trail.
 - k. Main entry shall be gated.
 - l. No capped gas well head on buildable area of any lot.
 - m. Abandon all pipeline easements located within the potential plat for the development by separate instrument to be noted on the final plat and record separate instrument
 - n. Convey by separate instrument and record with denotation on the final plat saying the private road easement located within the potential plat for the development to the HOA be denoted on the final plat.
2. Townhome Residential maximum density: the maximum number of Townhome/Townhouse units is 35 units.

3. Townhome Residential minimum floor areas are as follows:
 - a. Ground floor – 1,500 sf minimum inclusive of garage parking and covered breezeways and vestibules associated with Townhome Residential pedestrian entry/exit.
 - b. Second floor -800 sf minimum.
 - c. Townhome Residential shall not exceed 2 stories.
 - d. Townhome Residential minimum total floor area -2,300 sf. of air-conditioned space.
4. Townhome Residential lot size and lot coverage:
 - a. Minimum lot size per dwelling shall be 3,000 sf.
 - b. Minimum lot width per dwelling shall be 30 feet.
 - c. Minimum lot depth per dwelling shall be 100 feet.
 - d. Minimum lot coverage per dwelling shall be 60%.
 - e. Maximum lot coverage shall be 80%.
5. Townhome Residential Setbacks:
 - a. Front setback
 - i. Front setback shall be a minimum of 10 feet, as measured from the face of curb at the vehicle access drive, dedicated to landscaping, hardscaping, and/or driveways.
 - ii. Decorative building elements, canopies, eaves, covered breezeways and vestibules associated with Townhome Residential pedestrian entry/exit, balconies, and bay windows may project up to 6 feet into this setback.
 - b. Side setback
 - i. Where Townhome Residential units abut adjacent Townhome Residential units and a code compliant fire separation wall is provided, there shall be no required side setback.
 - ii. Where Townhome Residential units abut the private access roadway, a 10 foot setback shall be required, which shall include landscaping and hardscaping, including trees and shrubs. Decorative building elements may project up to 5 feet into this setback except where limited by building/fire code requirements.
 - iii. No off-street parking will be allowed within the side yard setback.

- c. Rear setback
 - i. The minimum rear setback shall be 5 feet.
 - ii. No decorative building elements, eaves, covered breezeways and vestibules associated with Townhome Residential pedestrian entry/exit, balconies, and bay windows may project past the lot line.
6. Townhome Residential Design Guidelines:
- a. A minimum of 85% of the front, side and rear facade of Townhome Residential shall be finished in masonry (brick, stone, stucco using the 3 step process, cast stone, or glass block).
 - b. No façade shall include a wall section greater than 30 feet in width without incorporating a wall offset that changes the horizontal plane of the façade by at least two feet. The wall offsets may be in the form of projections or recesses.
 - c. Backyard fences shall be either decorative metal or solid wood, not to exceed 8' in height.
7. A 3' minimum landscape buffer zone to include Photinia or comparable is required along the southern boundary adjacent to High School to the South of Lots 8, 9, & 22. A retaining wall (if needed) can be located within the buffer zone. Townhome Residential Garage and Parking Requirements:
- a. Each town home shall have a two (2) car garage.
 - b. Townhome Residential garages shall be oriented to vehicle access drives.
 - c. Each Townhome Residential unit requires one (1) guest parking space. The total of guest parking required for clustered Townhome Residential may be accommodated in designated off-street parking areas dispersed throughout the Townhome Residential development.
8. Townhome Residential Trash:
- a. Each dwelling unit shall individually house trash in an area not visible from adjacent units or from the private access roadway and protected from weather and pests.
 - b. Each dwelling unit shall be allowed to place trash containers in a designated area adjacent to the unit's garage on designated trash collection days.
9. Roof top equipment shall be screened from view and the top of the equipment shall not be higher than the top of the parapet.
10. A crosswalk and lights substantially similar to the one shown in Exhibit B as currently installed on Bobcat Boulevard with automatically or manually-activated flashing signage will be installed with construction of the access drive as it crosses the existing trail.
11. A five (5) foot wall maintenance easement (WME) along the Roanoke retaining wall will be added to the final plat.

EXHIBIT B

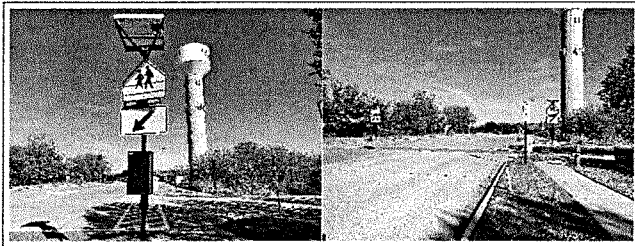


DEVELOPMENT STANDARDS

Existing Zoning:	Manufactured - Housing
Proposed Zoning:	Fiberglass Development
Proposed Use:	Manufactured Fiberglass
Site Area:	4.9 Acres
Proposed Total Lots:	30 Lots
Proposed Open Space:	1.3 Acres
Maximum Lot Area:	3,000 Square Feet
Minimum Lot Width:	70 Feet
Minimum Lot Depth:	180 Feet
Front Setback:	10 Feet
Rearyard Setback:	5 Feet
Sideyard Setback:	0 Feet
Proposed Curb H Parking:	25 Spaces
On-site Amenities:	<ul style="list-style-type: none"> Shade Structures Benches Trash Structures Level Areas Handicap Pathway 0.61 4' Dia. 2'-high Tanks, Min. 3-Gallon Storage

NOTE:
PROPOSED ROADWAYS WITHIN
PROPERTY LINES WILL BE PRIVATELY
OWNED AND MAINTAINED.

PROPOSED TRAFFIC CALMING MEASURES



TYPICAL TOWN HOME OFFSET



BGE, Inc.
777 Main St., Suite 1800
Lafayette, LA 70503
Tel: 972-287-4330 • www.bgeinc.com
Tiger Registration No. F-1045
Contact: David Greer
Tel: 817-472-6005
Copyright 2023

DEVELOPER

BECK VENTURES
13101 Preston Rd., Ste 510
Lubbock, TX 79424
Contact: Yachoua Annous
Director of Operations & Development
Tel: 214-556-4820 (Office)
Tel: 978-574-5523 (Cell)

PD CONCEPT PLAN

TROPICAL P. 11H & 11B
ADDRESS
SURVEY LEGAL DESCRIPTION
4.89 ACRES
TOWN OF TROPICAL CLUB
DEVELOPMENT # 12345

THESE PLANS ARE SUBMITTED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED AND DATED.

CAUTION: CONTRACTOR TO VERIFY EXISTING UTILITIES AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

DATE	BY	REVISION

SCALE: 1" = 30'
DATE: 11/15/23
PROJECT NUMBER: BGE-12345



1 Trophy Wood Drive, Trophy Club, TX 76262 | 682.237.2900 | info@trophyclub.org | trophyclub.org

January 29, 2026

Re: Bobcat Village Phase I & Phase II (Planned Development District 37, PD-37 Amendment)

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed PD-37 Amendment, which is described below and shown on a location map on the reverse side.

*A request made by C Oil Investments GP, Inc., to amend Planned Development District 37 (PD-37), to revise the Concept Plan and Development Standards for “Bobcat Village Phase I & II”, a townhome residential district on approximately 4.9 acres located on Bobcat Boulevard, situated in the Thomas H. Callaway Survey, Abstract No. 272, Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, TX. **Case No. PD-AMD-26-002.***

A public hearing will be held by the Planning & Zoning Commission on **Thursday, February 12, 2026, at 6:00 p.m.** and a public hearing will be held by the Town Council on **Monday, February 23, 2026, at 7:00 p.m.** Both meetings will be held at Town Hall, 1 Trophy Wood Drive in Trophy Club, Texas, regarding the above request, and action may be taken on the request at the public hearings.

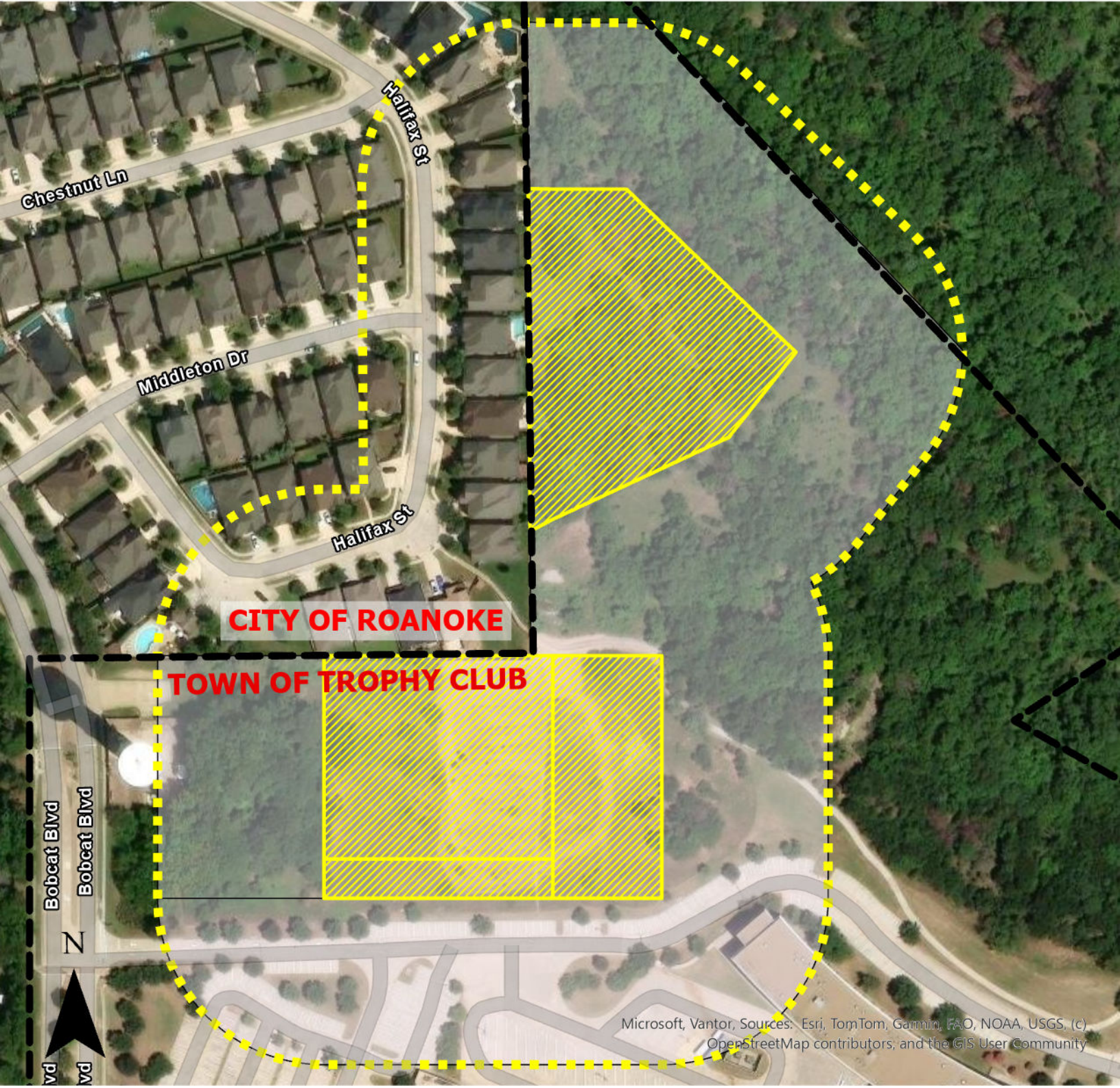
Public Hearings are scheduled for the purpose of receiving public comment. Feel free to contact me at (682) 237-2916 if you need further information.

Sincerely,

A handwritten signature in blue ink that reads 'Matt Cox'.

Matt Cox
Director of Community Development

200-FOOT NOTIFICATION MAP TROPHY CLUB, TX 76262



Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

LEGEND

-  Bobcat Village (Phases 1 & 2)
-  200-Foot Radius
-  Parcels To Notify
-  City Boundary





PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: February 12, 2026

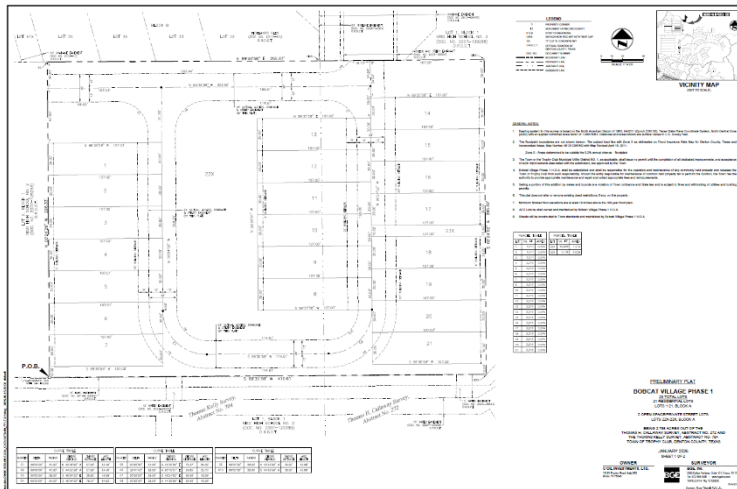
FROM: Matt Cox, Director of Community Development

AGENDA ITEM: **CASE PP-26-002 Bobcat Village Phase I, formerly Well Site 1H (Preliminary Plat)**

Consider a recommendation to the Town Council regarding a preliminary plat request for Bobcat Village Phase I, formerly well site 1H, a townhome residential development on approximately 2.788 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, and the Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

BACKGROUND/SUMMARY: The Town of Trophy Club received an application from C Oil Investments GP, Inc. requesting approval of a preliminary plat for Bobcat Village Phase I, formerly identified as Well Site 1H. The proposed townhome residential development encompasses approximately 2.788 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, and the Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas.

The preliminary plat proposes the subdivision of the property into 23 total lots, consisting of 21 residential townhome lots (Lots 1–21, Block A) and two open space/private street lots (Lots 22X–23X, Block A). The development includes private internal streets and common open space areas that will be owned and maintained by a homeowners' association.



Public infrastructure and services associated with the development include a proposed internal street layout designed to meet Town standards. Water and sanitary sewer service will be provided in accordance with Town requirements and through Trophy Club Municipal Utility

District No. 1, drainage facilities are proposed to meet the Town’s engineering design criteria, and fire protection will be subject to review and approval by the Fire Marshal. All public improvements will be required to meet Town standards and will be further reviewed during the final plat and civil construction plan review.

Staff has reviewed the preliminary plat application and finds that the submittal is in general conformance with the Town of Trophy Club Subdivision Regulations, Zoning Ordinance (PD-37), and Engineering Design Standards, and meets the requirements of the preliminary plat checklist. Any technical comments or conditions identified through staff and consultant review will be addressed prior to or at the time of final plat approval.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: There is no financial impact associated with this agenda item.

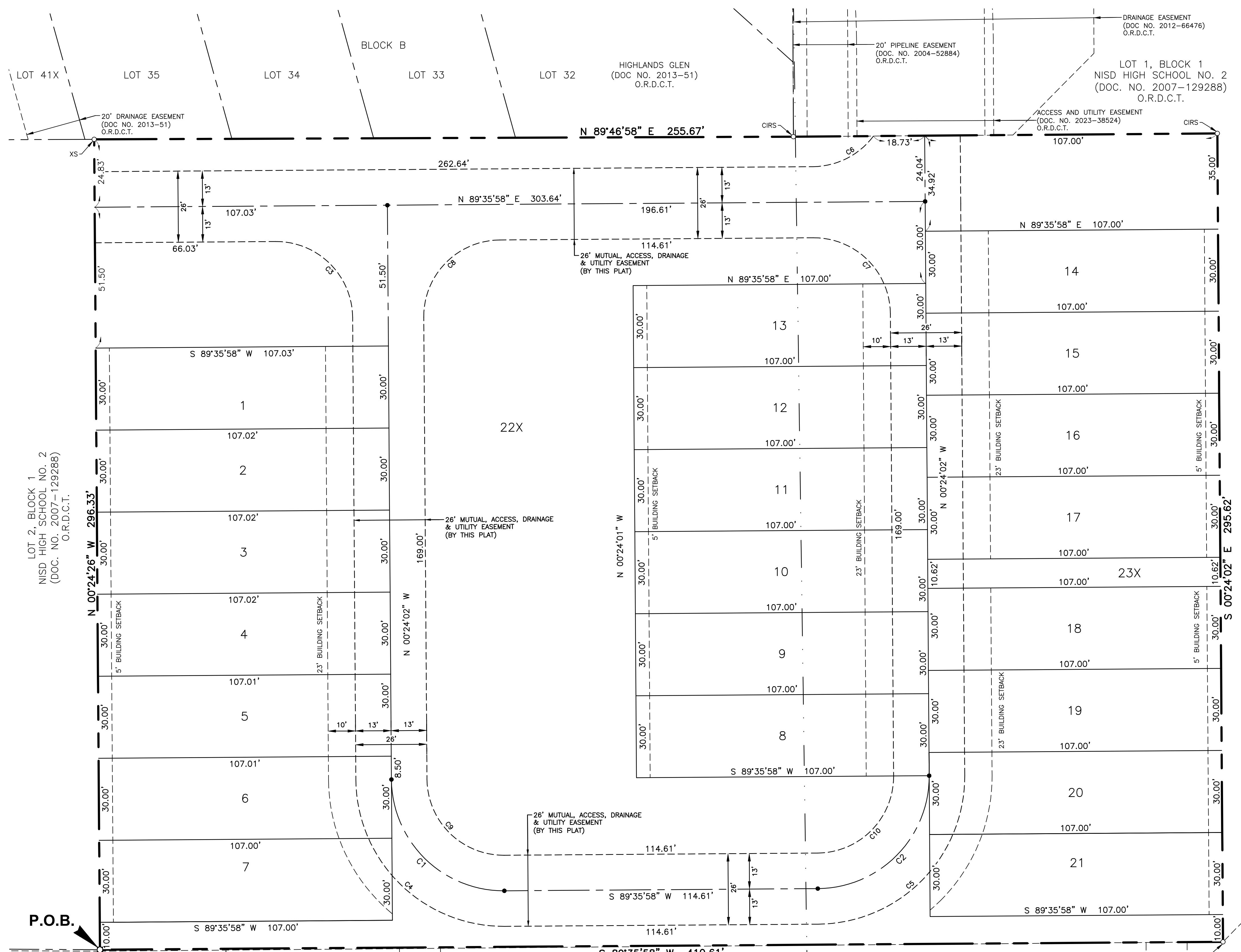
LEGAL REVIEW: Town Attorney, Dean Roggia, is reviewing the preliminary plat as to form and legality.

ATTACHMENTS:

1. Bobcat Village Phase I - Preliminary Plat
2. Bobcat Village Phase I - PP Application

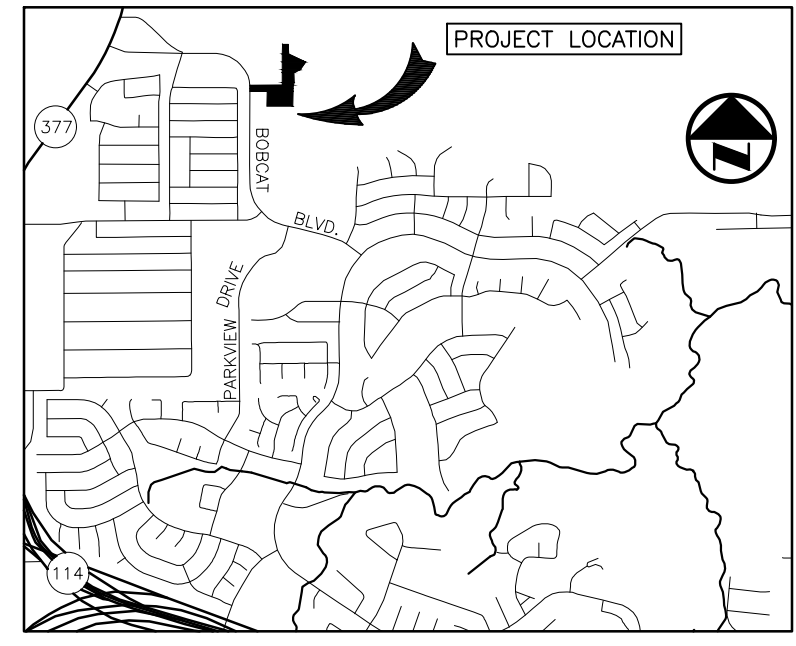
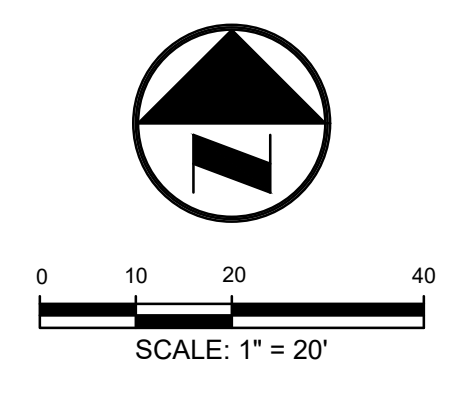
ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission recommend approval of the preliminary plat request for Bobcat Village Phase I, formerly Well Site 1H, a townhome residential development on approximately 2.788 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, and the Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas.



LEGEND

- PROPERTY CORNER
- MONUMENT OF RECORD DIGNITY
- P.O.B. POINT OF BEGINNING
- CIRS 5/8-INCH IRON ROD SET WITH "BGE" CAP
- XS "X" CUT IN CONCRETE SET
- O.R.D.C.T. OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- BOUNDARY LINE
- - - PROPERTY LINE
- · · ABSTRACT LINE
- - - EASEMENT LINE

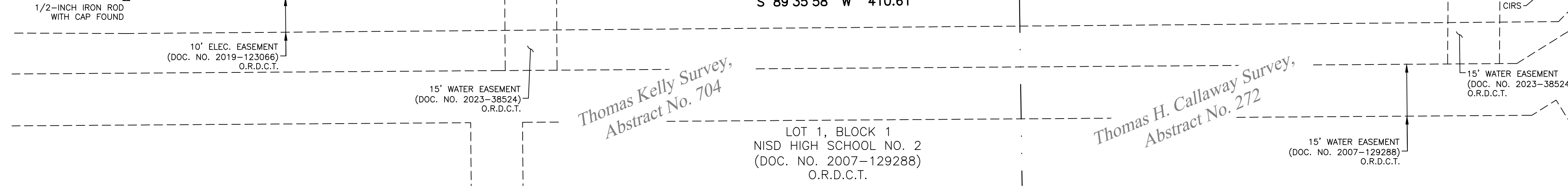


GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015063. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries are not shown hereon. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map Number 48121C0515G with Map Revised April 18, 2011.
 - Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The Town or the Trophy Club Municipal Utility District NO. 1, as applicable, shall issue no permit until the completion of all dedicated improvements, and acceptance of such improvements associated with the subdivision, are approved by the Town.
4. Bobcat Village Phase 1 H.O.A. shall be established and shall be responsible for the operation and maintenance of any commonly held property and releases the Town of Trophy Club from such responsibility. Should the entity responsible for maintenance of common held property fail to perform the function, the Town has the authority to provide appropriate maintenance and repair and collect appropriate fees and reimbursements.
5. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law and is subject to fines and withholding of utilities and building permits.
6. This plat does not alter or remove existing deed restrictions, if any, on this property.
7. Minimum finished floor elevations are at least 18 inches above the 100 year flood plain.
8. All X Lots be shall owned and maintained by Bobcat Village Phase 1 H.O.A.
9. Streets will be constructed to Town standards and maintained by Bobcat Village Phase 1 H.O.A.

PARCEL TABLE		
LOT	SQ. FT.	ACRES
1	3,211	0.074
2	3,211	0.074
3	3,211	0.074
4	3,210	0.074
5	3,210	0.074
6	3,210	0.074
7	3,210	0.074
8	3,210	0.074
9	3,210	0.074
10	3,210	0.074
11	3,210	0.074
12	3,210	0.074
13	3,210	0.074
14	3,210	0.074
15	3,210	0.074
16	3,210	0.074
17	3,210	0.074
18	3,210	0.074
19	3,210	0.074
20	3,210	0.074
21	3,210	0.074

PARCEL TABLE		
LOT	SQ. FT.	ACRES
22X	52,908	1.215
23X	1,136	0.026



CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	ARC LENGTH
C1	90°00'00"	41.00'	N 45°24'02" W	57.98'
C2	90°00'00"	41.00'	S 44°35'58" W	57.98'
C3	90°00'00"	28.00'	S 45°24'02" E	39.60'
C4	90°00'00"	54.00'	S 45°24'02" E	76.37'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	ARC LENGTH
C5	90°00'00"	54.00'	N 44°35'58" E	76.37'
C6	52°41'42"	28.00'	N 63°15'07" E	24.85'
C7	90°00'00"	28.00'	S 45°24'02" E	39.60'
C8	90°00'00"	28.00'	N 44°35'58" E	39.60'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	ARC LENGTH
C9	90°00'00"	28.00'	N 45°24'02" W	39.60'
C10	90°00'00"	28.00'	S 44°35'58" W	39.60'

PRELIMINARY PLAT
BOBCAT VILLAGE PHASE 1
 23 TOTAL LOTS
 21 RESIDENTIAL LOTS
 LOTS 1-21, BLOCK A

 2 OPEN SPACE/PRIVATE STREET LOTS
 LOTS 22X-23X, BLOCK A

 BEING 2.788 ACRES OUT OF THE
 THOMAS H. CALLAWAY SURVEY, ABSTRACT NO. 272 AND
 THE THOMAS KELLY SURVEY, ABSTRACT NO. 704
 TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS

JANUARY 2026
 SHEET 1 OF 2

<p>OWNER</p> <p>C OIL INVESTMENTS, LTD. 13101 Preston Road, Suite 510 Dallas, TX 75240</p>	<p>SURVEYOR</p> <p>BGE, Inc. 2595 Dallas Parkway, Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com TBPELS Firm No. 10106500</p> <p>Copyright 2026</p>
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Contact: Russ Tidwell, R.P.L.S.
 Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

\\bgeinc\data\2000\13878-00\13878-00\13878-00_FPLT-TH.dwg 2026-01-15 09:08 rtidwell

METES & BOUNDS DESCRIPTION

BEING, all of that 2.788 acre (121,457 square foot) tract of land situated in the Thomas Kelly Survey, Abstract NO. 704 and the Thomas H. Callaway Survey, Abstract NO. 272, in the Town of Trophy Club, Denton County, Texas; being all of that called 1.500 acre tract of land described in General Warranty Deed to C Oil Investments, LTD as recorded in Document No. 2003-205037 of the Official Records of Denton County, Texas; and being part of that called 1.287 acre tract of land described in General Warranty Deed to C Oil Investments, LTD as recorded in Document No. 2005-56135 of said Official Records; said 2.788 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch rod with cap found at the southwest corner of said 1.287 acre tract; said point being the southeast corner of Lot 2, Block 1 and in the north line of Lot 1, Block 1, NISD High School NO. 2, an addition to the Town of Trophy Club; as recorded in Cabinet Y, Page 46 of the Plat Records of Denton County, Texas;

THENCE, North 00 degrees 24 minutes 26 seconds West, departing the north line of said Lot 1, and along the east line of said Lot 2, a distance of 296.33 feet to a "X" cut in concrete set at the northwest corner of said 1.500 acre tract; said point being in the south line of Block B, Highlands Glen, an addition to the City of Roanoke, as recorded in Document NO. 2013-51 of said Plat Records;

THENCE, North 89 degrees 46 minutes 58 seconds East, along the north line of said 1.500 tract and the south line of said Highlands Glen, a distance of 255.67 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being a salient corner in a west line of said Lot 1;

THENCE, North 89 degrees 33 minutes 31 seconds East, along the north line of said 1.287 acre tract, a distance of 154.98 feet to a 5/8-inch iron rod with "BGE" cap set at the northeast corner of said 1.287 acre tract; said point being a reentrant corner in the west line of said Lot 1;

THENCE, South 00 degrees 24 minutes 02 seconds East, along the east line of said 1.287 acre tract and a west line of said Lot 1, a distance of 295.62 feet to a 5/8-inch iron rod with "BGE" cap set at the southeast corner of said 1.287 acre tract; said point being a reentrant corner in a north line of said Lot 1;

THENCE, South 89 degrees 35 minutes 58 seconds West, along the south line of said 1.287 acre tract and a north line of said Lot 1, a distance of 410.61 feet to the POINT OF BEGINNING and containing an area of 2.788 acres or 121,457 square feet of land, more or less.

OWNER'S DEDICATION

That, C OIL INVESTMENTS, LTD. does hereby adopt this plat designating the hereabove described real property as BOBCAT VILLAGE PHASE 1, an addition to the Town of Trophy Club, Denton County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS, my hand this the ____ Day of _____, 2026.

BY: _____
NAME:
TITLE:

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2026.

Notary Public, The State of Texas

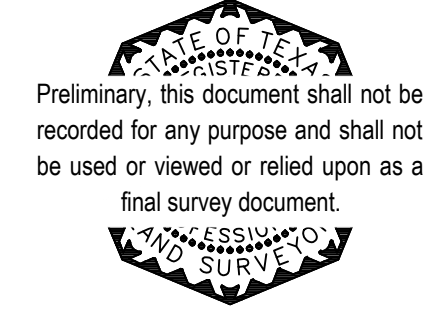
My Commission Expires _____

SURVEYOR'S CERTIFICATE

That I, Russell M. Tidwell II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my supervision in accordance with the subdivision regulations of the Town of Trophy Club.

Dated this the ____ Day of _____, 2026.

Released for city review purposes only on January 15, 2026.
Russell M. Tidwell II, RPLS NO. 1142



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Russell M. Tidwell II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ Day of _____, 2026.

Notary Public, The State of Texas

My Commission Expires _____

TOWN COUNCIL & PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: _____
TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

BY: _____, MAYOR

ATTEST: _____, TOWN SECRETARY

ATTEST: _____, PLANNING AND ZONING COMMISSION CHAIRMAN

DATE: _____

PRELIMINARY PLAT
BOBCAT VILLAGE PHASE 1
23 TOTAL LOTS
21 RESIDENTIAL LOTS
LOTS 1-21, BLOCK A
2 OPEN SPACE/PRIVATE STREET LOTS
LOTS 22X-23X, BLOCK A

BEING 2.788 ACRES OUT OF THE
THOMAS H. CALLAWAY SURVEY, ABSTRACT NO. 272 AND
THE THOMAS KELLY SURVEY, ABSTRACT NO. 704
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS

JANUARY 2026
SHEET 2 OF 2

OWNER
C OIL INVESTMENTS, LTD.
13101 Preston Road, Suite 510
Dallas, TX 75240

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500

Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: February 12, 2026

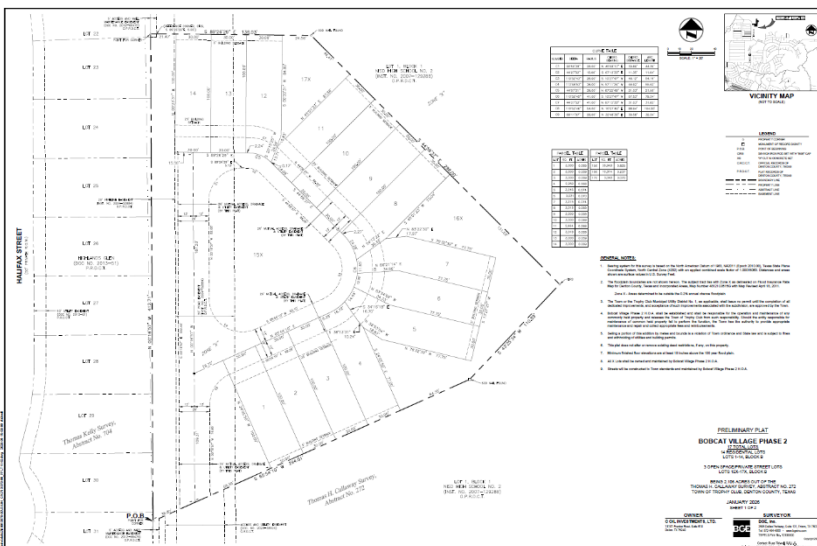
FROM: Matt Cox, Director of Community Development

AGENDA ITEM: **CASE PP-26-003 Bobcat Village Phase II, formerly Well Site 1HB (Preliminary Plat)**

Consider a recommendation to the Town Council regarding a preliminary plat request for Bobcat Village Phase II, formerly well site 1HB, a townhome residential development on approximately 2.106 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

BACKGROUND/SUMMARY: The Town of Trophy Club received an application from C Oil Investments GP, Inc. requesting approval of a preliminary plat for Bobcat Village Phase II, formerly identified as Well Site 1HB. The proposed townhome residential development encompasses approximately 2.106 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, Town of Trophy Club, Denton County, Texas.

The preliminary plat proposes the subdivision of the property into 17 total lots, consisting of 14 residential townhome lots (Lots 1–14, Block B) and three open space/private street lots (Lots 15X–17X, Block B). Private internal streets and common areas will be owned and maintained by the Bobcat Village Phase II Homeowners’ Association.



Public infrastructure and services associated with the development include a proposed internal street layout designed to meet Town standards. Water and sanitary sewer service will be provided in accordance with Town requirements and through Trophy Club Municipal Utility

District No. 1, drainage facilities are proposed to meet the Town’s engineering design criteria, and fire protection will be subject to review and approval by the Fire Marshal. All public improvements will be required to meet Town standards and will be further reviewed during the final plat and civil construction plan review.

Staff has reviewed the preliminary plat application and finds that the submittal is in general conformance with the Town of Trophy Club Subdivision Regulations, Zoning Ordinance (PD-37), and Engineering Design Standards, and meets the requirements of the preliminary plat checklist. Any technical comments or conditions identified through staff and consultant review will be addressed prior to or at the time of final plat approval.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: There is no financial impact associated with this agenda item.

LEGAL REVIEW: Town Attorney, Dean Roggia, is reviewing the preliminary plat as to form and legality.

ATTACHMENTS:

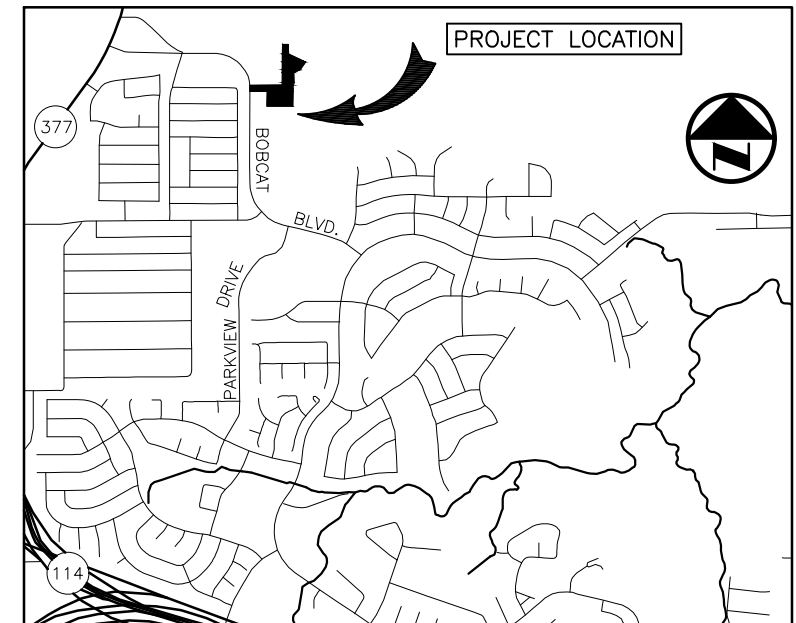
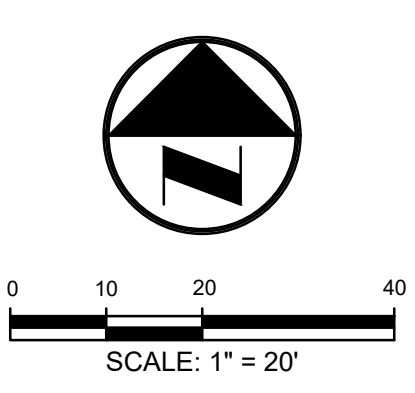
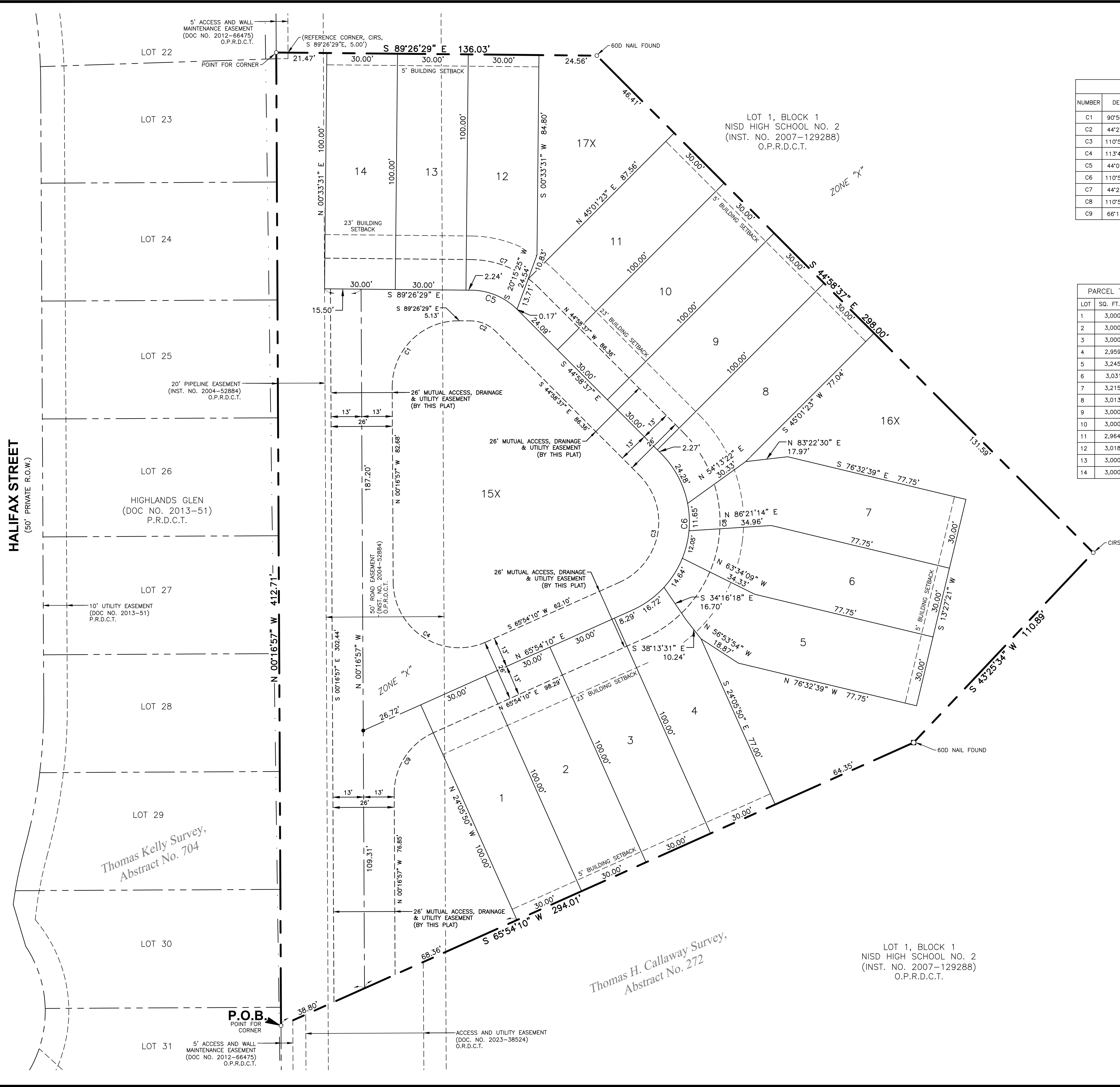
- 1. Bobcat Village Phase II - Preliminary Plat
- 2. Bobcat Village Phase II - PP Application

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission recommend approval to the Town Council of the preliminary plat request for Bobcat Village Phase II, formerly well site 1HB, a townhome residential development on approximately 2.106 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, Town of Trophy Club, Denton County, Texas.

\\bgeinc\data\2000\13878-00\SV04_CADD\13878-00_FPLT-HB.dwg 2025-01-15-09:09 tidwell

HALIFAX STREET
(50' PRIVATE R.O.W.)



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	90°50'28"	28.00'	N 45°08'17" E	39.89'	44.39'
C2	44°27'52"	15.00'	S 67°12'33" E	11.35'	11.64'
C3	110°52'43"	28.00'	S 10°27'47" W	46.12'	54.19'
C4	113°48'53"	28.00'	N 57°11'24" W	46.92'	55.62'
C5	44°07'21"	28.00'	N 67°22'49" W	21.03'	21.56'
C6	110°52'45"	41.00'	S 10°27'47" W	67.53'	79.34'
C7	44°27'52"	41.00'	N 67°12'33" W	31.03'	31.82'
C8	110°52'46"	54.00'	N 10°27'46" E	88.94'	104.50'
C9	66°11'07"	28.00'	N 32°48'36" E	30.58'	32.34'

PARCEL TABLE			PARCEL TABLE		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	3,000	0.069	15X	35,943	0.825
2	3,000	0.069	16X	10,314	0.237
3	3,000	0.069	17X	3,043	0.070
4	2,959	0.068			
5	3,245	0.074			
6	3,031	0.070			
7	3,215	0.074			
8	3,013	0.069			
9	3,000	0.069			
10	3,000	0.069			
11	2,964	0.068			
12	3,018	0.069			
13	3,000	0.069			
14	3,000	0.069			

GENERAL NOTES:

- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015063. Distances and areas shown are surface values in U.S. Survey Feet.
- The floodplain boundaries are not shown hereon. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map Number 48121C0515G with Map Revised April 18, 2011.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The Town or the Trophy Club Municipal Utility District No. 1, as applicable, shall issue no permit until the completion of all dedicated improvements, and acceptance of such improvements associated with the subdivision, are approved by the Town.
- Bobcat Village Phase 2 H.O.A. shall be established and shall be responsible for the operation and maintenance of any commonly held property and releases the Town of Trophy Club from such responsibility. Should the entity responsible for maintenance of common held property fail to perform the function, the Town has the authority to provide appropriate maintenance and repair and collect appropriate fees and reimbursements.
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 18 inches above the 100 year flood plain.
- All X Lots shall be owned and maintained by Bobcat Village Phase 2 H.O.A.
- Streets will be constructed to Town standards and maintained by Bobcat Village Phase 2 H.O.A.

PRELIMINARY PLAT

BOBCAT VILLAGE PHASE 2
17 TOTAL LOTS
14 RESIDENTIAL LOTS
LOTS 1-14, BLOCK B

3 OPEN SPACE/PRIVATE STREET LOTS
LOTS 15X-17X, BLOCK B

BEING 2.106 ACRES OUT OF THE
THOMAS H. CALLAWAY SURVEY, ABSTRACT NO. 272
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS

JANUARY 2026
SHEET 1 OF 2

OWNER
C OIL INVESTMENTS, LTD.
13101 Preston Road, Suite 510
Dallas, TX 75240

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
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TBPELS Firm No. 10106500
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Contact: Russ Tidwell, R.P.L.S.
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METES & BOUNDS DESCRIPTION

BEING, all of that 2.106 acre (91,746 square foot) tract of land situated in the Thomas H. Callaway Survey, Abstract No. 272, in the Town of Trophy Club, Denton County, Texas; being all of that called 2.099 acre tract of land described in General Warranty Deed to C Oil Investments, LTD. as recorded in Document No. 2003-205035 of the Official Records of Denton County, Texas; said 2.106 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at the southwest corner of said 2.099 acre tract; said point being in the east line of Block B, Highlands Glen, an addition to the City of Roanoke as recorded in Document No. 2013-51 of the Plat Records of Denton County, Texas; said point being a salient corner in the west line of Lot 1, Block 1, NISD High School No. 2, an addition to the Town of Trophy Club as recorded in Cabinet Y, Page 46 of the Plat Records of Denton County, Texas;

THENCE, North 00 degrees 16 minutes 57 seconds West, along the west line of said 2.099 acre tract and the east line of said Highlands Glen, a distance of 412.71 feet to a point for corner; said point being a salient corner in the west line of said Lot 1;

THENCE, South 89 degrees 26 minutes 29 seconds East, departing the east line of said Highlands Glen, along the north line of said 2.099 acre tract, at a distance of 5.0 feet passing a 5/8-inch iron rod with "BGE" cap set for reference, continuing in all a total distance of 136.03 feet to a 60D nail found for corner; said point being in a west line of said Lot 1;

THENCE, South 44 degrees 58 minutes 37 seconds East, along the northeast line of said 2.099 acre tract and a southwest line of said Lot 1, a distance of 298.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 43 degrees 25 minutes 34 seconds West, along a southeast line of said 2.099 acre tract and a northwest line of said Lot 1, a distance of 110.89 feet to a 60D nail found for corner;

THENCE, South 65 degrees 54 minutes 10 seconds West, continuing along a southeast line of said 2.099 acre tract and a northwest line of said Lot 1, a distance of 294.01 feet to the POINT OF BEGINNING and containing an area of 2.106 acres or 91,746 square feet of land, more or less

OWNER'S DEDICATION

That, C OIL INVESTMENTS, LTD. does hereby adopt this plat designating the hereabove described real property as BOBCAT VILLAGE PHASE 2, an addition to the Town of Trophy Club, Denton County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS, my hand this the ____ Day of _____, 2026.

BY: _____
NAME:
TITLE:

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2026.

Notary Public, The State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

That I, Russell M. Tidwell II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my supervision in accordance with the subdivision regulations of the Town of Trophy Club.

Dated this the ____ Day of _____, 2026.

Released for city review purposes only on January 15, 2026.
Russell M. Tidwell II, RPLS No. 7142

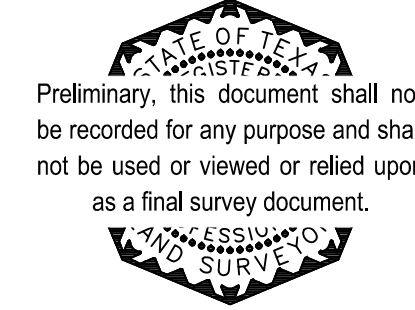
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Russell M. Tidwell II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ Day of _____, 2026.

Notary Public, The State of Texas

My Commission Expires _____



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

TOWN COUNCIL & PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: _____
TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

BY: _____, MAYOR

ATTEST: _____, TOWN SECRETARY

ATTEST: _____, PLANNING AND ZONING COMMISSION CHAIRMAN

DATE: _____.

PRELIMINARY PLAT
BOBCAT VILLAGE PHASE 2
17 TOTAL LOTS
14 RESIDENTIAL LOTS
LOTS 1-14, BLOCK B

3 OPEN SPACE/PRIVATE STREET LOTS
LOTS 15X-17X, BLOCK B

BEING 2.106 ACRES OUT OF THE
THOMAS H. CALLAWAY SURVEY, ABSTRACT NO. 272
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS

JANUARY 2026
SHEET 2 OF 2

OWNER
C OIL INVESTMENTS, LTD.
13101 Preston Road, Suite 510
Dallas, TX 75240

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
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**PLANNING & ZONING COMMISSION
COMMUNICATION**

MEETING DATE: February 12, 2026

FROM: Jackie Ross

AGENDA ITEM: Consider approval of the January 8, 2026, Planning & Zoning Commission regular meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

BACKGROUND/SUMMARY: The Planning & Zoning Commission held a regular meeting on January 8, 2026.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. PZ Meeting Minutes 01.08.2026

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission move to approve the January 8, 2026, regular meeting minutes.

Town of Trophy Club
Planning & Zoning Commission
Meeting Minutes
January 8, 2026, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Chairperson Biggs called the January 8, 2026, Planning & Zoning Commission meeting to order at 6:00 p.m.

COMMISSIONERS PRESENT

Michael Biggs, Chair, Place 7
Mike Branum, Vice Chair, Place 3
Jonathan Poole, Place 1
Ben Griffiths, Place 2
Terry Kesterson, Place 5
Sean Holmes, Place 6

COMMISSIONERS ABSENT

Reginald Barbarin, Place 4

STAFF MEMBERS PRESENT

Matt Cox, Director of Community Development
Jackie Ross, Sr. Administrative Assistant

PUBLIC COMMENTS

There were none.

REGULAR ITEMS

1. Conduct a public hearing and consider a recommendation to the Town Council regarding a proposed ordinance repealing Subsection (C), "Permit Required and Annual Permit Fee Established," of Section 14.02.252 "Sale of Alcoholic Beverages," of Division 5, "Supplementary District Regulations," of Article 14.02, Zoning Ordinance of Chapter 14, "Zoning," of the Code of Ordinances by repealing provisions related to local alcohol permits and fees in order to comply with state law.

i. Public Hearing

Chairperson Biggs opened the public hearing at 6:01 p.m.

Matt Cox, Director of Community Development, presented the proposed ordinance amendment.

Chairperson Biggs closed the public hearing at 6:03 p.m.

ii. Recommendation

Commissioners briefly discussed the anticipated annual loss in revenue, acknowledging that the change is mandated by state law effective September 2025.

Vice Chair Branum moved to recommend approval of proposed ordinance as amended.

Commissioner Holmes seconded the motion.

Vote on Motion:

AYES: Biggs, Branum, Poole, Griffiths, Kesterson, Holmes

NAYES: None

VOTE: 6-0

2. CASE PP-26-001 The Trails (Preliminary Plat)

Discuss and consider a recommendation to the Town Council regarding a preliminary plat request for an 18-lot single-family residential subdivision, known as "The Trails", consisting of approximately 7.603 acres of property generally located north of Macquarie Street and Milson's Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and JS Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, TX.

Matt Cox, Director of Community Development, provided an overview and background on the preliminary plat request.

Commissioners briefly discussed ADA compliance at the intersection of the roadway and walking trail, potential relocation of the trail if property rights cannot be conveyed, and recent changes to the preliminary plat resulting from ownership constraints and development standard adjustments. Staff clarified that the plat must accurately reflect current conditions and will include a condition requiring a zoning amendment prior to final plat approval.

Commissioner Kesterson moved to approve Case PP-26-001 The Trails preliminary plat request as presented.

Vice Chair Branum, seconded the motion.

Vote on Motion:

AYES: Biggs, Branum, Poole, Griffiths, Kesterson, Holmes

NAYES: None

VOTE: 6-0

3. Consider approval of the November 13, 2025, Planning & Zoning Commission meeting minutes.

Commissioner Holmes moved to approve the November 13, 2025, Planning & Zoning Commission meeting minutes as presented.

Commissioner Kesterson seconded the motion.

Vote on Motion:

AYES: Biggs, Branum, Poole, Griffiths, Kesterson, Holmes

NAYES: None

VOTE: 6-0

ADJOURNMENT

There being no further business, Chairperson Biggs adjourned the meeting at 6:15 p.m.

Chairperson Michael Biggs
Planning & Zoning Commission

Jackie Ross, Sr. Administrative Assistant
Town of Trophy Club, TX