



## TOWN OF TROPHY CLUB PLANNING & ZONING COMMISSION

### MEETING AGENDA

April 9, 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](mailto:jross@trophyclub.org)*

#### REGULAR ITEMS

1. Presentation and discussion of a proposed amendment request to the Planned Development District 27 (PD-27) Ordinance related to landscape standards within The Highlands at Trophy Club.
2. Consider approval of the March 12, 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: March 31, 2026, at 4:10 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.

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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.



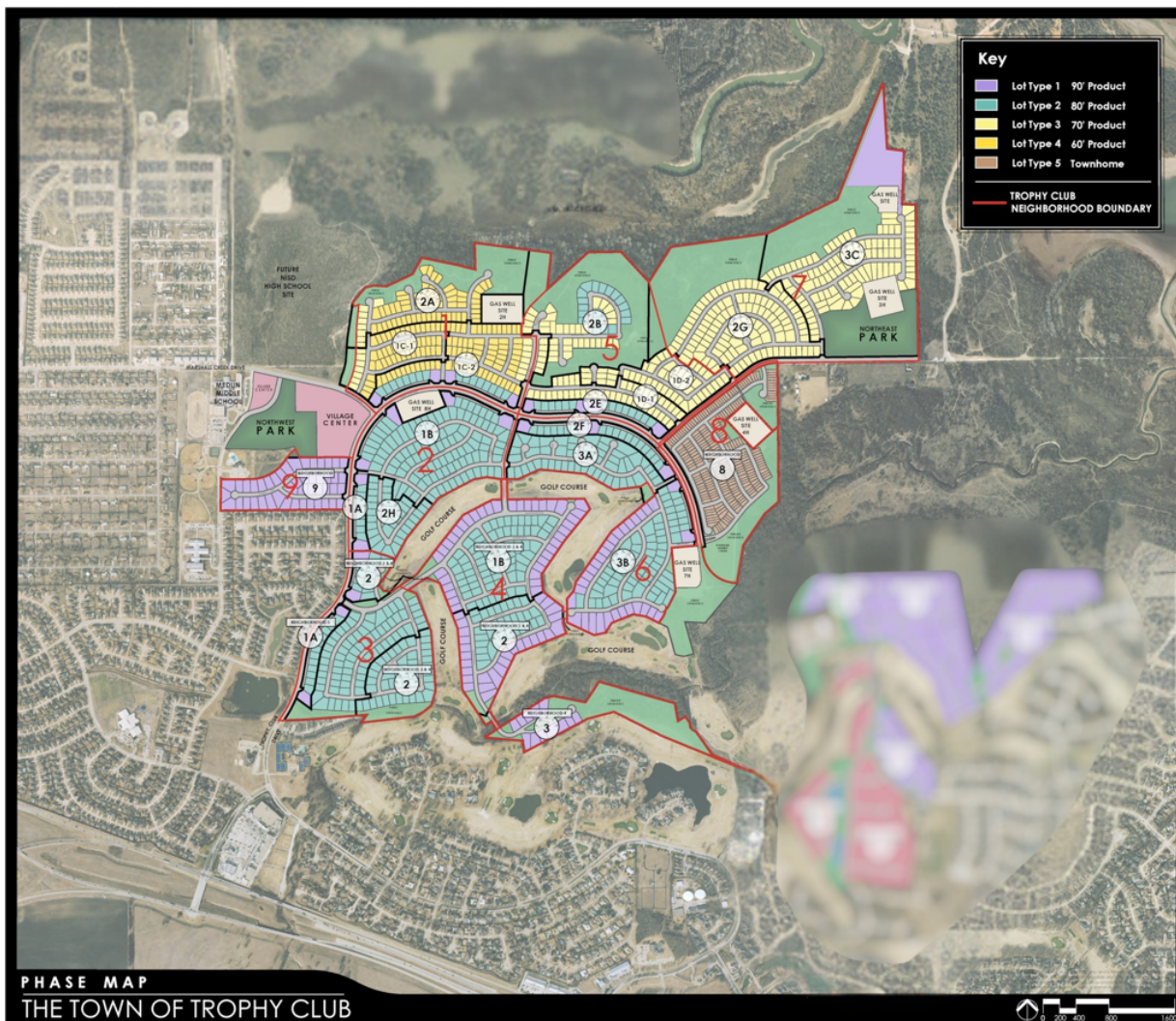
## PLANNING & ZONING COMMISSION COMMUNICATION

**MEETING DATE:** April 9, 2026

**FROM:** Matt Cox, Director of Community Development

**AGENDA ITEM:** Presentation and discussion of a proposed amendment request to the Planned Development District 27 (PD-27) Ordinance related to landscape standards within The Highlands at Trophy Club.

**BACKGROUND/SUMMARY:** The Planned Development District 27 (PD-27) residential area is known as The Highlands at Trophy Club and consists of approximately 696.9 acres generally located north of Oakmont Drive and Oak Hill Drive, east of The Lakes subdivision, south of Corps of Engineers property, and west of the Town's eastern boundary.



PD-27 establishes specific Development and Design Standards that govern roadway design, residential development, architectural requirements, landscaping, and overall neighborhood character. These standards are intended to ensure a high-quality residential environment with consistent design elements throughout the development.

Residents within the PD-27 area with homes classified as Lot Type 2 are requesting an amendment to the landscape standards of the ordinance to reduce the current requirement of two (2) trees per lot to one (1) tree per lot.

The PD-27 ordinance currently requires a minimum of one (1) tree per 30 feet of lot frontage width, with Lot Type 2 further required to provide a minimum of two (2) trees.

Lot 1 (90') → 3 trees

Lot 2 (80') → 2 trees minimum

Lot 3 (70') → 2 trees

Lot 4 (60') → 2 trees

Lot 5 (50') → 1 tree

Based on the minimum lot widths established in PD-27, this frontage-based requirement typically results in multiple trees per lot across all lot types, depending on lot width. Lot Type 2 is the only lot type with a specified minimum of two (2) trees regardless of frontage.

The requestor has indicated that the requested amendment is intended to align with the Town's base zoning ordinance (Section § 14.02.352), which requires a minimum of one (1) tree per residential lot.

This request is presented for the Planning & Zoning Commission's consideration, and the requestor may provide additional supporting information, including HOA input and survey results, at the time of presentation.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. PD-27 Presentation
2. PD 27 Ordinance

**ACTIONS/OPTIONS:**

This agenda item is being presented for discussion purposes only. If the Planning & Zoning Commission desires to move forward with this request, a motion may be presented to direct

staff to prepare an amendment to PD-27 and for the Planning & Zoning Commission to be the applicant.

# PD27 Proposed Front Yard Tree Policy Amendment

Neighborhood Survey Results

# PD27 Includes

- The Highlands at Trophy Club HOA
- Turnberry at Trophy Club HOA
- Abbey Moore HOA

# Broadway Drive







# PD27 Amendment

- PD-27, established via Ordinance 2006-11 (amended by 2010-13, 2010-16), governs approx. 697.4 acres.
- It emphasizes maintaining "The Highlands" as a natural, landscaped area, requiring specific landscaping plans for development.
- **It requires two 3-inch caliper trees in the front yard.**



# The ASK...

- The rest of the Town of Trophy Club does not require two shade trees in the front yard of each residence, yet PD27 does have that requirement
- The residents of PD27 are requesting an amendment to change the current requirement of having two shade trees per lot to one shade tree per lot, to match the rest of Trophy Club

# PD27 Neighborhood Survey

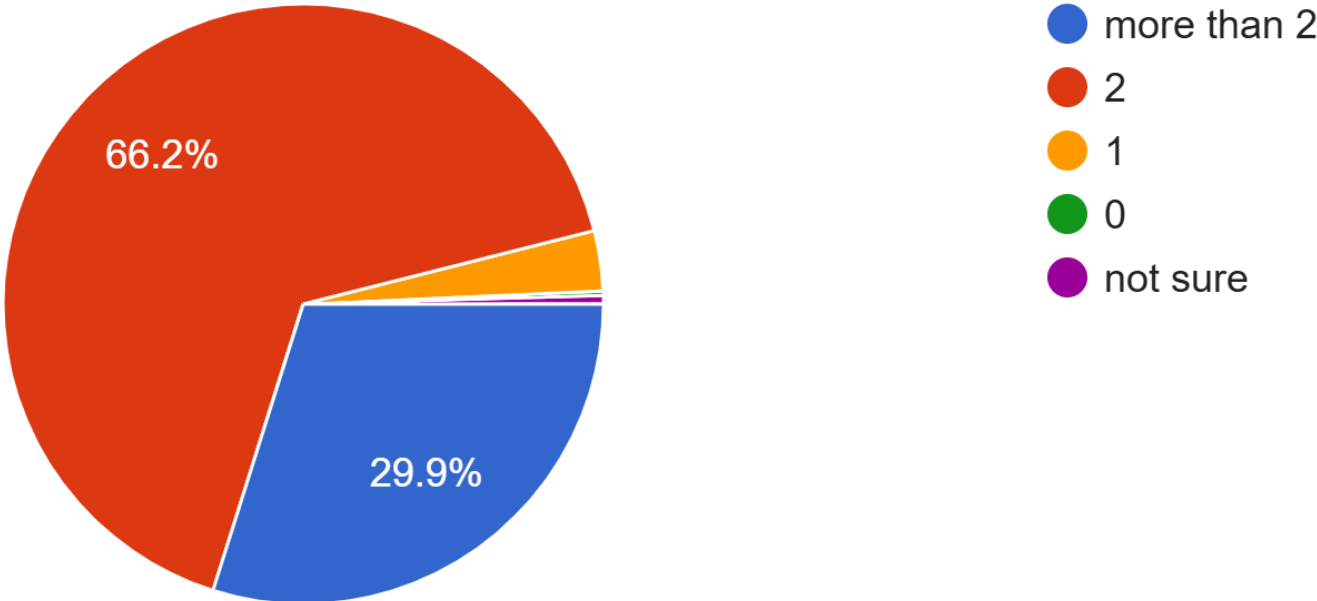
The Highlands at Trophy Club HOA would like to suggest a change to the current Town of Trophy Club tree ordinance for residents who are under the Plan Development #27 (PD27) ordinance.

Currently, the PD27 includes The Highlands at Trophy Club HOA, Turnberry at Trophy Club HOA and Abbey Moore HOA. The PD27 requires two trees in every front yard.

This survey will be used to gauge the interest of homeowners in these HOAs. The survey results will be presented to the Town of Trophy Club Planning & Zoning Commission to request their support in changing the requirement to only one tree in front of homes.

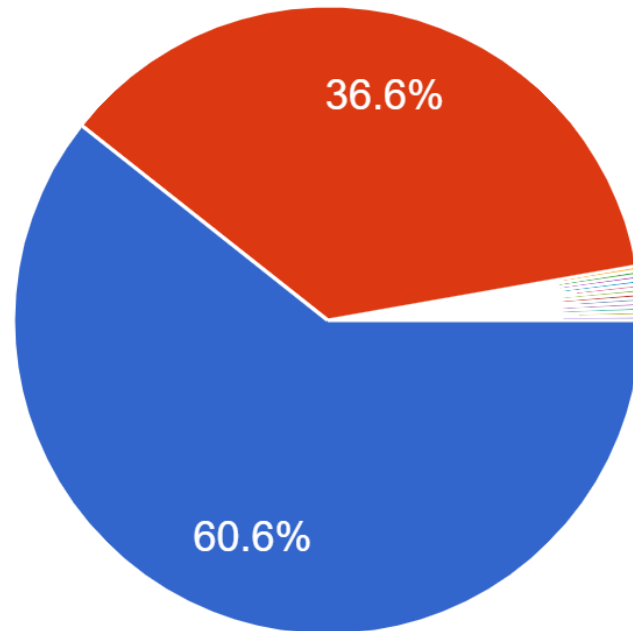
# 1. How many trees do you currently have in your front yard?

432 responses



## 2. Are you aware of any issues caused by having two trees in the front yard (e.g., dead grass, erosion, root damage, etc.)?

432 responses



- Yes
- No
- Two trees can impact grass growth bu...
- not if the are trimmed properly
- No problems yet, but could have issue...
- .
- Dead grass
- Root damage

▲ 1/2 ▼

**Grass & Shade Issues:** The most frequently cited issue is dead or patchy grass, primarily due to excessive shade from two trees in small front yards, making it difficult for sun-loving grasses like Bermuda to grow. This often results in expensive resodding or replacement with shade-tolerant species (e.g., Zoysia, St. Augustine).

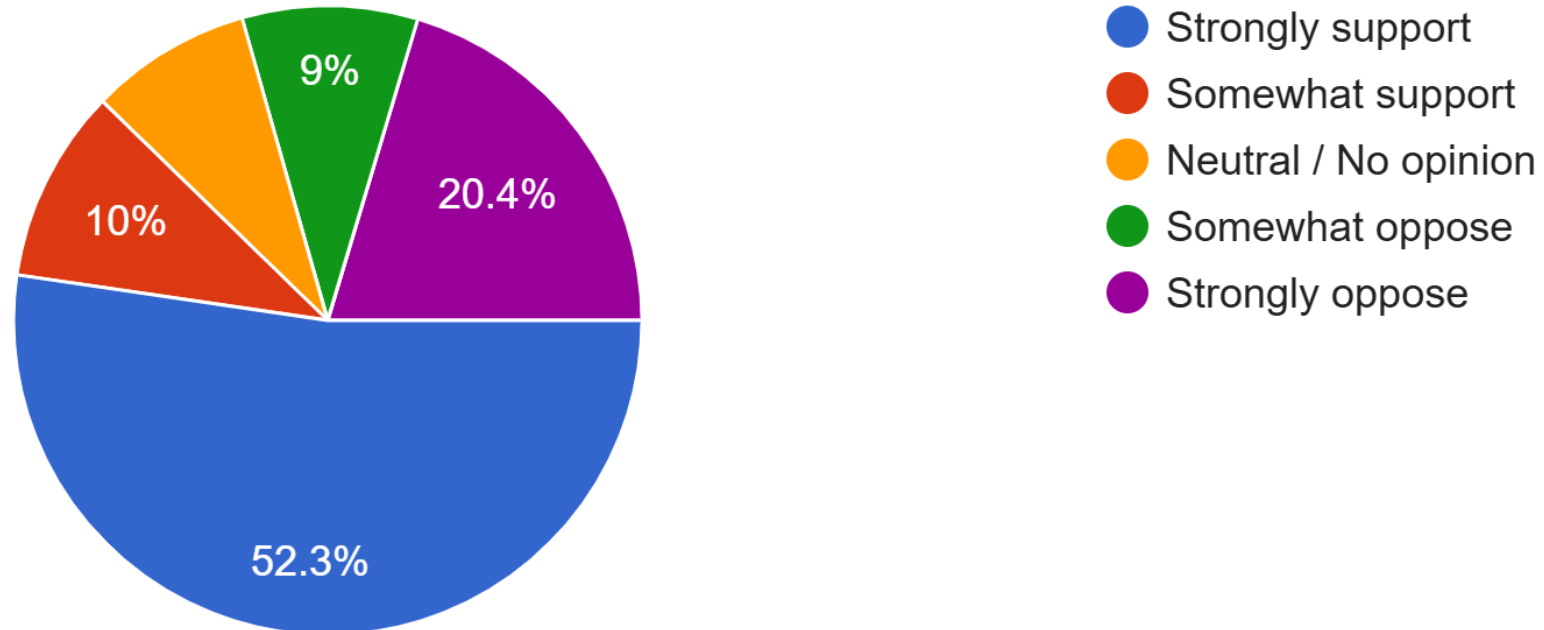
**Structural Damage & Erosion:** Many respondents reported significant structural issues, including damage to sidewalks, driveways, walkways, and landscaping (brick flower beds/walls) caused by tree roots. Root systems are also noted for cracking house foundations, damaging sprinkler/pipe systems, and causing soil erosion or exposed roots above ground.

**Space Constraints & Overgrowth:** Front yards are often considered too small to support two mature, large trees, leading to the trees competing for light and space, growing into each other, and sometimes causing branches to grow too close to the house, which requires expensive annual pruning.

**Other Issues:** Additional concerns include difficulty keeping grass healthy due to insufficient sunlight and excessive water consumption (exacerbated by watering restrictions), the mess from dropping leaves and nuts (acorns), and trees potentially blocking the view of the home or reducing light inside.

### 3. Indicate your level of support or opposition to a proposed amendment to reduce the tree requirement to one tree in the front yard.

432 responses



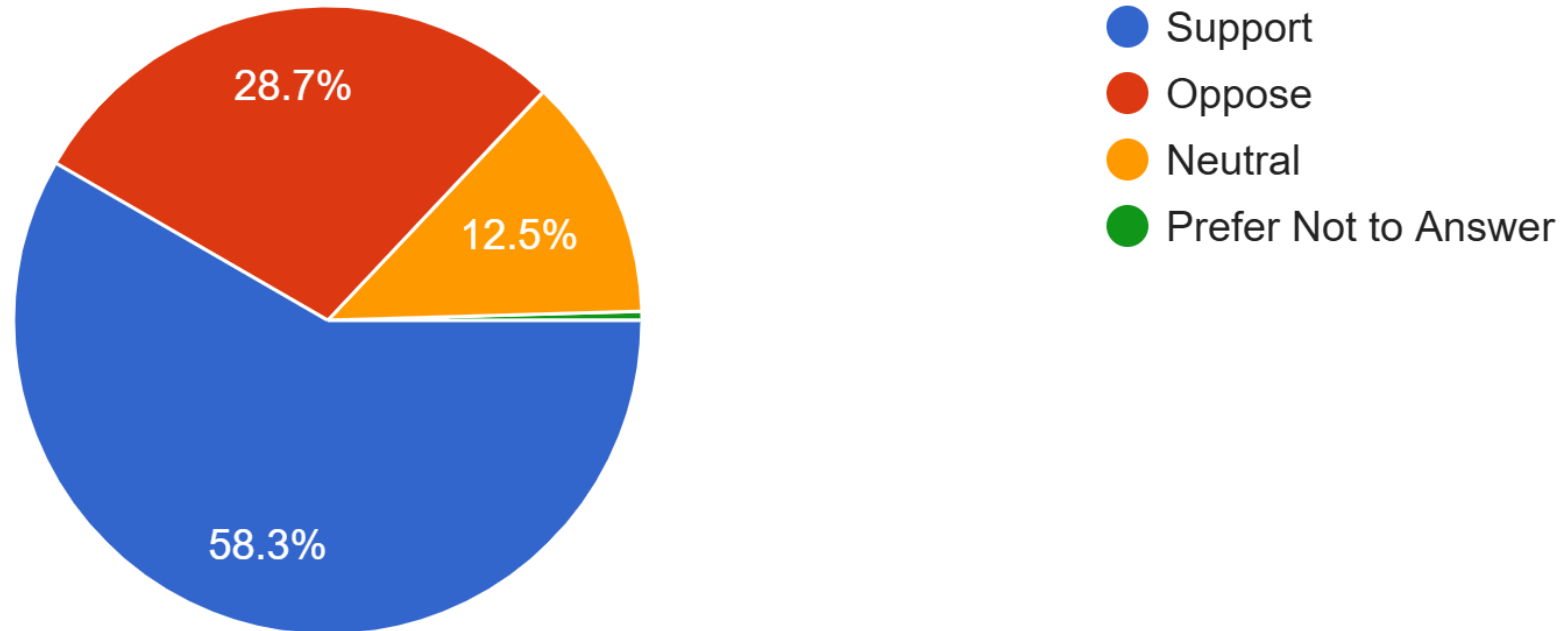
## 5. What do you see as potential benefits of reducing the requirement to one tree? (Check all that apply)

432 responses



7. Based on this information, please state whether you support or oppose an amendment to reduce the tree requirement to one tree in the front yard.

432 responses



# Please support the amendment for PD27!

- Based on the data, the residents of PD27 overwhelmingly support amending the current tree policy
- Please support this amendment request and allow all of the Town of Trophy Club to be guided by the same rule

**PD-27**  
**The Highlands at Trophy Club**  
**Adopted by Ordinance 2007-15**

**Amended by:**

<b>Ordinance No.</b>	<b>Date Approved</b>	<b>Summary of Amendment</b>
2010-13	5/17/2010	Added definition of Open Air Structure; allowed up to 3% additional lot coverage for Lot Types 1–4.
2010-16	4/26/2010	Added definitions (Main Structure, Primary Residence); amended Screening & Fences to allow gated driveways & fence modifications.
2010-12	4/26/2010	Rezoned 12.900 acres out of PD-27 to CR—Commercial Recreation.
2010-01	2/1/2010	Amended Village Center permitted uses; allowed restaurants; adopted Restaurant Design Guidelines – Village Center.
2009-30	11/2/2009	Amended definitions; major revisions to Lot Type 5; updated Neighborhood 8; revised Concept Plan; removed some street exhibits; updated density table.
2009-01	1/5/2009	Added definition of Key Lot; expanded Screening & Fencing standards with additional fence and side-street regulations.
2008-39	12/1/2008	Corrected Table 4-1 (Lot Type Summary); changed Lot Type 3 side yard setback from 6' to 5'.
2007-30	11/5/2007	Amended Lot Type 2 regulations in Neighborhoods 3 & 4 (lot size, lot coverage allowances, minimum floor area, setbacks).
2007-15	4/2/2007	Major rewrite of PD-27; replaced 2006-11 with new Development Standards, neighborhood regulations, design standards, Concept Plan, Street Exhibits, Park Plans, Pathway Plan.
2006-11	5/8/2006	Created PD-27; established full development standards, lot types, neighborhood regulations, Village Center standards, parks/open space, street types, and Exhibits A–F.

- Exhibit “A” – Legal Description**
- Exhibit “B” – Development Standards**
- Exhibit “C” – Concept Plan**
- Exhibit “D” – Street Type Exhibits**
- Exhibit “E” – Park Plan Concepts**
- Exhibit “F” – Pathway Plan**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Tract D - 608.207 acres

BEING a tract or parcel of land situated in the R. Allen Survey, Abstract number 5, the T. Allen Survey, Abstract Number 7, the T. Allen Survey, Abstract Number 8, the R. Allen Survey, Abstract Number 17, the T. Calloway Survey, Abstract Number 272, the J. Eads Survey, Abstract Number 392, the J. Henry Survey, Abstract Number 529, the J. Michael Survey, Abstract Number 820, and the W. Medlin Survey, Abstract Number 829, in the Town of Trophy Club, Denton County, Texas, and being part of "Tract 8A" called 559.3807 acres conveyed to Beck Properties Trophy Club, L.P. by deed recorded in Clerk File Number 93-R0087516, Deed Records, Denton County, Texas, and being all of "Tract I" called 16.369 acres conveyed to Beck Properties Trophy Club, L.P. by deed recorded in Clerk File Number 95-R0079125, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a one half inch iron rod found at the most northerly northeast corner of Northwest Independent School District East Campus Addition, an addition to the Town of Trophy Club recorded in Cabinet O, Slide 263, Plat records, Denton County, Texas, in the south line of Marshall Creek Road (apparent prescriptive Right-of-Way);

THENCE North 00°01'25" East a distance of 20.00 feet to an "X" cut in concrete found for corner at the apparent centerline of existing Marshall Creek Road, said point being the Southwesterly corner of a tract of land conveyed to Northwest Independent School District by deed recorded in County Clerk File No. 2004-52884, Deed Records, Denton County, Texas, said point also being at the beginning of a curve to the right whose chord bears South 85°28'12" East, 349.63 feet;

THENCE in a Easterly direction along the Southerly line of said Northwest Independent School District Tract and said curve to the right having a central angle of 9°55'45", a radius of 2020.05 feet, and an arc length of 350.07 feet to an "X" cut in concrete found for corner at the apparent centerline of existing Marshall Creek Road;

THENCE South 77°29'04" East along the Southerly line of said Northwest Independent School District Tract a distance of 909.47 feet to an "X" cut in concrete found for corner at the apparent centerline of existing Marshall Creek Road at the beginning of a curve to the right whose chord bears South 73°38'23" East, 138.36 feet;

THENCE in a Easterly direction along the Southerly line of said Northwest Independent School District Tract and said curve to the right having a central angle of 7°41'21", a radius of 1031.76 feet, and an arc length of 138.46 feet to an "X" cut in concrete found for corner at the apparent centerline of existing Marshall Creek Road

THENCE North 10°17'45" East departing the apparent centerline of said existing

Marshall Creek Road and following the Easterly line of said Northwest Independent School District tract, a distance of 125.56 feet to a iron rod with cap found for corner;

THENCE North 19°40'49" East a distance of 103.70 feet to a iron rod with cap found for corner;

THENCE North 13°01'41" East a distance of 96.22 feet to a iron rod with cap found for corner;

THENCE North 04°12'10" East a distance of 306.42 feet to a iron rod with cap found for corner;

THENCE North 08°40'34" East a distance of 429.62 feet to a iron rod with cap found or corner;

THENCE North 40°51'30" East a distance of 95.57 feet to a iron rod with cap found for corner;

THENCE North 36°12'01" East a distance of 52.34 feet to a iron rod with cap found for corner;

THENCE North 41°42'41" East a distance of 91.51 feet to a iron rod with cap found for corner;

THENCE North 77°46'53" East a distance of 102.76 feet to a iron rod with cap found for corner;

THENCE South 87°10'43" East a distance of 157.55 feet to a concrete monument found for corner in the Southerly line of United States of America Tract F-540;

THENCE North 64°45'38" East along the Southerly line of said United States of America Tract F-540, a distance of 346.42 feet to a concrete monument found for corner;

THENCE North 29°34'13" East a distance of 231.84 feet to a concrete monument found for corner;

THENCE South 78°21'24" East a distance of 438.20 feet to a concrete monument found for corner;

THENCE South 75°43'24" East a distance of 228.65 feet to a concrete monument found at the southeast corner of said United States of America Tract F-540;

THENCE North 00°45'24" West along the east line of said United States of America Tract F-540 a distance of 328.35 feet to a concrete monument found at the southwest corner of Tract E-406-1 conveyed to the United States of America by deed, recorded in Volume 425, Page 306, Deed Records, Denton County, Texas;

THENCE along the south line of said United States of America Tract E-406-1, the following calls:

South 82°20'24" East a distance of 929.61 feet to a concrete monument found for corner;

South 05°40'36" West a distance of 449.69 feet to a concrete monument found for corner;

North 47°40'45" East a distance of 673.97 feet to a concrete monument found for corner;

North 89°15'58" East a distance of 399.90 feet to a concrete monument found for corner;

South 42°34'24" East a distance of 500.00 feet to a concrete monument found for corner;

North 32°11'36" East a distance of 505.10 feet to a concrete monument found for corner in the southwest corner of Tract E-406 conveyed to the United States of America by deed recorded in Deed Records, Denton County, Texas;

THENCE along the south line of said United States of America Tract E-406, the following calls:

North 81°59'36" East a distance of 1179.80 feet to a one half inch iron rod with cap found for corner, from which a concrete monument found bears North 58°08'13" East a distance of 3.93 feet;

North 63°54'36" East a distance of 949.80 feet a one half inch iron rod with cap found for corner, from which a concrete monument found bears North 38°37'20" East a distance of 3.75 feet;

North 21°17'06" East a distance of 1535.00 feet to a one half inch iron rod with cap found for corner, from which a concrete monument found bears North 21°17'06" East a distance of 135.10 feet;

THENCE South 03°23'03" East a distance of 809.63 feet to a concrete monument found for corner;

THENCE South 82°20'24" East a distance of 129.90 feet to a concrete monument found for corner;

THENCE South 82°22'24" East a distance of 77.70 feet to a fence corner found for corner in the west line of a tract of land conveyed to Harold D. Shanklin by deed recorded in Clerk File Number 93-R0036404, Deed Records, Denton County, Texas;

THENCE South 01'58'36" West along the Westerly line of said Shanklin tract, a distance of 646.30 feet to a iron rod with cap found for corner;

THENCE South 87'09'20" East a distance of 170.66 feet to a iron rod with cap found for corner;

THENCE South 00'27'13" East a distance of 1039.05 feet to a iron rod with cap found for corner;

THENCE North 75'53'28" East a distance of 15.44 feet to a iron rod with cap found for corner;

THENCE South 00'27'13" East a distance of 856.86 feet to a iron rod with cap found for corner in the North line of said Marshall Creek road;

THENCE South 89'12'06" West along the apparent North line of said Marshall Creek road a distance of 1717.11 feet to a one half inch iron rod with cap found for corner at the apparent northeast corner of said R. Allen Survey Abstract Number 5;

THENCE South 00'38'24" East along the east line of said R. Allen Survey Abstract Number 5 a distance of 593.60 feet to a concrete monument found for corner;

THENCE South 00'25'54" East continuing along the east line of said R. Allen Survey Abstract Number 5 a distance of 1125.30 feet to a concrete monument found for corner in the southeast line of a United States of America perpetual flowage easement recorded in Volume 462, Page 422, Deed Records, Denton County, Texas;

THENCE along the southeast line of said United States of America perpetual flowage easement, the following calls:

South 48'28'36" West a distance of 229.66 feet to a concrete monument found for corner;

South 34'01'36" West a distance of 463.31 feet to a concrete monument found for corner;

South 09'25'36" West a distance of 491.80 feet to a concrete monument found for corner;

South 39'20'36" West a distance of 599.25 feet to a concrete monument found for corner;

North 87'03'24" West a distance of 248.30 feet to a concrete monument found for corner;

South 15'23'24" East a distance of 406.80 feet to a five-eighths inch iron rod found at

the northeast corner of Lot 4, Block 2 The Fourth Nine At Trophy Club, an addition to the Town of Trophy Club recorded in Cabinet M, Slide 148, Plat Records, Denton County, Texas;

THENCE along the east, north, and west line of said The Fourth Nine At Trophy Club, the following calls:

South 74°36'36" West a distance of 112.82 feet to an iron rod with cap found for corner;

North 85°06'19" West a distance of 56.38 feet to an iron rod with cap found for corner;

North 73°18'22" West a distance of 63.83 feet to a 5/8 inch iron rod found for corner;

North 15°23'24" West a distance of 346.42 feet to an iron rod with cap found for corner;

North 63°32'40" West a distance of 291.35 feet to an iron rod with cap found for corner;

North 80°03'55" West a distance of 162.02 feet to an iron rod with cap found for corner;

South 67°40'19" West a distance of 279.96 feet to an iron rod with cap found for corner;

South 32°07'45" West a distance of 112.00 feet to an iron rod with cap found for corner;

South 00°33'24" East a distance of 20.00 feet to an iron rod with cap found for corner;

South 77°55'47" West a distance of 158.91 feet to an iron rod with cap found for corner;

North 64°45'24" West a distance of 363.09 feet to an iron rod with cap found for corner;

North 00°22'41" East a distance of 293.30 feet to an iron rod with cap found for corner;

North 40°17'42" East a distance of 123.57 feet to a point for corner;

North 12°49'16" East a distance of 107.20 feet to a point for corner;

North 34°52'09" East a distance of 762.50 feet to an iron rod with cap found for corner;

North 50°05'36" East a distance of 516.70 feet to an iron rod with cap found for corner;

North 11°26'32" West a distance of 220.00 feet to an iron rod with cap found for corner;

South 82°25'37" West a distance of 327.53 feet to an iron rod with cap found for corner;

North 60°48'42" West a distance of 402.83 feet to an iron rod with cap found for corner;

North 84°19'51" West a distance of 553.26 feet to a point for corner;

South 65°33'18" West a distance of 281.03 feet to an iron rod with cap found for corner;  
South 89°26'36" West a distance of 209.85 feet to an iron rod with cap found for corner;  
North 82°25'57" West a distance of 182.43 feet to an iron rod with cap found for corner;  
South 79°57'31" West a distance of 156.45 feet to a five-eighths inch iron rod found for corner;

South 62°18'10" West a distance of 479.65 feet to an iron rod with cap found for corner;

South 38°18'10" West a distance of 629.86 feet to an iron rod with cap found for corner;

South 28°48'10" West a distance of 460.00 feet to an iron rod with cap found for corner;

South 34°14'36" West a distance of 210.00 feet to an iron rod with cap found for corner;

South 38°26'58" East a distance of 87.55 feet to an iron rod with cap found for corner;

South 80°10'27" East a distance of 100.01 feet to an iron rod with cap found for corner;

North 52°50'00" East a distance of 117.45 feet to an iron rod with cap found for corner;

South 66°45'07" East a distance of 229.25 feet to an iron rod with cap found for corner;

South 21°14'03" East a distance of 489.09 feet to an iron rod with cap found for corner;

South 04°18'24" East a distance of 730.69 feet to a point for corner;

South 15°47'04" West a distance of 188.63 feet to a point for corner at the most westerly southwest corner of Lot 1, Block 2 of said The Fourth Nine At Trophy Club in the north line of a called 294.7047 acre tract of land conveyed to Cobblestone Texas, Inc. by deed recorded in Clerk File Number 93-R0087511, Deed Records, Denton County, Texas;

THENCE departing the West line of said The Fourth Nine At Trophy Club and along the North line of said Cobblestone Texas, Inc. 294.7047 acre tract, the following calls:

South 50°29'36" West a distance of 120.90 feet to a point for corner;

South 62°14'36" West a distance of 122.55 feet to a point for corner;

South 83°14'41" West a distance of 653.82 feet to a point for corner at the most easterly southeast corner of The Quorum Condominiums, an addition to the Town of Trophy Club recorded in Cabinet C, Slide 358, Plat Records, Denton County, Texas;

THENCE along the east and north line of said The Quorum Condominiums, the following calls:

North 34°27'24" East a distance of 117.13 feet to a point for corner;

South 85°31'04" West a distance of 761.36 feet to an iron rod with cap found for corner;

South 88°07'51" West a distance of 312.34 feet to a point for corner in the East line of Trophy Club Drive (40 foot-wide Right-of-Way at this line) at the beginning of a non-tangent curve to the left whose chord bears North 23°05'59" East a distance of 626.30 feet;

THENCE along the east line of said Trophy Club Drive and along said non-tangent curve to the left having a radius of 1325.00 feet, a central angle of 27°20'29", and an arc distance of 632.29 feet to a one-half inch iron rod found for corner;

THENCE continuing along the east line of said Trophy Club Drive, the following calls:

North 09°25'44" East a distance of 225.00 feet to an iron rod with cap found for corner at the beginning of a tangent curve to the right whose chord bears North 28°40'43" East a distance of 576.97 feet;

In a northeasterly direction along said tangent curve to the right having a radius of 875.00 feet, a central angle of 38°30'03", and an arc distance of 587.97 feet to an iron rod with cap found for corner at the beginning of a reverse curve to the left whose chord bears North 23°40'45" East a distance of 718.75 feet;

In a northeasterly direction along said reverse curve to the left having a radius of 875.00 feet, a central angle of 48°29'58", and an arc distance of 740.67 feet to an iron rod with cap found for corner;

North 00°34'16" West a distance of 619.43 feet to a 5/8 inch iron rod found at the northeast corner of Lakes of Trophy Club Phase 3, an addition to the Town of Trophy Club recorded in Cabinet R, Slide 169, Plat Records, Denton County, Texas

THENCE South 89°29'08" departing the east line of said Trophy Club Drive and along the West line of said Lakes of Trophy Club Phase 3 a distance of 1549.31 feet to an iron rod with cap found at the northwest corner of Lakes of Trophy Club Phase 2, an addition to the Town of Trophy Club recorded in Cabinet O, Slide 323, Plat Records, Denton County, Texas, said point also being in the east line of Parkview Drive (variable-width Right-of-Way);

THENCE North 00°51'47" East along the east line of said Parkview Drive a distance of 390.16 feet to an iron rod with cap found at the most westerly southwest corner of Lot 1, Block 1 Trophy Club Recreation Center, an addition to the Town of Trophy Club recorded in Clerk File No. 02-110526, Deed Records, Denton County, Texas;

THENCE along the south, east and north line of said Lot 1, Block 1 Trophy Club Recreation Center, the following calls:

South 44°49'00" East a distance of 13.97 feet to an iron rod with cap found for corner;

North 89°30'13" East a distance of 352.38 feet to a point for corner at the beginning of a tangent curve to left whose chord bears North 61°05'03" East a distance of 475.92 feet;

In an easterly and northeasterly direction along said tangent curve to the left having a radius of 500.00 feet, a central angle of 56°50'20", and an arc distance of 496.01 feet to an iron rod with cap found for corner at the beginning of a reverse curve to the right whose chord bears North 42°24'11" East a distance of 186.06 feet;

In a northeasterly direction along said reverse curve to the right having a radius of 550.00 feet, a central angle of 19°28'36", and an arc distance of 186.96 feet to an iron rod with cap found for corner;

North 29°37'08" West a distance of 36.96 feet to an iron rod with cap found for corner at the beginning of a non-tangent curve to the right whose chord bears South 81°40'09" West a distance of 270.76 feet;

In a westerly direction along said non-tangent curve to the right having a radius of 845.00 feet, a central angle of 18°26'19", and an arc distance of 271.93 feet to an iron rod with cap found for corner;

North 89°06'42" West a distance of 568.09 feet to an iron rod with cap found for corner in the east line of said Parkview Drive at the beginning of a non-tangent curve to the right whose chord bears North 28°53'16" East a distance of 210.43 feet;

THENCE along the east line of said Parkview Drive, the following calls:

In a northeasterly direction along said non-tangent curve to the right having a radius of 745.99 feet, a central angle of 16°12'58", and an arc distance of 211.13 feet to an iron rod with cap found for corner;

North 36°59'44" East a distance of 114.24 feet to a one-half inch iron rod found at the beginning of a tangent curve to the left whose chord bears North 18°56'05" East a distance of 514.70 feet;

Along said tangent curve to the left having a radius of 830.00 feet, a central angle of 36°07'33", and an arc distance of 523.33 feet to a 5/8 inch iron rod found for corner;

North 00°52'12" East a distance of 60.08 feet to a 5/8 inch iron rod found for corner at the beginning of a tangent curve to the right whose chord bears North 5°33'24" East a distance of 125.83 feet;

In a northerly direction along said tangent curve to the right having a radius of 770.00 feet, a central angle of 9'22'24", and an arc distance of 125.97 feet to a five-eighths inch iron rod found for corner at the beginning of a non-tangent curve to the right whose chord bears North 36'11'13" East a distance of 20.14 feet;

In a northeasterly direction along said non-tangent curve to the right having a radius of 2100.01 feet, a central angle of 0'32'58", and an arc distance of 20.14 feet to a point for corner at the beginning of a non-tangent curve to the left whose chord bears North 85'28'20" West a distance of 346.33 feet;

THENCE in a westerly direction along said non-tangent curve to the left having a radius of 2000.05 feet, a central angle of 9'56'01", and an arc distance of 346.76 to the POINT OF BEGINNING and containing 608.207 acres, more or less, Save and Except 21.338 acres.

Tract E – 88.709 acres

BEING a tract or parcel of land situated in the R. Allen Survey, Abstract number 5, the R. Allen Survey, Abstract Number 17, the J. Henry Survey, Abstract Number 529, the J. Michael Survey, Abstract Number 820, and the W. Medlin Survey, Abstract Number 829, in the Town of Trophy Club, Denton County, Texas, and being part of "Tract 8C" called 97.4335 acres conveyed to Beck Properties Trophy Club, L.P. by deed recorded in Clerk File Number 93-R0087516, Deed Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of The Quorum Condominiums, an addition to the Town of Trophy Club recorded in Cabinet C, Slide 358, Plat Records, Denton County, Texas;

THENCE South 34'27'24" West along the east line of said The Quorum Condominiums a distance of 117.12 feet to a point for corner in the north line of a tract of land conveyed to Clubcorp Golf of Texas, L.P. by deed recorded in Clerk File Number 00-00131448, Deed Records, Denton County, Texas;

THENCE along the north line of said Clubcorp Golf of Texas, L.P. tract, the following calls:

North 83'14'41" East a distance of 653.82 feet to a point for corner;

North 62'14'36" East a distance of 122.55 feet to a point for corner;

North 50'29'36" East a distance of 120.90 feet to a point for corner at the most westerly southwest corner of Lot 1, Block 2 The Fourth Nine At Trophy Club, an addition to the Town of Trophy Club recorded in Cabinet M, Slide 148, Plat Records, Denton County, Texas;

THENCE along the south line of said Lot 1, Block 2 The Fourth Nine At Trophy Club, the following calls:

South 78'29'24" East a distance of 110.00 feet to a point for corner;

South 44'47'48" East a distance of 498.14 feet to a point for corner;

South 85°06'19" East a distance of 188.01 feet to the POINT OF BEGINNING;

THENCE 56'41'36" East continuing along the south line of said Lot 1, Block 2 The Fourth Nine At Trophy Club a distance of 177.29 feet to a one-half inch iron rod with cap found at the most easterly southeast corner of said Lot 1, Block 2 The Fourth Nine At Trophy Club;

THENCE along the south and east line of said Lot 1, Block 2 The Fourth Nine At Trophy Club, the following calls:

North 33'18'24" West a distance of 120.00 feet to an iron rod with cap found for corner;

South 56'41'36" West a distance of 80.00 feet to an iron rod with cap found for corner;

North 33'18'24" West a distance of 519.80 feet to an iron rod with cap found for corner;

North 04'18'24" West a distance of 743.13 feet to an iron rod with cap found for corner;

North 21'14'03" West a distance of 601.04 feet to an iron rod with cap found for corner;

North 68'57'37" West a distance of 175.88 feet to an iron rod with cap found at the most northerly northeast corner of said Lot 1, Block 2, The Fourth Nine At Trophy Club;

South 55'36'30" West a distance of 267.82 feet to an iron rod with cap found at the northwest corner of said Lot 1, Block 2, The Fourth Nine At Trophy Club;

THENCE North 66'45'10" West departing the northwest corner of said Lot 1, Block 2, The Fourth Nine At Trophy Club a distance of 118.39 feet to an iron rod with cap found in the south line of Lot 2, Block 2, of said The Fourth Nine At Trophy Club;

THENCE along the south and east line of said Lot 2, Block 2, The Fourth Nine At Trophy Club, the following calls:

North 55'36'25" East a distance of 262.29 feet to an iron rod with cap found for corner;

North 37'16'43" East a distance of 408.19 feet to a five-eighths inch iron rod found for corner;

North 38°09'25" East a distance of 509.37 feet to an iron rod with cap found for corner;

North 62°19'57" East a distance of 403.36 feet to an iron rod with cap found for corner;

North 89°26'36" East a distance of 110.02 feet to a point for corner at the southeast corner of said Lot 2, Block 2, The Fourth Nine At Trophy Club;

North 00°33'24" West a distance of 250.00 feet to an iron rod with cap found at the northeast corner of said Lot 2, Block 2, The Fourth Nine At Trophy Club;

THENCE North 89°26'36" East departing the east line of said Lot 2, Block 2, The Fourth Nine At Trophy Club a distance of 70.00 feet to an iron rod with cap found at the northwest corner of Lot 3, Block 2, of said The Fourth Nine At Trophy Club;

THENCE along the west and south line of said Lot 3, Block 2, The Fourth Nine At Trophy Club, the following calls:

South 00°33'24" East a distance of 250.00 feet to an iron rod with cap found for corner;

North 89°26'36" East a distance of 940.00 feet to an iron rod with cap found for corner;

South 28°01'52" East a distance of 140.57 feet to an iron rod with cap found for corner;

South 38°36'14" West a distance of 500.16 feet to an iron rod with cap found for corner;

South 34°01'21" West a distance of 500.40 feet to an iron rod with cap found for corner;

South 05°29'13" East a distance of 206.91 feet to an iron rod with cap found for corner;

South 52°04'42" East a distance of 308.52 feet to an iron rod with cap found for corner;

South 00°22'41" West a distance of 54.87 feet to an iron rod with cap found at the southwest corner of said Lot 3, Block 2, The Fourth Nine At Trophy Club;

South 89°37'19" East a distance of 50.00 feet to an iron rod with cap found at the southeast corner of said Lot 3, Block 2, The Fourth Nine At Trophy Club;

THENCE South 00°22'41" West departing the south line of said Lot 3, Block 2, The Fourth Nine At Trophy Club a distance of 90.00 feet to an iron rod with cap found at the northeast corner of Lot 4, Block 2, of said The Fourth Nine At Trophy Club;

THENCE along the west and north line of said Lot 4, Block 2, The Fourth Nine At Trophy Club, the following calls:

North 89°37'19" West a distance of 50.00 feet to an iron rod with cap found for corner;

South 00'22'41" West a distance of 54.68 feet to an iron rod with cap found for corner;

South 17'10'44" East a distance of 129.53 feet to an iron rod with cap found for corner;

South 67'49'36" West a distance of 664.92 feet to an iron rod with cap found for corner;

South 25'22'05" West a distance of 758.05 feet to an iron rod with cap found for corner;

South 33'18'20" East a distance of 251.74 feet to an iron rod with cap found at the southwest corner of said Lot 4, Block 2, The Fourth Nine At Trophy Club in the south line of a perpetual flowage easement recorded in Volume 464, Page 321, Deed Records, Denton County, Texas;

North 56'41'36" East along the common boundary line between said perpetual flowage easement tract and said Lot 4, Block 2, The Fourth Nine At Trophy Club a distance of 640.00 feet to a point at the most westerly southeast corner of said Lot 4, Block 2, The Fourth Nine At Trophy Club in the southeast corner of a perpetual flowage easement recorded in Volume 462, Page 422, Deed Records, Denton County, Texas from which a concrete monument found bears North 1'18'11" East a distance of 0.86 feet;

THENCE departing the south line of said Lot 4, Block 2, The Fourth Nine At Trophy Club and along the north line of said perpetual flowage easement tract, the following calls:

North 75'22'36" East a distance of 120.89 feet to a point for corner from which a concrete monument found bears North 14'54'20" West a distance of 0.74 feet;

South 78'46'24" East a distance of 393.24 feet to a concrete monument found for corner;

North 33'08'36" East a distance of 299.10 feet to a concrete monument found for corner;

South 74'10'24" East a distance of 958.80 feet to a concrete monument found for corner;

South 10'12'24" East a distance of 221.55 feet to a concrete monument found for corner;

THENCE North 58'14'36" East a distance of 105.24 feet to a point for corner in the west line of Lot 1, Block 1, of said The Fourth Nine At Trophy Club;

THENCE along the west and south line of said Lot 1, Block 1, The Fourth Nine At Trophy Club, the following calls:

South 34'59'13" East a distance of 92.19 feet to an iron rod with cap found for corner;

South 08'32'02" East a distance of 56.44 feet to an iron rod with cap found for corner;

South 40'03'13" East a distance of 34.00 feet to an iron rod with cap found for corner;

South 58'07'10" East a distance of 56.35 feet to an iron rod with cap found for corner;

South 34'59'13" East a distance of 345.32 feet to an iron rod with cap found for corner;

South 66'09'36" East a distance of 717.36 feet to an iron rod with cap found at the south corner of said Lot 1, Block 1, The Fourth Nine At Trophy Club in the north line of said Clubcorp Golf of Texas, L.P. tract;

THENCE along the north line of said Clubcorp Golf of Texas, L.P. tract, the following calls:

North 67'38'33" West a distance of 1384.32 feet to an iron rod with cap found for corner;

North 62'57'33" West a distance of 641.35 feet to an iron rod with cap found for corner;

South 75'13'48" West a distance of 331.67 feet to an iron rod with cap found for corner;

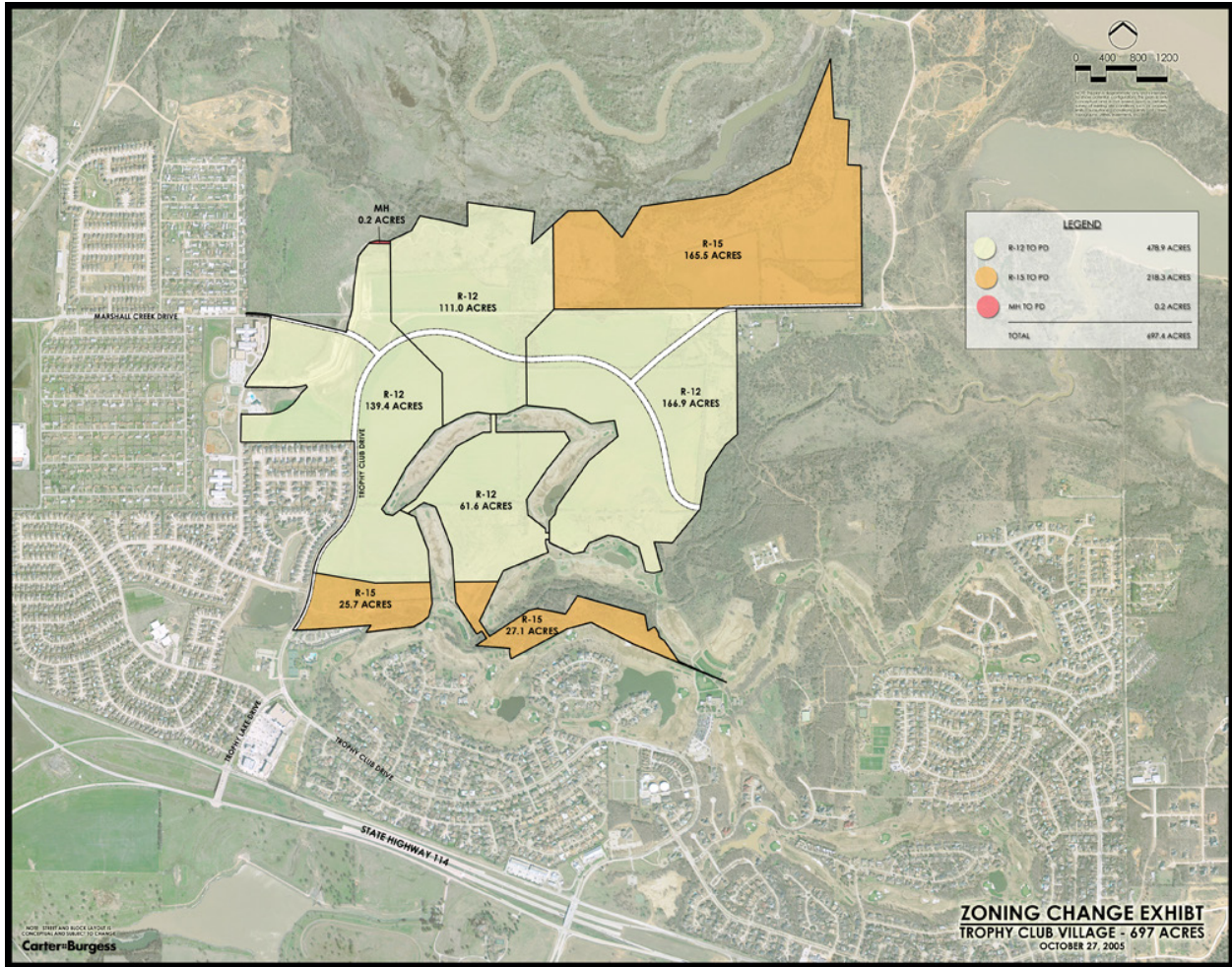
South 61'56'48" West a distance of 876.80 feet to a point for corner;

North 11'01'02" West a distance of 104.10 feet to a point for corner;

North 11'54'37" East a distance of 40.71 feet to an iron rod with cap found for corner;

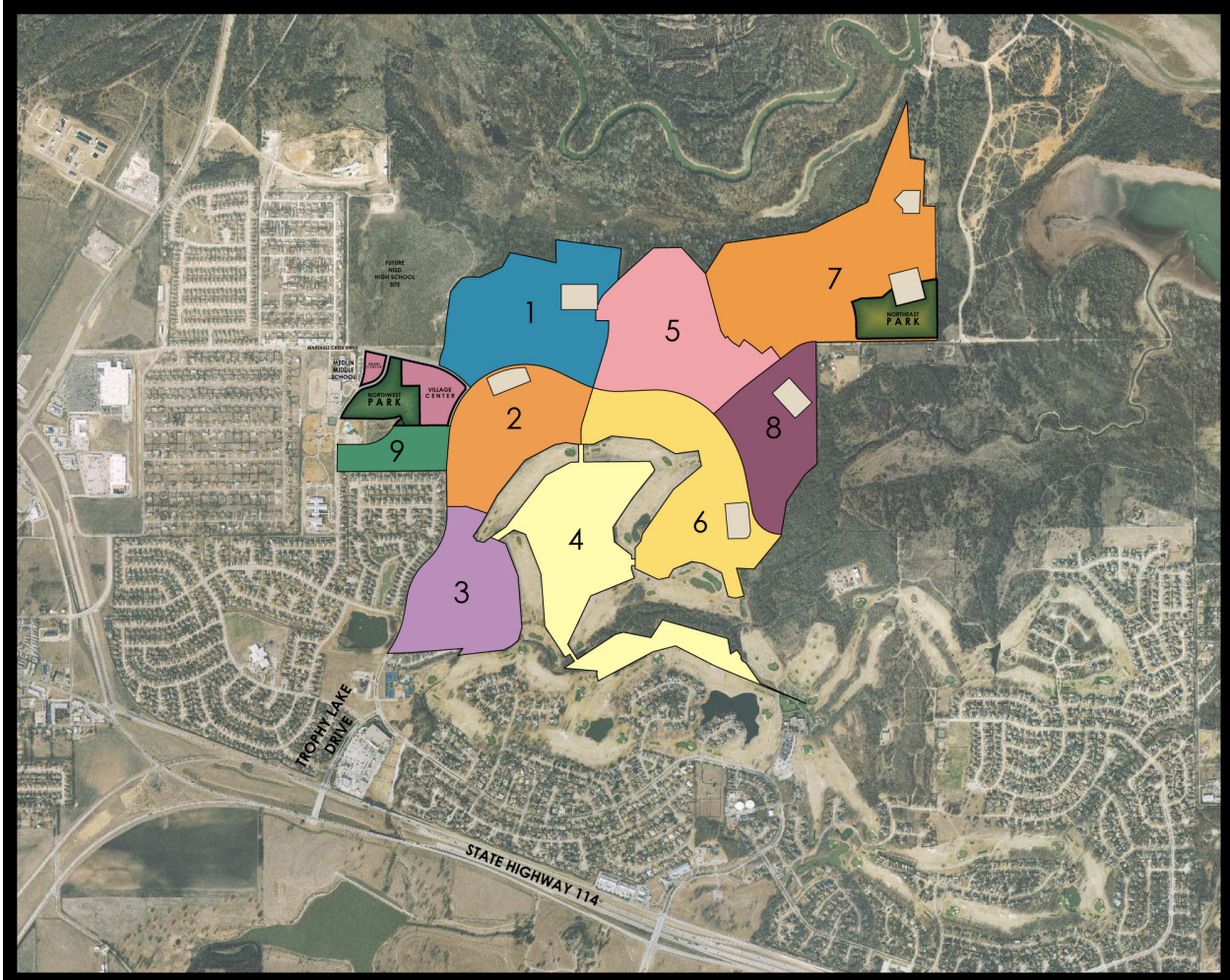
THENCE North 85'06'19" West a distance of 471.60 feet to the POINT OF BEGINNING and containing 88.709 acres, more or less.

# ZONING MAP



**Exhibit "B"**  
**DEVELOPMENT STANDARDS**

**I. PROJECT LOCATION**



The Highlands at Trophy Club consists of approximately 696.9 acres of land generally to the north of Oakmont Drive, Oak Hill Drive and the Quorum Condominiums, east of The Lakes Subdivision and Parkview Drive, south of the Corps of Engineer's property, and west of the Town's eastern town limit.

## II. 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 Highlands at Trophy Club 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 Highlands at Trophy Club Concept Plan delineates the boundaries of the respective neighborhood areas (Exhibit B). The Development Standards shall apply to the entire Highlands at Trophy Club 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 Highlands at Trophy Club.

### III. 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.

The Highlands at Trophy Club Concept Plan (Exhibit C): The graphic plan for The Highlands at Trophy Club that establishes and delineates the respective PD sub-districts such as the Village Center and other Neighborhoods.

Main Structure: The primary residence to be constructed on any Lot.

Open Air Structure: An accessory structure made of wood or masonry construction, detached from and incidental to the principal building. This structure is open on the sides and may or may not provide shading. This includes structures such as, but not necessarily limited to, cabanas, pergolas, arbors, gazebos, pavilions.

Primary Residence: The dwelling place that a person occupies for the largest part of the calendar year. This establishes a person's legal residence for voting, tax, and other legal purposes.

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.

#### IV. LOT TYPE REGULATIONS

The Highlands at Trophy Club will include a variety of lot types in order to achieve the goals established for the district. The lot types and requirements for each shall be as follows:

##### A. Lot Type 1:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than twelve thousand (12,000) 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 1 in accordance with the regulations provided in Section 35, Accessory Structures.
  - b. Conditional Uses: Conditional uses may be permitted within the Lot Type 1 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: 12,000 square feet; For lots abutting the golf course, the minimum lot size shall be increased by 1,000 square feet.

Lot Coverage: The combined area covered by all main buildings and accessory structures shall not exceed thirty-five percent (35%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage. An open air structure as defined in Section III may be allowed up to an additional 3% lot coverage.

Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be in accordance with the following:

<b>Type of Structure</b>	<b>Golf Course Lots</b>	<b>All Other Lots</b>
One story residence	2,500	2,000
One and one half story or two story residence	2,500*	2,000*

\* Those residences with more than one (1) story shall have a minimum first floor area of 2,000 square feet. (Including garage area)

Front Yard: 25 feet minimum

Rear Yard (Golf Course): 35 feet minimum

Rear Yard: 25 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 (Golf Course): 10 feet minimum

Side Yard: 10 feet minimum; provided that the distance between buildings and structures on contiguous lots remains a minimum 20 feet, the width of the side yard on one side may be reduced to not less than 5 feet.

Side Yard Adjacent to Street: 20 feet minimum

Lot Width: 90 feet minimum; (measured at the front building line)

Lot Width Adjacent to Side Street: 100 feet (measured at the front building line)

Lot Depth: 110 feet minimum

Lot Depth (corner or cul-de-sac lot): 100 feet minimum

Garage: May not face front street unless set back at least 30 feet from front building line; may not face side street unless set back 50 feet from side street right-of-way.

**B. Lot Type 2:**

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than ten thousand (10,000) 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 2 in accordance with the regulations provided in Section 35, Accessory Structures.
  - b. Conditional Uses: Conditional uses may be permitted within the Lot Type 2 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: 10,000 square feet; For lots abutting the golf course, the minimum lot size shall be increased by 1,000 square feet.

Lot Coverage: The combined area covered by all main buildings and accessory structures shall not exceed thirty-five percent (35%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage. An open air structure as defined in Section III may be allowed up to an additional 3% lot coverage.

Additional regulations for Neighborhoods 3 & 4: Of the 238 Type 2 Lots, not to exceed 119 lots can have up to 45% lot coverage; of the remaining lots 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. (Added by Ordinance 2007-30 P&Z, Approved 11/5/07)

Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be in accordance with the following:

Type of Structure	Golf Course Lots	All Other Lots
One story residence	2,250	2,000
One and one half story or two story residence	2,250*	2,000*

\* Those residences with more than one (1) story shall have a minimum first floor area of 2,000 square feet. (Including garage area)

Additional regulations for Neighborhoods 3 & 4: (Added by Ordinance 2007-30 P&Z, Approved 11/5/07)

Type of Structure	Golf Course Lots	All Other Lots
One story residence	2,700	2,700
One and one half story or two story residence	2,700*	2,700*

- Front Yard: 25 feet minimum
- Rear Yard: Golf Course: 35 feet minimum
- Rear Yard: 25 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: Golf Course: 10 feet minimum
- Side Yard: 7.5 feet minimum; provided that the distance between buildings remains a minimum of 15 feet, the width of the side yard on one side may be reduced to not less than 5 feet
- Side Yard: Adjacent to Street: 15 feet minimum
- Lot Width: 80 feet minimum (measured at the front building line)

Lot Width: Adjacent to Side Street: 90 feet minimum  
(measured at the front building line)

Lot Depth: 110 feet minimum

Lot Depth: Corner or cul-de-sac lot: 100 feet minimum

Garage: May not face front street unless set back at least 30 feet from front building line; may not face side street unless set back 50 feet from side street right-of-way.

Additional regulations for Neighborhoods 3 & 4:  
Any lot that exceeds coverage in excess of 40% must have a 3-car garage. (Added by Ordinance 2007-30 P&Z, Approved 11/5/07)

**C. 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. An open air structure as defined in Section III may be allowed up to an additional 3% lot 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 30 feet from the front building line; may not face side street unless set back 50 feet from the side street right-of-way.

**D. Lot Type 4:**

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than seven thousand, two hundred (7,200) 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 4 in accordance with the regulations provided in Section 35, Accessory Structures.
  - b. Conditional Uses: Conditional uses may be permitted within the Lot Type 4 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: 7,200 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. An open air structure as defined in Section III may be allowed up to an additional 3% lot coverage.

Minimum Floor Area: One-Story = 1,650 square feet  
Two-Story = 1,800 square feet

Front Yards: Front yard setbacks shall vary and shall be shown on the Final Plat for the subdivision.

To create a variety of front yards on each street, a relatively equal number of lots shall be platted with 20', 23', and 26' minimum front yards.

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: A minimum of five (5) feet on each side.

Side Yard Adjacent to Street: 15 feet minimum

Lot Width: 60 feet minimum (measured at front building line)

Lot Width Adjacent to Side Street: 70 feet (measured at front building line)

Lot Depth: 100 feet minimum

Lot Depth (corner or cul-de-sac lot): 85 feet minimum

Garages: May face front or side street. At least 75% of garages shall be set back 2' from the main façade. Garage doors facing a street must have one of the following:

- 1) Covered by a minimum 4' deep Porte-cochere or eave, or
- 2) Set back 10' minimum from main façade; and at least one of the following:
- 3) Architectural enhancements to garage doors, which can include decorative hardware, decorative windows, or panel detailing.



Front Yard:	15-ft. minimum for main façade of home; Garage door must have a minimum 20-ft. front setback.
Rear Yard:	20 feet minimum
Side Yard:	5 feet
Side Yard Adjacent to Street:	10 feet minimum
Lot Width:	50 feet minimum (measured at the front building line)
Lot Width Adjacent to Side Street:	55 feet minimum (measured at the front building line)
Lot Depth:	100 feet minimum
Lot Depth (corner or cul-de-sac lot):	85 feet minimum
Garages:	May face front or side street. Must have a minimum 20-ft. front setback. All garage doors must be stained cedar. All garages must have a minimum 2-ft. offset between the front elevation of the house and the garage.

6. Gifts to the Street: In addition to the three (3) “Gifts to the Street” required in Section VI, Development and Design Standards, Subsection F.1, each Lot Type 5 single family home in Neighborhood 8 must utilize three of the following improvements:
  - Exposed aggregate driveway
  - 10/12 pitch roof
  - Masonry arches
  - Two 3-inch trees
  - Two carriage lights on the front of the home
  - Divided light windows
  
7. Screening Regulations:
  - Perimeter landscaping and screening adjacent to Trophy Park Drive shall match the existing landscape and screening on the opposite side of Trophy Park Drive. Materials and construction specifications shall be approved by Town prior to construction.
  - Perimeter landscaping and screening adjacent to Trophy Club Drive shall match the existing landscape and screening constructed on Trophy Club Drive within The Highlands at Trophy Club development. Materials and construction specifications shall be approved by Town prior to construction.

**TABLE NO. 4-1**

Summary of Lot Type Regulations										
Lot Type	Min. Square Footage	Typical Dimensions	Min. Width	Min. Depth	Yard Setbacks				Min. Dwelling Square Footage	
					Front	Side	Side Adjacent To Street	Rear	Golf	Others
1	*12,000 s.f.	100' x 120'	90'	110'	25'	*10'	20'	*25'	2,500 s.f.	2,000 s.f.
2	*10,000 s.f.	80' x 125	80'	110'	25'	*7.5'	15'	*25'	2,500 s.f.	2,000 s.f.
3	8,400 s.f.	70' x 120'	70'	110'	25'	5'	15'	20'	1,800 s.f.	
4	7,200 s.f.	60' x 120'	60'	100'	20'-26'	5'	15'	20'	1,650 s.f.	
5	5,250 s.f.	50' x 105'	50'	100'	15'/20'**	5'	10'	20'	1,800 s.f.	

\*Additional Golf Course Lot Requirements. Refer to Lot Type Regulations.

\*\*15-ft. minimum for main façade of home; Garage door must have a minimum 20-ft. front setback.

(Side Yard Setback for Lot Type 3 Typographical Error corrected by Council, Ordinance 2008-39 P&Z, Approved 12/1/08)

**V. NEIGHBORHOOD REGULATIONS**

**A. Neighborhood 1:**

Neighborhood 1 shall include the following four (4) lot types:

- Lot Types 1 and 2 shall be required along Trophy Club Drive and represent approximately 20 lots with Lot Type 1 at the corner lots of the one-way courts facing Trophy Club Drive.
- Lot Type 3 - Approximately 22 lots.
- Lot Type 4 - Approximately 177 lots.

Total Number of Lots: 219

**B. Neighborhood 2:**

Neighborhood 2 shall include the following two (2) lot types:

- Lot Type 1 shall be required along Trophy Club Drive at the corner lots of the one-way courts facing Trophy Club Drive and represent approximately 6 lots.
- Lot Type 2 - Approximately 144 lots.

Total Number of Lots: 150

**C. Neighborhood 3:**

Neighborhood 3 shall include the following two (2) lot types:

- Lot Types 1 shall be required along Trophy Club Drive at the corner lots of the one-way courts facing Trophy Club Drive and represent approximately 4 lots.
- Lot Type 2 – Approximately 136 lots.

Total Number of Lots: 140

**D. Neighborhood 4:**

Neighborhood 4 shall include the following two (2) lot types:

- Lot Type 1 shall be located adjacent to the Golf Course and represent approximately 80 lots.
- Lot Type 2 - Approximately 104 lots.

Total Number of Lots: 184

**E. Neighborhood 5:**

Neighborhood 5 shall include the following three (3) lot types:

- Lot Types 1 and 2 shall be required along Trophy Club Drive with Lot Type 1 required at the corner lots of the one-way courts facing Trophy Club Drive and represent approximately 34 lots.
- Lot Type 3 - Approximately 137 lots.

Total Number of Lots: 171

**F. Neighborhood 6:**

Neighborhood 6 shall include the following two (2) lot types:

- Lot Type 1 shall be located at the corner lots of the one-way courts facing Trophy Club Drive and adjacent to the Golf Course between NH-4 and NH-6. Lot Type 1 shall represent approximately 35 lots.
- Lot Type 2 - Approximately 136 lots.

Total Number of Lots: 171

**G. Neighborhood 7:**

Neighborhood 7 shall include the following two (2) lot types:

- Lot Type 1 – One (1) lot.
- Lot Type 3 - Approximately 222 lots.

Total Number of Lots: 223

**H. Neighborhood 8:**

Neighborhood 8 shall include the following one (1) lot type:

- Lot Type 5 shall represent a maximum of 185 lots.

Total Number of Lots: 185

The Private Open Space within the Neighborhood 8 property limits will be maintained by a Homeowners Association.

A connector trail in Neighborhood 8 behind open space is required.

I. **Neighborhood 9:**

Neighborhood 9 shall include the following lot type:

- Lot Type 1 - Approximately 46 lots.

Total Number of Lots: 46

The maximum number of lots permitted within the Highlands at Trophy Club PD District shall not exceed 1,489 lots. The number of lots for any given lot type in a neighborhood can increase by a maximum 5% but the total number of lots can not exceed 1,489 lots and the total number of Lot Types 3-5 shall not exceed the totals listed in Table 5-1 (for each Lot Type individually).



**TABLE NO. 5-1  
Neighborhood Lot and Density Summary**

Type	1	2	3	4	5		Gross Acreage	Open Space	Net Acreage	Gross Density	Net Density
Min SF	12,000	10,000	8,400	7,200	5,250	Total					
<b>NH</b>											
1	4	16	22	177	-	219	84.31	20.50	63.81	2.6	3.4
2	6	144	-	-	-	150	61.95	0.00	61.95	2.4	2.4
3	4	136	-	-	-	140	58.81	5.28	53.53	2.4	2.6
4	80	104	-	-	-	184	88.72	0.00	88.72	2.1	2.1
5	4	30	137	-	-	171	79.91	26.04	53.87	2.1	3.2
6	35	136	-	-	-	171	84.67	9.33	75.34	2.0	2.3
7	1	-	222	-	-	223	121.07	39.03	82.04	1.8	2.7
8	-	-	-	-	185	185	52.66	0.00	52.66	3.5	3.5
9	46	-	-	-	-	46	19.23	0.00	19.23	2.4	2.4
Public Park						N/A	29.22	0.00	29.22	N/A	N/A
<b>Residential Total</b>	180	566	381	177	185	1,489	680.33	100.18	580.15	2.2	2.6
<b>Percentage</b>	12.1%	38.0%	25.6%	11.3%	12.4%	100.0%	-		-	-	-
Village Center	-	-	-	-	-	N/A	16.59		16.59	N/A	N/A
<b>Total</b>						1,489	696.92		596.74	N/A	N/A

Notes:

1. Net Acreage – Net of FEMA Floodplain and Flowage Easement.

**J. Village Center:**

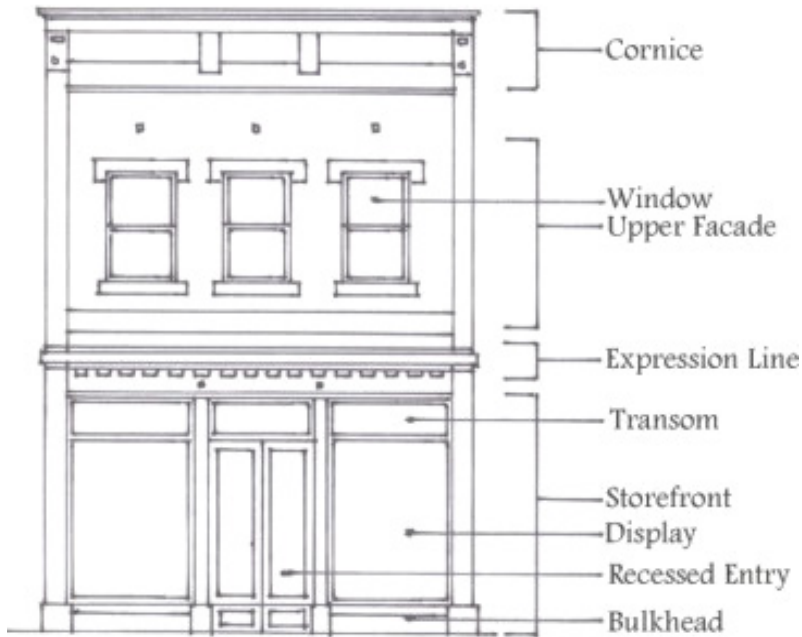
1. Permitted Uses:

- a. Bakery
- b. Bank
- c. Barber or beauty salon
- d. Bookstores
- e. Cafes with or without patio
- f. Community Facilities to include libraries
- g. Day Care
- h. Day spa (hair salon, facial treatment, massages)
- i. Dry cleaning and laundry (pickup/drop-off only)
- j. Financial institutions
- k. Florist (no outdoor storage)
- l. Furniture sales (no outside sales or display)
- m. Kindergarten
- n. Municipal facilities to include Fire, Police, and EMS
- o. Pet services including veterinarian (without outdoor kennels)
- p. Professional and administrative offices
- q. Religious Institutions
- r. Restaurants
- s. Schools, Private or Public
- t. Specialty Shops

2. Architectural and Site Design Standards:

These design standards shall apply to all Permitted Uses except Day Care, Kindergarten, Schools (Private or Public), and Religious Institutions. These uses shall meet the Town of Trophy Club design requirements.

a. Building Walls and Roofs



- 1) An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof.
- 2) All buildings shall be designed such that no mechanical equipment (HVAC, etc.) and satellite dishes are visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or the roof. To screen rooftop mechanical equipment, other appurtenances, and flat or built-up roofs, all structures having a 6,000 square feet or less footprint shall be constructed with a pitched roof. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched or parapet roof system enclosed on all sides.
- 3) Mansard roofs and flat membrane-type roofs that are visible from ground level are prohibited.
- 4) For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.
- 5) Ground floor retail building plate heights should provide for at least fourteen feet (14') in height.
- 6) Generally, windows shall be oriented vertically.

7) Columns and piers generally shall be spaced no farther apart than they are tall.

8) Transparency:

i. Each floor of any building façade facing a park, plaza or street shall contain transparent windows covering from fifteen percent (15%) to seventy-five percent (75%) of the façade area.

ii. In order to provide clear views of merchandise and to provide natural surveillance of exterior street spaces, the ground-floor along the retail storefront facade shall have transparent storefront windows covering no less than fifty percent (50%) of the façade area.

iii. Entryways recessed at least four feet (4').

b. Permitted Finishes:

1) At least eighty percent (80%) of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:

i. Brick, stone, cast stone, or stucco.

ii. Split face concrete block, poured-in-place concrete, and tilt-wall concrete. It is the intent that any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade on at least twenty percent (20%) of each façade.

iii. Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

- 2) To improve the pedestrian orientation, the ground floor of commercial/retail buildings shall utilize a combination of the following, unless otherwise approved by the Town:
  - i. Corbelling, molding, string coursing, ornamentation, changes in material and color, or other sculpturing of the base;
  - ii. Recessed windows or other techniques to distinguish the windows in the façade such as arches, pediments and mullions; and
  - iii. Entryways recessed at least four feet (4’).
- 3) The utilization of repetitive storefronts for “architectural” consistency is discouraged in order to maintain an interesting street experience; although the utilization of common architectural elements shall be considered to facilitate a certain level of functional continuity.

c. Building Orientation and Pedestrian Site Design:

- 1) Any building (excluding parking garages and other accessory buildings) viewed from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a façade facing such area in keeping with the character of the front façade, including the utilization of similar fenestration and materials.

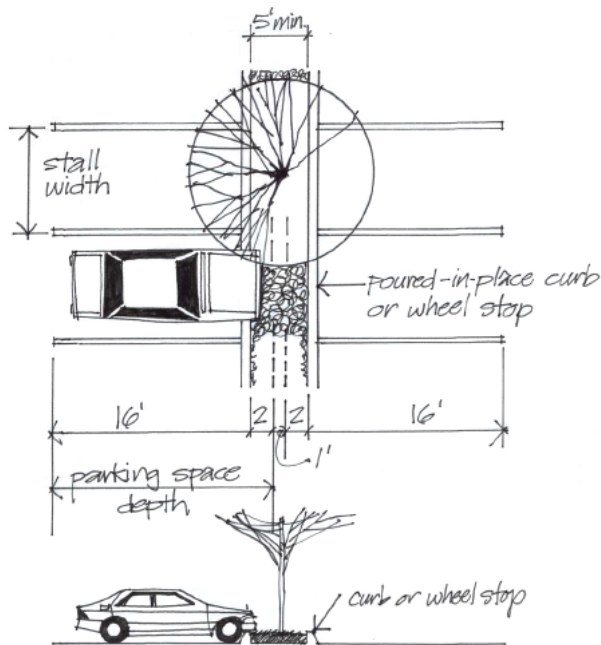
2) Pedestrian Elements

To improve the walkability and access of commercial and retail areas, the following are encouraged in the site design of a project:

- i. Patio/café seating areas
- ii. Bicycle racks
- iii. Continuous walkways linking stores
- vi. Shade provided by building orientation, canopies and/or trees
- vii. Decorative Trash receptacles

3) Parking Lot and Building Frontage Landscaping and Design

- i. A minimum of fifteen (15) square feet of landscaping including tree islands for each parking space shall be provided within the paved boundaries of the parking lot, with the landscaped areas protected by raised curbs except where wheel stops are utilized at the front of parking spaces along a landscaped median between parking bays, and pavement no closer than three feet (3') from the trunk of trees.
- ii. Landscaped islands of a minimum of five feet (5') in width and extending the entire length of the parking stall generally shall be located at the terminus of all parking rows and shall contain at least one three inch (3") caliper tree consistent with the Tree List in Section VI – Development and Design Standards.
- iii. Parking spaces shall be a minimum depth of 18 feet and a minimum width of 9 feet; to encourage better shade patterns, parking bays shall be separated by a minimum five foot (5') wide landscaped median (See illustration below), with three inch (3") caliper shade trees planted every thirty feet and wheel stops placed so as to allow the front of vehicles to encroach over the landscaped median without hitting the trees.



- iv. Foundation plantings are required for buildings or groups of buildings greater than 40,000 square feet and where the front building facade does not abut a public sidewalk, including a 3.0 inch caliper shade tree for every 10,000 square feet of gross building area consistent with the Tree List as set forth in Section VI. Small ornamental trees are permitted on a ratio of 4 to 1 instead of 3.0 inch caliper shade trees. This is intended to enhance the pedestrian experience in front of larger buildings and to break up large impervious surfaces between parking areas and the building. Foundation planting trees shall be planted within approximately 30 feet of the front façade and are required in addition to any street trees required herein. Tree grates shall be utilized for trees planted less than four (4) feet back of curb. Tree spacing shall not impede sign visibility or pedestrian safety but shall be placed so as to provide an effective shade environment in front of the building.

d. Loading Areas and Trash Receptacles:

- 1) Loading and service areas shall be located at the side of or in the rear of buildings. Every effort should be made to reduce the need for segregated loading and service areas by ensuring that deliveries are made off-hours. Such uses as grocery stores, however, may require a loading dock area. Where tractor/semi-trailer delivery may conflict with

land uses on or adjacent to the site, then the following standards shall be followed:

- i. Loading and service areas shall be located at the side or rear of buildings.
- ii. Off-street loading areas shall be screened from view of any street public open space or adjacent property.
- iii. Loading areas shall be enclosed on three sides by a wall or other screening device not less than 10 feet in height.
- iv. Loading areas shall not be located closer than 50' to any residential lot, unless wholly within an enclosed building.
- v. Screening materials shall be comprised of a wall that has a similar finish to the primary structure, or a combination of trees and shrubs that will result in solid screening within 2 years.
- vi. However, when adjacent to a residentially zoned district a screening wall with landscaping shall be used.

2. Trash/Recycling Receptacles:

- i. Commercial trash/recycling containers shall be located on the side or rear of the building and screened from public view.
- ii. Such containers shall be located at least 50' away from adjacent residential property lines.
- iii. Such containers shall be screened on 4 sides, using an enclosure that is 7' tall or of a height that is a minimum of 1' above the top of the container, whichever is taller. Screening shall be comprised of brick, stone, reinforced concrete, or other similar masonry materials that have a similar finish to the primary finish; and all fence posts shall be rust-protected metal, concrete based masonry or concrete pillars.

- iv. 6" concrete filled steel pipes shall be located to protect the enclosure from truck operations.
- v. Such container enclosures shall have steel gates and tie-backs to secure them in an open position, and fasteners to keep them closed.
- vi. Screening shall be maintained at all times.

e. Signage

- 1) General: Signs shall be flat against the façade, projecting from the façade or ground monument mounted. No signs shall project above the façade unless approved as part of a site plan as a "landmark sign" such as a theater marquee or other special sign located in a prominent location and intended to provide a special character to the district and orientation to visitors.
- 2) Lighting: Signs shall generally be externally lit. Only individual letters and symbols may be internally lit. Neon signs shall be prohibited.
- 3) Finish Materials: Materials shall complement the architecture of the building, and may include wood—painted or natural; metal—copper, brass, galvanized steel; painted canvas; paint; engraving directly on façade surface; and brick or stone for monument signs.
- 4) Wall Signs:
  - i. One and a half (1.5) square feet of signage is permitted for each linear foot of the primary facade of the building, excluding wing walls. (E.g. a 100' long building façade would allow for 150 square feet of wall sign area on the building.)
  - ii. Only one building façade with a primary entrance may be used to calculate wall signage.
  - iii. Wall signs may be placed on any face of the building except if adjacent to a residential lot.
  - iv. Maximum area of any single sign mounted perpendicular to a given façade shall not exceed 10 square feet unless it protrudes above the top of the facade.

- v. Protruding or hanging signs shall maintain a minimum clear height of eight (8) feet above the sidewalk.

5) Monument Signs:

- i. Monument signs up to eight (8) feet in height are the only permanent freestanding signs allowed.
- ii. Maximum area of a monument sign shall be 96 square feet per sign face. Monument signs may have only two (2) sign faces.
- iii. If a Commercial Neighborhood extends over 1000 linear feet, then one monument sign per 500' of frontage is permitted. (E.g. a site with 1,000' or more of frontage may have two (2) monument signs, a site with 1,500' or more may have three (3) signs, etc.).
- iv. The structure of monument signs shall be constructed of materials and colors utilized on the primary building's façade.
- v. Monument signs must be spaced a minimum of two hundred fifty feet (250') apart, unless approved otherwise at Detailed Site Plan.

6) Parking: Retail and office uses shall meet the Town's parking standards at the time of development.

## K. **RESTAURANT DESIGN GUIDELINES – VILLAGE CENTER**

### **PURPOSE**

The Highlands at Trophy Club has many desirable aesthetic qualities and neighborhoods with unique character. These attributes are closely guarded and nurtured to protect the community and ensure design excellence. The *Restaurant Design Guidelines – Village Center* is intended to be responsive to developers while promoting good design. These guidelines are applicable to all restaurant types as they are structured to respond to the varying conditions and constraints inherent to individual sites within Village Center.

### **DESIGN GUIDELINES**

These guidelines are intended to address exterior elements of restaurant design to help promote cohesive design and enable comprehensive review of all new buildings. All proposals should be in accordance with the zoning ordinance and PD-27 architectural and site design standards, as well as adhere to the requirements stated in this guideline in the following five areas: ***Site Design, Architecture, Landscape Design, Lighting, and Signage/Corporate Identification.***

#### **Site Design**

The components of a restaurant to be considered in site design include, but are not limited to:

- Primary structure, entry and associated outdoor waiting area
- Outdoor dining
- Service, utility infrastructure, refuse and storage area
- Pedestrian and vehicular circulation systems, and parking
- Drive through windows and associated equipment and stacking lanes

**Primary Structure, Entry and Associated Outdoor Waiting Area:** All development proposals should show evidence of coordination with the site plan requirements as shown in the Town of Trophy Club Zoning Ordinance, Chapter 13, Article V, Supplementary District Regulations and the Architectural and Site Design Standards required in PD-27, Village Center. Development proposals should show evidence of coordination with contextual influences of neighboring properties in regard to building setbacks, orientation, and relationship of structures to each other and to the street. The layout of the site should respect and build upon the arrangement of buildings, open spaces and landscape elements of adjacent sites.

- Where a common setback from the street is evident, new buildings should respect the established setback. Variation is allowed if the resulting arrangement of buildings defines a useful public space such as a plaza or open space.
- Building entries should be convenient to parking, but also seek and develop shared vehicular access points with adjoining sites where feasible, and seek and develop pedestrian linkages between adjacent properties.

**Outdoor Dining:** Outdoor dining areas are encouraged in Tract 2, oriented toward Northwest Park. Outdoor dining areas should be located away from neighboring residential areas and other sensitive uses.

#### Service, Utility Infrastructure, and Refuse Area:

- The clustering of service and refuse areas is encouraged where adjacency of similar uses would allow such areas.
- Service areas and refuse enclosures should be screened from public view and screened from adjacent sites.
- Identify the location of utility infrastructure facilities early in the design process. When possible, locate utility cabinets, switching cabinets, transformers, cable boxes, communications infrastructure, backflow preventors, irrigation control boxes and other similar above ground utilities in locations that do not conflict with featured views, outdoor dining areas and circulation patterns. Utility cabinets should not be located within parking lot landscape islands or in highly visible locations within the right-of-way. Utilities should be screened to the extent allowable by operation requirements.

Pedestrian and Vehicular Circulation Systems, and Parking: Site design shall accommodate a logical and safe vehicular and pedestrian circulation pattern that minimizes conflicts. Links for pedestrians should be direct and avoid circuitous routes that are not easily understood.

#### Drive Through Windows and Associated Equipment and Stacking Lanes:

- Drive-through windows, menu boards and associated stacking lanes should be carefully located to minimize the impacts on neighboring residential areas and should be adequately screened from the street, from public view, and from the view of adjacent sites.
- Drive-through elements should be architecturally integrated into the building, rather than appearing to be applied or “stuck on” to the building.
- Drive-through window circulation shall provide a minimum stacking distance of 100 feet to provide adequate length of stacking that does not interfere with the movement of traffic or pedestrians on or off-site.
- A facility with a separate ordering point and pick-up window shall provide stacking space for at least three (3) vehicles in advance of each ordering point and stacking space for at least two (2) vehicles between each ordering point and pick-up window.
- Entrances to drive-up lanes shall be at least 50 feet from driveways entering a public street.
- The minimum width of each drive-through lane shall be 12 feet. The entrance to the lane and the direction of traffic flow shall be clearly designated by signs, or pavement marking, or raised curbs.
- When residential adjacency exists, drive-through windows are not permitted.

#### Architecture

Each building will be evaluated with regard to the guidelines below to achieve a final building of good proportion and scale.

- Buildings that derive their image predominantly from applied treatments that express corporate identity are discouraged. A building should conform to the Village Center Architectural and Site Design Standards first.
- Awnings may be used on street level windows and doors and should be functional and provide maximum shade to the window area. Awnings are to be made of predominately natural or natural-appearing fabric or canopies. Awnings should not be internally lit. The bottom of an awning must be placed below the top of the window, but above the door.

- If a tract is divided into pad sites that will support more than one restaurant, the restaurants should share similar design characteristics and design vocabulary. Precise replication is not necessary or desirable, but consideration should be given to similar color, material, and texture found within the architecture of the buildings.
- Shading for outdoor dining should be architecturally integrated with the main structure.

### **Landscape Design**

The landscape design of the site should contribute to the overall appearance and function of the site and streetscape.

- Landscape should blend with the dominant existing or planned streetscape and character of the area.
- Landscaping should be provided at the base of buildings to anchor them to the surrounding environment and soften the structure. In-ground landscaping should comprise the majority of the landscaping requirement and be maximized to provide shade and to reduce heat build-up and glare. Raised planters are acceptable when designed to accentuate the architecture and/or create pedestrian seating areas.
- Landscaping should be placed to maximize screening from neighboring residential areas.
- Dense landscaping and architectural treatments should be used in combination to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets, and other similar elements.
- The use of mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses.
- Proper maintenance and timely replacement of plant material is expected and required by ordinance.

### **Lighting**

Site lighting and architectural lighting of restaurants should provide the user with illumination levels appropriate for the designed activity (i.e., parking, walking, outdoor dining). Illumination levels should also be reasonably uniform throughout the site and absent of glare.

- A lighting design and plan is required. The lighting plan must include, but is not limited to: type of lighting equipment, lamp source and wattage, fixture locations, mounting height, shielding, mounting details, photometric data including point-by-point horizontal illuminance at ground level and uniformity ration, etc. (per consultant). All illumination of the site, including architectural lighting, should be taken into account in the lighting plan.
- Avoid competing light levels and maintain balanced light levels on-site and between adjacent properties. The exterior lighting design must take into account the background lighting levels, lighting from other sources, and characteristics of the surrounding area.

### **Signage/Corporate Identification**

Restaurant signage plans should reflect a balance between providing adequate signage for business identification while protecting the visual aesthetics of Trophy Club's streetscapes.

- Treatments used to achieve business identity such as awnings, paint, or signage should be used judiciously and should not be the dominant architectural feature.
- All signage should be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so as to not visually compete with the architectural of the

building and site. Signs should be integrated such that they become a natural part of the building façade.

- When multiple restaurants share one site, signs should be integrated as one unit to create shared identity for the property to the extent permitted by the ordinance or be located and/or designed as a package.
- Building design should anticipate signage, providing logical sign areas and allowing flexibility for new users (if applicable).
- Repetitious signage information on the same building façade should be avoided.
- Signs composed of individual letters are encouraged. Back lit or indirectly lit individual letters are generally desirable. Visible raceways and transformers for individual letters are discouraged.

**VI. DEVELOPMENT AND DESIGN STANDARDS**

**A. Street Types:** The following street types shall establish the criteria for streets allowed within The Highlands at Trophy Club PD District. Section drawings for each street type are illustrated in Exhibit D.

1. Trophy Club Drive (C4D – Major Collector, Divided, 90’ Right-of-Way).

Classification: Designed to handle the large volumes of traffic from one area of Town to another and to serve as the major point of ingress/egress to the Town. Direct residential driveway access is not allowed.

Public Right-of-Way Width: 90’  
Design Speed: 40 m.p.h.  
Pavement Width: Two (2) - 25’ B/B  
Curb Radii: 30’  
Minimum Centerline Radius for Curves: 700’  
Minimum Tangent between Reverse Curves: 50’  
Minimum Sidewalk Width: 4’  
Landscape Median (Measured from Back-of-Curb): 18’ in Width  
Parking: No parking allowed.

2. Minor Collector (C2U – Minor Collector, 60’ Right-of-Way)

Classification: Designed to carry neighborhood traffic to the major collectors. Direct residential driveway access is not allowed.

Public Right-of-Way Width: 60’  
Design Speed: 30 m.p.h.  
Pavement Width: 41’ B/B  
Curb Radii: 30’  
Minimum Centerline Radius for Curves: 300’  
Minimum Tangent between Reverse Curves: 50’  
Minimum Sidewalk Width: 4’  
Parking: Parking allowed on both sides of street.

3. Residential Avenue, 60’ Right-of-Way

Classification: A street internal to the neighborhood designed to carry neighborhood traffic to minor collectors and thoroughfares.

Public Right of Way Width: 60’  
Design Speed: 30 m.p.h.  
Pavement Width: 37’ B/B  
Curb Radii: 25’  
Minimum Centerline Radius for Curves: 300’  
Minimum Tangent between Reverse Curves: 50’  
Minimum Sidewalk Width: 4’  
Parking: Allowed on both sides of street.

4. Local Street (L2U – Local Street, 50’ Right-of-Way)

Classification: Designed to provide access to residential areas.

Public Right of Way Width:	50’
Design Speed:	30 m.p.h.
Pavement Width:	27’ B/B
Curb Radii:	25’
Minimum Centerline Radius for Curves:	300’
Minimum Tangent between Reverse Curves:	50’
Minimum Sidewalk Width:	4’
Parking:	Allowed on both sides of street.

5. Local Two – Way Court, 40’ Right-of-Way.

Classification: Designed to provide access to residential areas. Use of this street section is restricted to single loaded streets adjacent to open space.

Public Right-of-Way Width:	40’
Design Speed:	30 m.p.h.
Pavement Width:	27’ B/B
Curb Radii:	25’
Minimum Centerline Radius for Curves:	300’
Minimum Tangent between Reverse Curves:	50’
Minimum Sidewalk Width:	4’
Parking:	Allowed on one side only. Parking is prohibited on the side of the street adjacent to open space.

6. Local One – Way Court, 35’ Right-of-Way.

Classification: Designed to provide driveway access for homes facing Trophy Club Drive. Street is single loaded and has an open space buffer between the street and Trophy Club Drive. Number of lots served by this street section shall be limited to 30.

Public Right-of-Way Width:	35’
Design Speed:	20 m.p.h.
Pavement Width:	24’, or, 20’ with 4’ Hard Surface for Fire Access
Curb Radii:	TBD*
Minimum Centerline Radius for Curves:	TBD*
Minimum Tangent between Reverse Curves:	TBD*
Minimum Sidewalk Width:	4’
Parking:	Allowed on one side only. Parking is prohibited on the side of the street adjacent to open space.
Sidewalk:	Sidewalk is not required for homes facing a one-way court.

\*To be determined at time of platting

Existing platted streets shall conform to the standards established in The Highlands at Trophy Club Street Types when subject to redesign. However, this will not change already-platted right-of-way.

The Town Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards based on compelling evidence of hardship on a case-by-case basis.

**TABLE NO. 6-1**

**Roadway Standards**

Street Type	Design Speed*	Street ROW Width	Street Pavement Width	Parkway Width	Curb Return Radii	Minimum Centerline Radii	Median Width	Min Tangent Between Reverse Curves
<b>C4D - Major Collector</b>	40	90'	2 - 25'	11'	30'	700'	18'	50'
<b>C2U - Minor Collector</b>	30	60'	41'	9.5'	30'	300'	-	50'
<b>Residential Avenue</b>	30	60'	37'	11.5'	25'	300'	-	50'
<b>L2U - Local Street</b>	30	50'	27'	11.5'	25'	300'	-	50'
<b>Local Two - Way Court</b>	30	40'	27'	11.5' (one side only)	25'	300'	-	50'
<b>Local One - Way Court</b>	30	35'	24**	10' (one side only)	TBD***	TBD***	-	TBD***

Notes: \* Design Speed does not imply speed limit. Speed Limit set in accordance with Town ordinance.

\*\* Or 20' with 4' Hard Surface for Fire Access.

All Street Pavement widths are to back of curb.

\*\*\* To be determined at time of platting

- B. Accessory Structures:** All development within The Highlands at Trophy Club 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.

- C. Screening and Fences:** All development within The Highlands at Trophy Club 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.
3. Side Yard Adjacent to Side Street: Side yard fences adjacent to a side street for Lot Types 1 and 2 shall be located 10-ft. from 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 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)
5. 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)
6. Lot Types 1, 2, and 3 may have a gate and associated fencing located parallel to, and even with the front facade of the Main Structure on the Lot, but at no point shall the gate and associated fencing be located

beyond the front facade of the Main Structure per the following requirements:

- a. The gate shall cross the driveway.
- b. The hinge-end(s) of the gate(s) shall terminate into a minimum 2'x 2' masonry structure, the Main Structure, or an Accessory Building.
- c. The gate and associated fencing material must be wrought-iron, no wooden fence material will be allowed on any portion of the Lot from a point 10' behind the front Build Line forward to the street right-of-way on which the Main Structure faces.
- d. The side yard fencing adjacent to the gate shall be wrought iron from the front building line to a point 10' behind the front Building Line, at which point it shall transition to the required material for that remaining side yard area.
- e. If the Lot is located adjacent to a masonry screening wall, the wrought iron fence located parallel to, and even with the front facade of the Main Structure shall terminate at the point of contact with the masonry screening wall; In no instance shall the wrought iron fence extend down the side yard property line creating a "double-fencing" situation with the masonry screening wall.

**D. Landscape Standards:** All development within The Highlands at Trophy Club 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

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

**F. 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  
8/12 Primary roof pitch  
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 Highlands at Trophy Club 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 manufacture'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.

**VII. PARK AND OPEN SPACE REQUIREMENTS**

The Highlands at Trophy Club Planned Development District contains approximately 115-acres of floodplain and flowage easement. A minimum of 100-acres shall be dedicated to the Town as public open space and utilized for passive uses. In addition to the floodplain and flowage easement area, a minimum of two (2) public park sites shall be dedicated to the Town. The two (2) park sites within the Highlands of Trophy Club shall be a minimum 10-acres each, and the total park dedication shall be a minimum of 29-acres. A park site is proposed near Neighborhood 7 and adjacent to the Village Center as shown on the Concept Plan. The park location, size and configuration shall be approved by the Town with the Detailed Site Plan. Conceptual park plans are included in Exhibit C.

The Developer shall construct a trail system consisting of a 8' trail pathway through the flowage easement that connects the proposed park sites. The Developer shall also provide park benches and other improvements along the trail. Sidewalks internal to the development will be used to connect the neighborhoods to the trail system. Where the trail utilizes sidewalks within the development, the sidewalk pathway shall be at least 6' wide. A Pathway Plan is included in Exhibit F.

Maintenance shall be provided for all public and semi-public places including roadway medians and parkways by the Developer for 12 months.

**Park Dedication Area Summary**

<b>Location</b>	<b>Total Area (Acres)</b>	<b>Active Use Area (Acres)</b>	<b>Passive Use Area (Acres)</b>
Northwest Park Addition	13	11	2
Northeast Park	16	8	8
Open Space	100		100
Total:	129	19	110

## VIII. DEVELOPMENT SCHEDULE

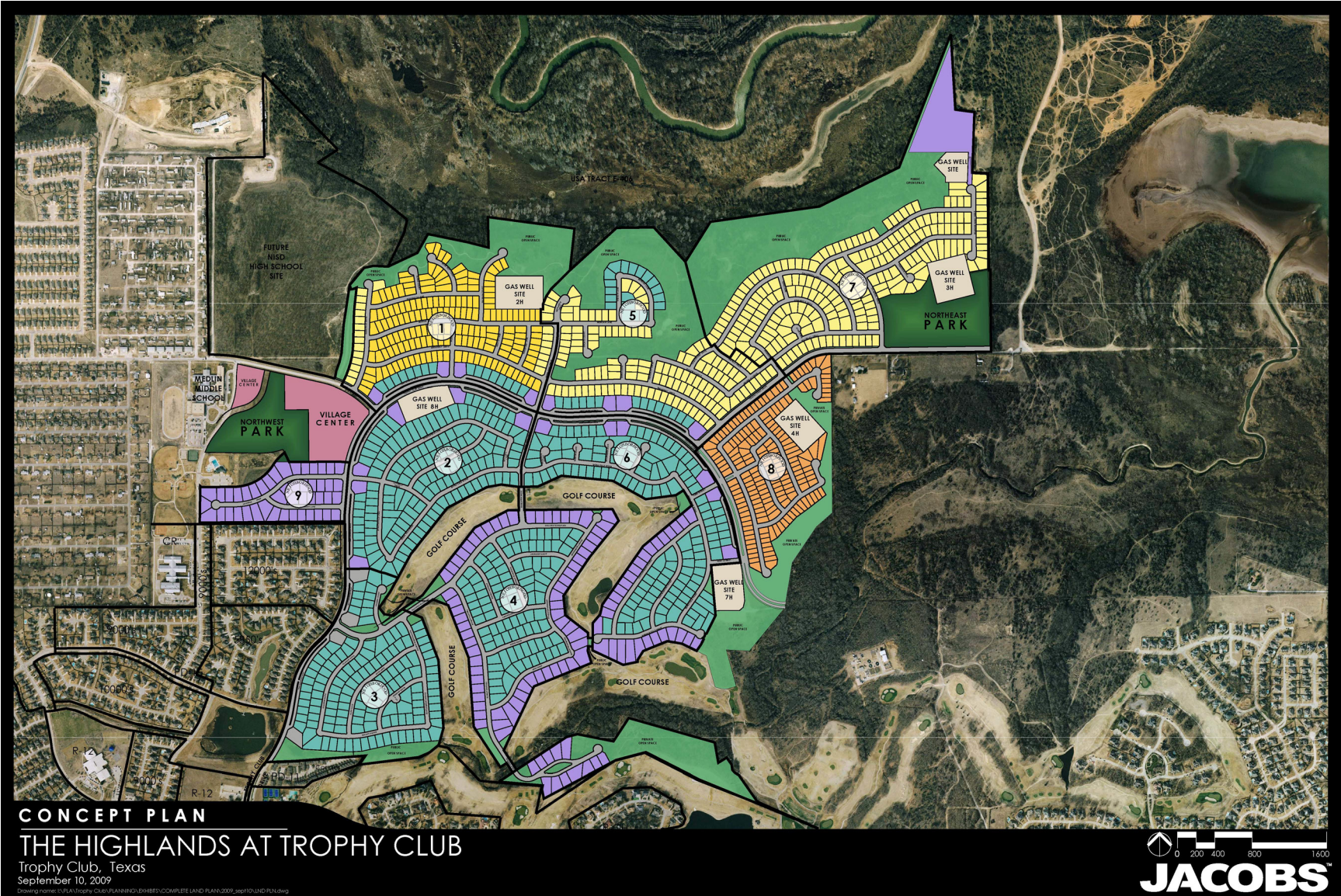
<u>Date</u>	<u>Total Lots</u>
2 <sup>nd</sup> Quarter 2008	Deliver 300 Lots
2009	450
2010	600
2011	800
2012	1000
2013	1200
2014	1400
2015	1489

Home construction anticipated through the end of 2016.

**EXHIBIT “C”**

**CONCEPT PLAN**

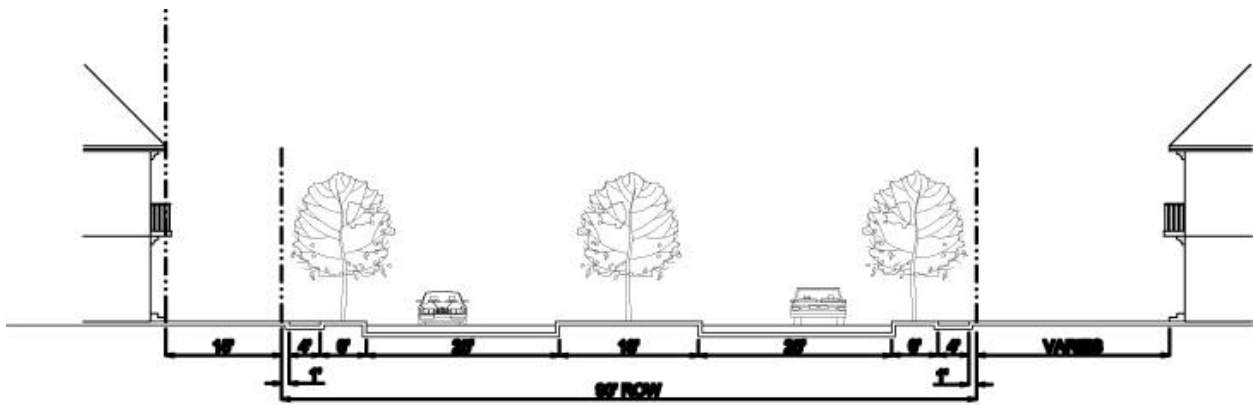
- 696.9 Acre Concept Plan
- Village Center



## **EXHIBIT “D”**

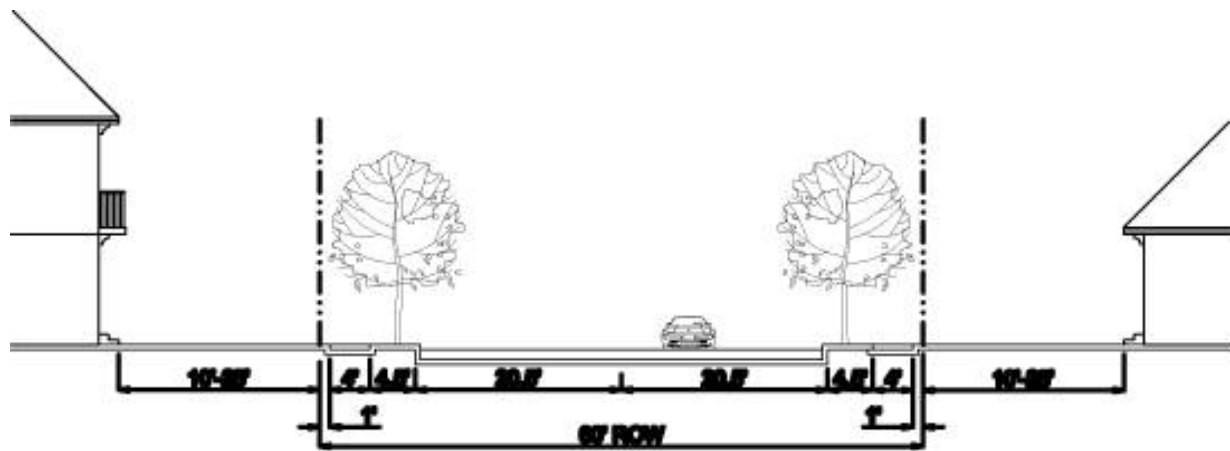
### **STREET TYPE EXHIBITS**

- Trophy Club Drive – (C4D – Major Collector, Divided. 90’ Right-of-Way)
- Minor Collector – (C2U – Minor Collector, 60’ Right-of-Way)
- Residential Avenue – (60’ Right-of-Way)
- Local Street – (L2U – Local Street, 50’ Right-of-Way)
- Local Two Way Court - (40’ Right-of-Way)
- Local One Way Court – (35’ Right of Way)



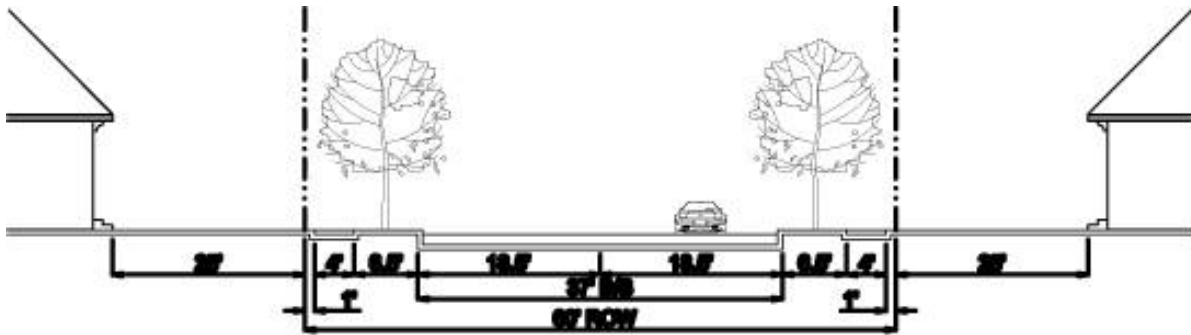
**TROPHY CLUB DRIVE  
(C4D - Major Collector, Divided)**

*NOTE: Sidewalks shown on the Pathway Plan shall be 6'-0" wide.*



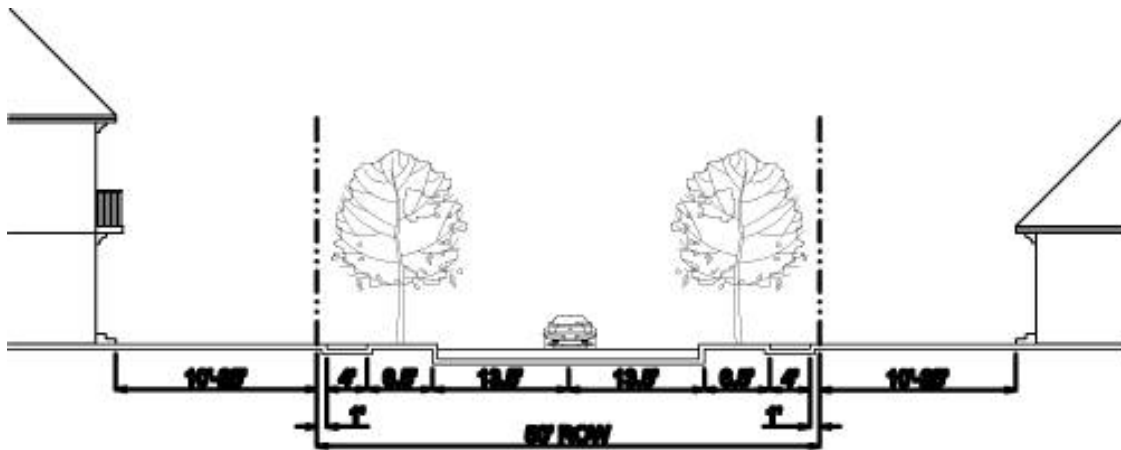
**MINOR COLLECTOR  
(L2U-MINOR COLLECTOR)**

*NOTE: Sidewalks shown on the Pathway Plan shall be 6'-0" wide.*



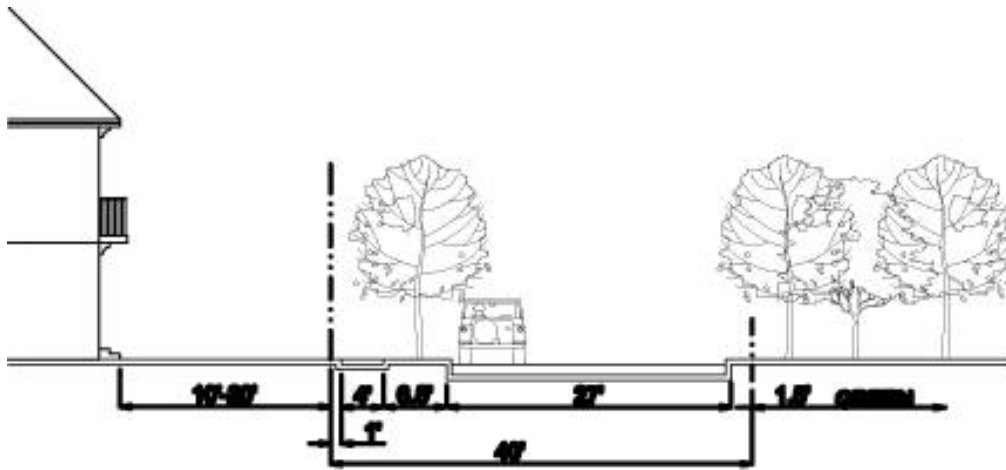
**RESIDENTIAL AVENUE**

***NOTE: Sidewalks shown on the Pathway Plan shall be 6'-0" wide.***



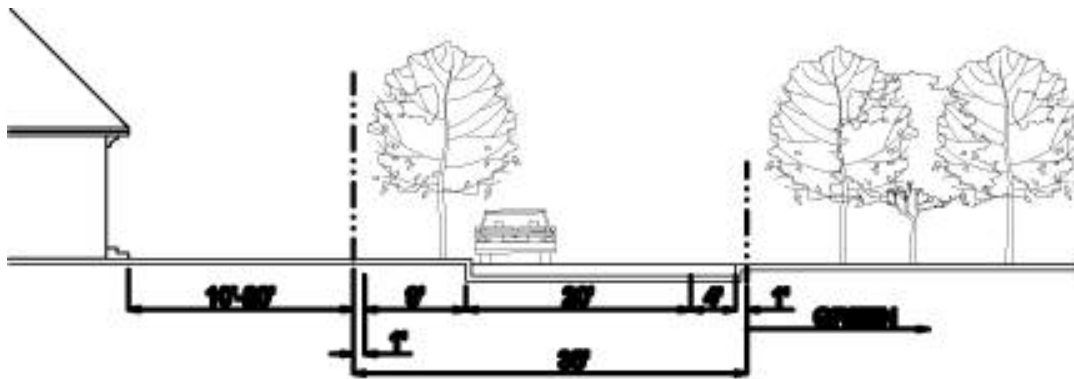
**LOCAL STREET  
(L2U - Local Street)**

*NOTE: Sidewalks shown on the Pathway Plan shall be 6'-0" wide.*



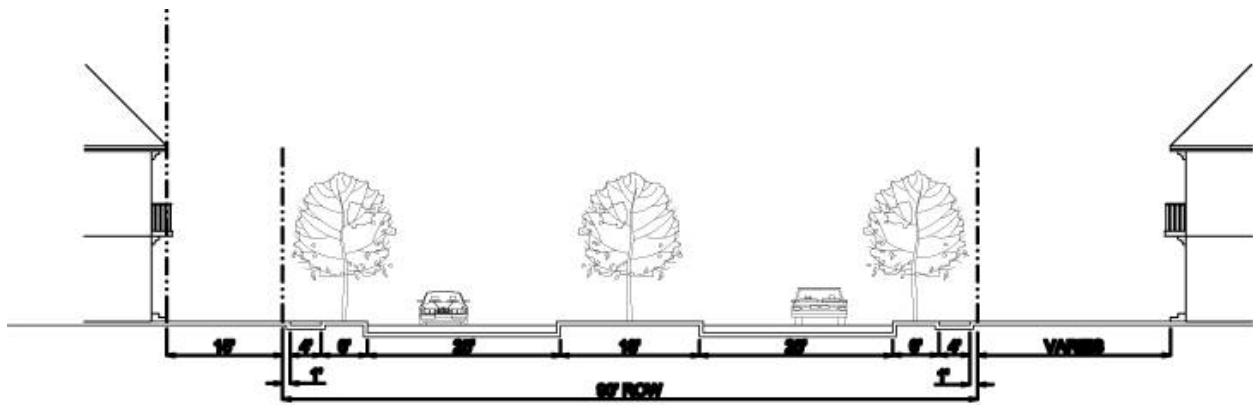
## TWO-WAY COURT

**NOTE:** Sidewalks shown on the Pathway Plan shall be 6'-0" wide.



## ONE-WAY COURT

**NOTE:** Sidewalks shown on the Pathway Plan shall be 6'-0" wide.



**TROPHY CLUB DRIVE  
(C4D - Major Collector, Divided)**

*NOTE: Sidewalks shown on the Pathway Plan shall be 6'-0" wide.*

## **EXHIBIT “E”**

### **PARK CONCEPT PLANS**

- Northeast Park
- Northwest Park



TOTAL ACREAGE: 16.1  
 FLOWAGE EASEMENT/FLOOD PLAIN: 8.0  
 ACTIVE USE PARK AREA: 8.1 ACRES

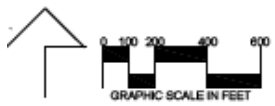


**NORTH EAST PARK CONCEPT**  
**THE HIGHLANDS AT TROPHY CLUB**

**Carter::Burgess**



TOTAL ACREAGE:	21.22
ORIGINAL COMMUNITY POOL SITE:	5.98
COMMERCIAL SITE:	2.40
PARK VIEW R.O.W.:	0.94
NET NEW PARK LAND:	12.9 ACRES

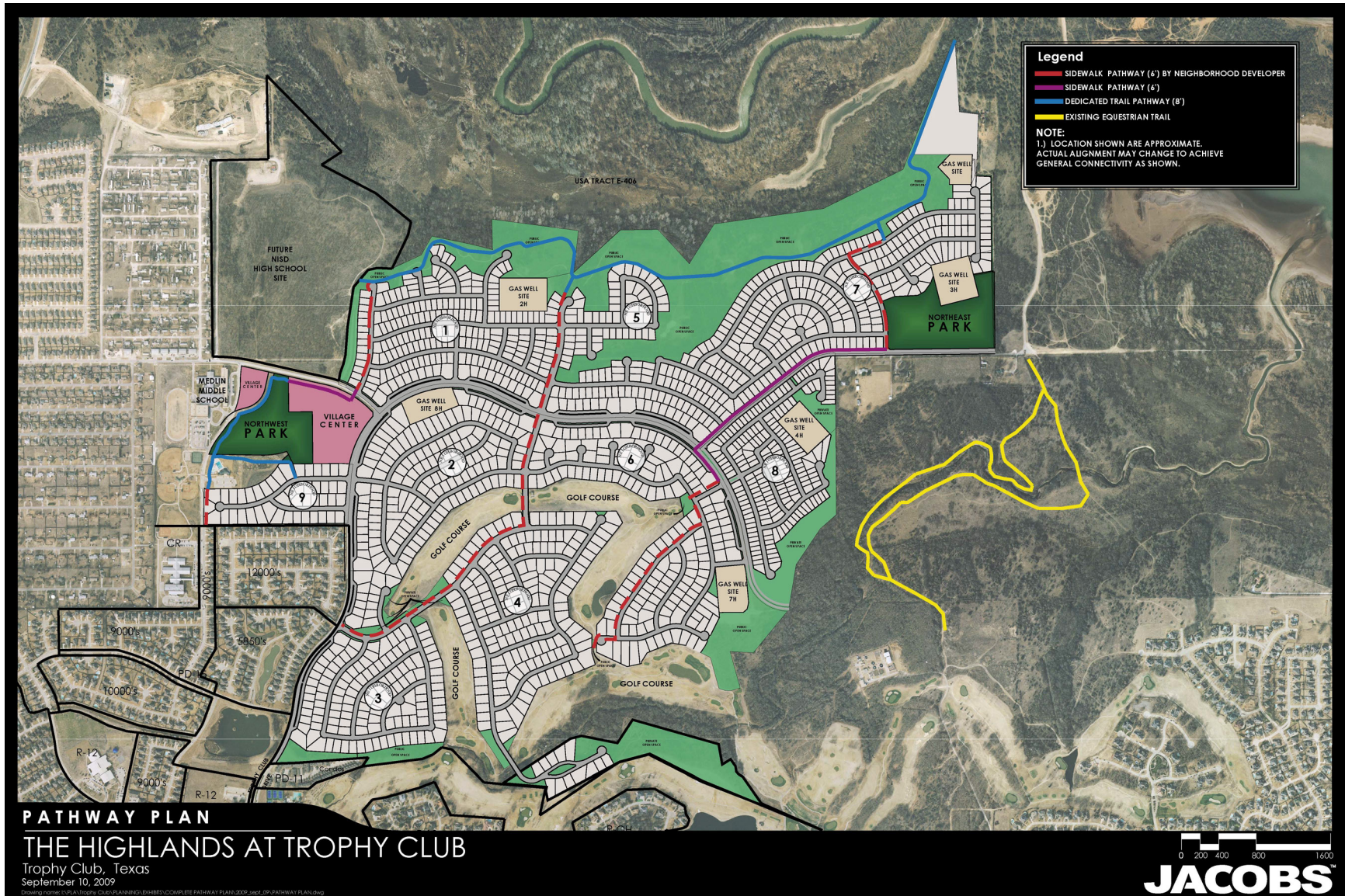


**NORTHWEST PARK CONCEPT**  
**THE HIGHLANDS AT TROPHY CLUB**

**Carter::Burgess**

February 13 2007

**EXHIBIT “F”**  
**PATHWAY PLAN**





**PLANNING & ZONING COMMISSION  
COMMUNICATION**

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**MEETING DATE:** April 9, 2026

**FROM:** Jackie Ross

**AGENDA ITEM:** Consider approval of the March 12, 2026 Planning & Zoning Commission regular meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

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**BACKGROUND/SUMMARY:** The Planning & Zoning Commission held a regular meeting on March 12, 2026.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. PZ Meeting Minutes 03.12.2026

**ACTIONS/OPTIONS:**

Staff recommends that the Planning & Zoning Commission move to approve the March 12, 2026 regular meeting minutes.

Town of Trophy Club  
Planning & Zoning Commission  
Meeting Minutes  
March 12, 2026, 6:00 p.m.  
1 Trophy Wood Drive, Trophy Club, Texas 76262

**CALL TO ORDER**

Chairman Michael Biggs called the March 12, 2026, Planning & Zoning Commission meeting to order at 6:00 p.m.

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**COMMISSIONERS PRESENT**

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

**COMMISSIONERS ABSENT**

Reginald Barbarin, Place 4

**STAFF MEMBERS PRESENT**

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

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**PUBLIC COMMENTS**

There were none.

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**REGULAR ITEMS**

**1. CASE FP-26-001, The Trails (Final Plat)**

Consider a recommendation to the Town Council regarding a Final Plat for *The Trails*, 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 J.S. Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, Texas.

Matt Cox, Director of Community Development, presented the proposed Final Plat. Mr. Cox reviewed the project history, noting the property was annexed in December, the

Preliminary Plat was approved in January, and Concept Plan updates were reviewed in February. Staff explained that the Final Plat includes the abandonment of certain easements and confirmed that the plat meets Town subdivision regulations, PD-27 zoning requirements, and applicable engineering design standards.

Applicant Greg Fox addressed the Commission and responded to questions regarding the property, trail system lighting, and access.

Commissioners discussed several aspects of the development including electrical easements, whether the neighborhood would be gated, and pedestrian safety near the walking trail. Staff noted the development will not be gated due to fire access requirements. Reflectors, signage, and colored pavers similar to those used on Town crosswalks are planned along the trail crossing. Landscape lighting will be installed at the neighborhood entrance near the trail, and at least two streetlights are anticipated near the cul-de-sac area.

Commissioner Kesterson moved to recommend approval of proposed final plat as presented.

Commissioner Poole seconded the motion.

**Vote on Motion:**

**AYES:** Poole, Griffiths, Branum, Kesterson, Holmes, Biggs  
**NAYES:** None  
**VOTE:** 6-0

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2. Consider approval of the February 12, 2026, Planning & Zoning Commission meeting minutes.

Commissioner Holmes moved to approve the February 12, 2026, Planning & Zoning Commission meeting minutes as presented.

Commissioner Poole seconded the motion.

**Vote on Motion:**

**AYES:** Poole, Griffiths, Branum, Kesterson, Holmes, Biggs  
**NAYES:** None  
**VOTE:** 6-0

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**ADJOURNMENT**

There being no further business, Chairman Biggs adjourned the meeting at 6:08 p.m.

\_\_\_\_\_  
Chairperson Michael Biggs  
Planning & Zoning Commission

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