

Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Agenda Packet

Planning & Zoning Commission

October 05, 2023

7:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC COMMENTS

This is an opportunity for citizens to address the Board on any matter. The Board is not permitted to discuss or take action on any presentations made to the Board. Presentations are limited to matters over which the Board has authority. Speakers have up to four (4) minutes or the time limit determined by the presiding officer. Each speaker must complete the Speaker's Form that includes the topic(s) to be presented. You may also email asantos@trophyclub.org

REGULAR SESSION

1. Case FP-23-005 Bobcat Village Phase 1 Final Plat, formerly Well Site 1H

Consider and possibly act on a recommendation to the Town Council on a Final Plat for Bobcat Village Phase 1 (formerly Well Site 1H) containing ± 2.7886 acres of land located east of Bobcat Boulevard, south and east of Halifax Street, and north of Byron Nelson High School (M. Cox).

2. Case FP-23-006 Bobcat Village Phase 2 Final Plat, formerly Well Site 1HB

Consider and possibly act on a recommendation to the Town Council on a Final Plat for Bobcat Village Phase 2 (formerly Well Site 1HB) containing ± 2.106 acres of land located east of Bobcat Boulevard, east of Halifax Street, and north of Byron Nelson High School (M. Cox).

3. Case PP-23-002 Triple Crown Estates, Preliminary Plat

Consider and possibly act on a recommendation to the Trophy Club Town Council on a request for a Preliminary Plat for Lots 1-6 and 7X, Block A, Triple Crown Estates, consisting of 2.992 acres of land out of the Mary Medlin Survey, Abstract No. 832, located south of Trophy Park Drive, east of Nottingham Court, west of Churchill Downs Lane,

within Denton County, Trophy Club, Texas (M. Cox).

4. Take appropriate action regarding the August 10, 2023 Planning & Zoning Commission meeting minutes (A. Santos).
5. Receive updates on previous cases heard by the Commission and active development in Town (M. Cox).

ADJOURN

The Board may convene into executive session to discuss posted items as allowed by the Texas Open Meeting Act, LGC.551.071.

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 certify that the above notice was posted on the bulletin board at Trophy Club Town Hall, 1 Trophy Wood Drive, Trophy Club, Texas, on Monday, October 2, 2023 by 5:00 P.M. in accordance with Chapter 551, Texas Government Code.

Matt Cox, Director of Community Development

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 682-237-2900, 48 hours in advance and reasonable accommodations will be made to assist you.



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

To: Planning and Zoning Commission

From: Matt Cox, Director of Community Development

**CC: Patrick Arata, Interim Town Manager
Tammy Dixon, Town Secretary**

**Re: Case FP-23-005 (Bobcat Village Phase 1 Final Plat, formerly Well Site 1H)
Planning and Zoning Commission Meeting, October 5, 2023**

Agenda Item:

Case FP-23-005 (Bobcat Village Phase 1 Final Plat, formerly Well Site 1H)

Consider and possibly act on a recommendation to the Town Council on a Final Plat for Bobcat Village Phase 1 (formerly Well Site 1H) containing ± 2.7886 acres of land located east of Bobcat Boulevard, south and east of Halifax Street, and north of Byron Nelson High School.

Strategic Link:

Infrastructure & Development – Foster a business-friendly environment.

Background and Explanation:

The Planning and Zoning Commission recommended and the Town Council approved the Planned Development (PD-37) zoning for the subject property in December of 2021. The Planning and Zoning Commission and Town Council approved the Preliminary Plat in July of 2022. The subject property was formerly a gas well site known as 1H. The property owner has applied for a Final Plat to facilitate development of the parcel.

1. The plat consists of 21 residential lots and two (2) open space/private street lots and one (1) open space lot.
2. The lots meet or exceed the minimum standards in the adopted PD regulations.
3. The development is proposed as private streets that will be built as 26-foot-wide mutual access/fire lane easement.
4. A homeowners' association (HOA) will be created with the filing of the final plat that will own and maintain any common elements. The applicant shall submit the HOA documents for review by the Town Attorney prior to Town Council consideration of the Final Plat. The Final Plat will not be filed without approved HOA documents.
5. Prior to filing the Final Plat, the subdivider will also be required to pay a fee-in-lieu of parkland dedication and pay any impact fees.
6. The applicant is responsible for verifying that the location of the capped well is not within the buildable area of any lot. The capped well is located in Lot24X, an open space lot to be owned and

maintained by the Bobcat Village Phase 1 HOA. The applicant has identified the well head by ID number on the engineering plans as recommended by the P&Z Commission.

7. The Planned Development zoning for the development requires a three (3) foot Landscape Buffer Zone with evergreen shrubs along the southern boundary adjacent to High School to the South. The applicant's engineer has stated the completion of the buffer will occur at the time of building permit.
8. The civil engineering construction plans are a part of the Final Plat submission and the applicant has been directed to make the following revisions:
 - a. Add the roadway/construction plans for the connection from Bobcat Boulevard to the subdivision entrance. The roadway and any necessary easements for utilities will be required for the subdivision access.
 - b. Submit updated engineering plans for review. The engineering plans are part of the Final Plat approval and the plat is recommended for approval on the condition the engineering plans are revised and approved by the Town.

Financial Considerations:

Not applicable.

Legal Review:

The Town Attorney, Dean Roggia, has reviewed the ordinance as to form and legality.

Staff Recommendation:

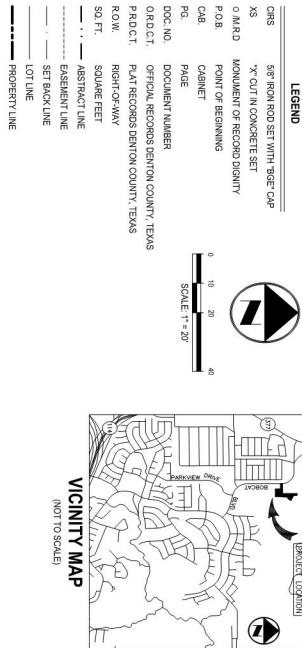
Staff has reviewed the Final Plat and is recommending approval subject to the following conditions/comments:

1. Applicant shall comply with civil engineering construction plan requirements outlined in staff report Item 8 (outlined above).

Staff anticipates the completion of the engineering plan revisions prior to the Planning and Zoning Commission meeting on October 5, 2023.

Attachments:

- Final Plat Bobcat Village Phase 1 at Trophy Club (formerly well site 1HB)



1. Being open for survey is based on the Texas State Plan Certificate System, Texas North Central Zone 4222, North American Culture of 1985, adjustment released 2011.
2. The floodplain boundaries are not shown hereon. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for DeWitt County, Texas and Incorporated Map, Dallas County 421035150 and Map Revised April 18, 2011.
3. Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
4. The term in the Title-Cur, Mineral Map, District 100, is applicable and shall mean to permit, until the completion of all scheduled improvements, and acceptance of said improvements associated with the addition, as reported by the Town.
5. Flood Village Phase 1 H.O.A. shall be established and shall be responsible for the operation and maintenance of any formerly held property and releases the liability of property owner from said responsibility. Should the entity responsible for the maintenance of common held property fail to perform the function, the Town has the authority to require repairs and maintenance and require and direct special assessment fees and enforcement.
6. Setting a portion of this addition by means and bounds is a violation of Town ordinance and State law and is subject to fines and withholding of titles and building permits.
7. The plat does not alter or remove existing deed restrictions, if any, on this property.
8. Minimum finished floor elevations are at least 18 inches above a 100 year flood plain.
9. All X Lots be small enough and maintained by Flood Village Phase 1 H.O.A.
10. Streets will be constructed to Town standards and maintained by Flood Village Phase 1 H.O.A.

Parent Table		Parent Table		CHILD TABLE						
Lot	Box Sub	Lot	Box Sub	NUMBERS	DATA	STATUS	CHRGD	CHRGD	DATE	ARC
141	B000 35 N	141	B000 35 N	C1	9900 07	34.00	5	53.12	59.69	
12	B000 3210	12	B000 3210	C2	9900 07	38.00	5	53.12	59.69	
15	B000 4210	15	B000 4210	C3	9900 07	38.00	5	53.12	59.69	
14	B000 4280	14	B000 4280	C4	9900 07	23.00	5	45.74	59.69	
16	B000 3210	16	B000 3210	C5	9900 07	23.00	5	45.74	59.69	
17	B000 3210	17	B000 3210	C6	9900 07	23.00	5	45.74	59.69	
18	B000 3210	18	B000 3210	C7	9900 07	23.00	5	45.74	59.69	
19	B000 3210	19	B000 3210	C8	5438 07	23.00	5	67.05	22.87	
20	B000 3210	20	B000 3210	C9	5438 07	23.00	5	67.05	22.87	
21	B000 4280	21	B000 4280	C10	5438 07	23.00	5	67.05	22.87	

FINAL PLAT
BOBCAT VILLAGE PHASE 1

BEING 2.788 ACRES OUT OF THE
THOMAS H. CALLAWAY SURVEY, ABSTRACT NO. 272 AND
THE THOMAS KELLY SURVEY, ABSTRACT NO. 704
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS
AUGUST 2023

SHEET 1 OF 2

OWNER

SURVEYOR

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



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 Contact: René Sivas, R.P.L.S.
 Telephone: 817-752-4183 • Email: rsivas@oxytec.com

METES & BOUNDS DESCRIPTION

BEING, all of said 2.788 acre 173.457 square foot tract of land situated in the Thomas Kelly Survey, Abstract NO. 704 and the Thomas H. Calhoun Survey, Abstract NO. 272, in the Town of Trophy Club, Denton County, Texas; being all of that called 1,500 acre tract of land described in General Warranty Deed to C Oil Investments, LTD as recorded in Document No. 2003-55052 of the Public Records of Denton County, Texas; and being all of that called 1,500 acre tract of land described in General Warranty Deed to C Oil Investments, LTD as recorded in Document No. 2005-58155 of the Public Records of Denton County, Texas; and being all of that called 1,500 acre tract of land described in General Warranty Deed to C Oil Investments, LTD as recorded in Document No. 2005-58155 of said Official Public Records; said 2.788 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-acre not with cap found at the southeast corner of said 1,287 acre tract; said point being the southeast corner of Lot 2, Block 1 and in the north line of Lot 1, Block 1, NSD High School NO. 2, an addition to the Town of Trophy Club; as recorded in Cabinet 1, Page 86 of the Public Records of Denton County, Texas;

THENCE, North 09 degrees 24 minutes 28 seconds West, departing the north line of said Lot 1, and along the east line of said Lot 2, a distance of 287.33 feet to a "X" cut in concrete set at the northeast corner of said 1500 acre tract; said point being in the north line of said Block 1, beginning there, or addition to the City of Denton, as recorded in Document NO. 2013-541 of said Public Records;

THENCE, North 89 degrees 46 minutes 58 seconds East, along the north line of said 1,500 tract and the south line of said Highlands Green, a distance of 256.07 feet to a 5/8-inch iron rod with "BCE" cap set for corner; said point being a salient corner in a west line of said Lot 1;

THENCE, North 89 degrees 33 minutes 31 seconds East, along the north line of said 1,287 acre tract, a distance of 154.48 feet to a 5/8-inch iron rod with "BCE" cap set at the northeast corner of said 1,287 acre tract; said point being a reentrant corner in the west line of said Lot 1;

THENCE, South 09 degrees 24 minutes 02 seconds East, along the east line of said 1,287 acre tract and a west line of said Lot 1, a distance of 287.33 feet to a "X" cut in concrete set at the northeast corner of said 1500 acre tract; said point being in the north line of said Block 1, beginning there, or addition to the City of Denton, as recorded in Document NO. 2013-541 of said Public Records;

THENCE, South 89 degrees 46 minutes 58 seconds East, along the north line of said 1,500 tract and the south line of said Highlands Green, a distance of 256.07 feet to the "X" cut in concrete set at the northeast corner of said 1,287 acre tract; said point being a reentrant corner in a north line of said Lot 1;

THENCE, South 89 degrees 33 minutes 31 seconds East, along the north line of said 1,287 acre tract and a west line of said Lot 1, a distance of 287.33 feet to the "X" cut in concrete set at the northeast corner of said 1,500 acre tract; said point being a salient corner in a north line of said Lot 1;

THENCE, South 89 degrees 46 minutes 58 seconds East, along the north line of said 1,500 tract and the south line of said Highlands Green, a distance of 256.07 feet to the "X" cut in concrete set at the northeast corner of said 1,287 acre tract; said point being a reentrant corner in a north line of said Lot 1;

OWNER'S DEDICATION

That C OIL INVESTMENTS, LTD, does hereby accept the gift dedicating the hereinafter described real property, as HEREIN VILLAGED PHASE 1, in addition to the Town of Trophy Club, Denton County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown hereon.

WITNESS, my hand this the ____ Day of _____, 2023.

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2023.

Notary Public, The State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this the ____ Day of _____, 2023.

By: _____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2023.

Notary Public, The State of Texas

My Commission Expires _____

TOWN COUNCIL & PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: _____
TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

BY: _____ MAYOR

ATTEST: _____ TOWN SECRETARY

ATTEST: _____ PLANNING AND ZONING COMMISSION CHAIRMAN

DATE: _____

FINAL PLAT
BOBCAT VILLAGE PHASE 1

24 TOTAL LOTS
21 RESIDENTIAL LOTS
LOTS 1-21, BLOCK A
2 OPEN SPACE/PRIVATE STREET LOTS
LOTS 22X AND 23X, BLOCK A
1 OPEN SPACE LOT
LOT 24X, BLOCK A

BEING 2.788 ACRES OUT OF THE
THOMAS H. CALLAWAY SURVEY, ABSTRACT NO. 272 AND
THE THOMAS KELLY SURVEY, ABSTRACT NO. 704
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS
AUGUST 2023

SHEET 2 OF 2

OWNER

C OIL INVESTMENTS, LTD.

1301 Preston Road, Suite 510
Dallas, TX 75240

SURVEYOR

BGE, Inc.

777 Main Street, Suite 1000, Fort Worth, TX 76102
Tel: 817-288-4130 • www.bgeinc.com
Texas Registration No. 10194116
Surveyor Since 2003



To: Mayor and Town Council

From: Matt Cox, Director of Community Development

**CC: Patrick Arata, Interim Town Manager
Tammy Dixon, Town Secretary**

**Re: Case FP-23-006 (Bobcat Village Phase 2 Final Plat, formerly Well Site 1HB)
Planning and Zoning Commission Meeting, October 5, 2023**

Agenda Item:

Case FP-23-006 (Bobcat Village Phase 2 Final Plat, formerly Well Site 1HB)

Consider and possibly act on a Final Plat for Bobcat Village Phase 2 (formerly Well Site 1HB) containing ±2.106 acres of land located east of Bobcat Boulevard, east of Halifax Street, and north of Byron Nelson High School.

Strategic Link:

Infrastructure & Development – Foster a business-friendly environment.

Background and Explanation:

The Planning and Zoning Commission recommended and the Town Council approved the Planned Development (PD-37) zoning for the subject property in December of 2021. The Planning and Zoning Commission and Town Council approved the Preliminary Plat in July of 2022. The subject property was formerly a gas well site known as 1H. The property owner has applied for a Final Plat to facilitate development of the parcel.

1. The plat consists of 14 residential lots and two (2) open space/private street lots.
2. The lots meet or exceed the minimum standards in the adopted PD regulations.
3. The development is proposed as private streets that will be built as 26-foot-wide mutual access/fire lane easement.
4. A homeowners' association (HOA) will be created with the filing of the final plat that will own and maintain any common elements. The applicant shall submit the HOA documents for review by the Town Attorney prior to Town Council consideration of the Final Plat. The Final Plat will not be filed without approved HOA documents.
5. Prior to filing the Final Plat, the subdivider will also be required to pay a fee-in-lieu of parkland dedication and pay any impact fees.
6. This well site was never completed. Therefore, identifying a capped well head on the engineering construction plans is not required.
7. The civil engineering construction plans are a part of the Final Plat submission and the applicant has been directed to make the following revisions:

- a. The roadway and utility services from Bobcat Boulevard to Bobcat Village Phase 1 is required to serve this site. The connection is included in the engineering plans from Phase 1 to Phase 2. The applicant will add the missing connection of the roadway to the construction plans prior to Town Council's consideration of the Final Plat.
- b. Submit updated engineering plans for review. The engineering plans are part of the Final Plat approval and the plat is recommended for approval on the condition the engineering plans are revised and approved by the Town.

Financial Considerations:

Not applicable.

Legal Review:

The Town Attorney, Dean Roggia, has reviewed the ordinance as to form and legality.

Staff Recommendation:

Staff has reviewed the Final Plat and is recommending approval subject to the following conditions/comments:

1. Applicant shall comply with civil engineering construction plan requirements outlined in staff report Item 7 (outlined above).

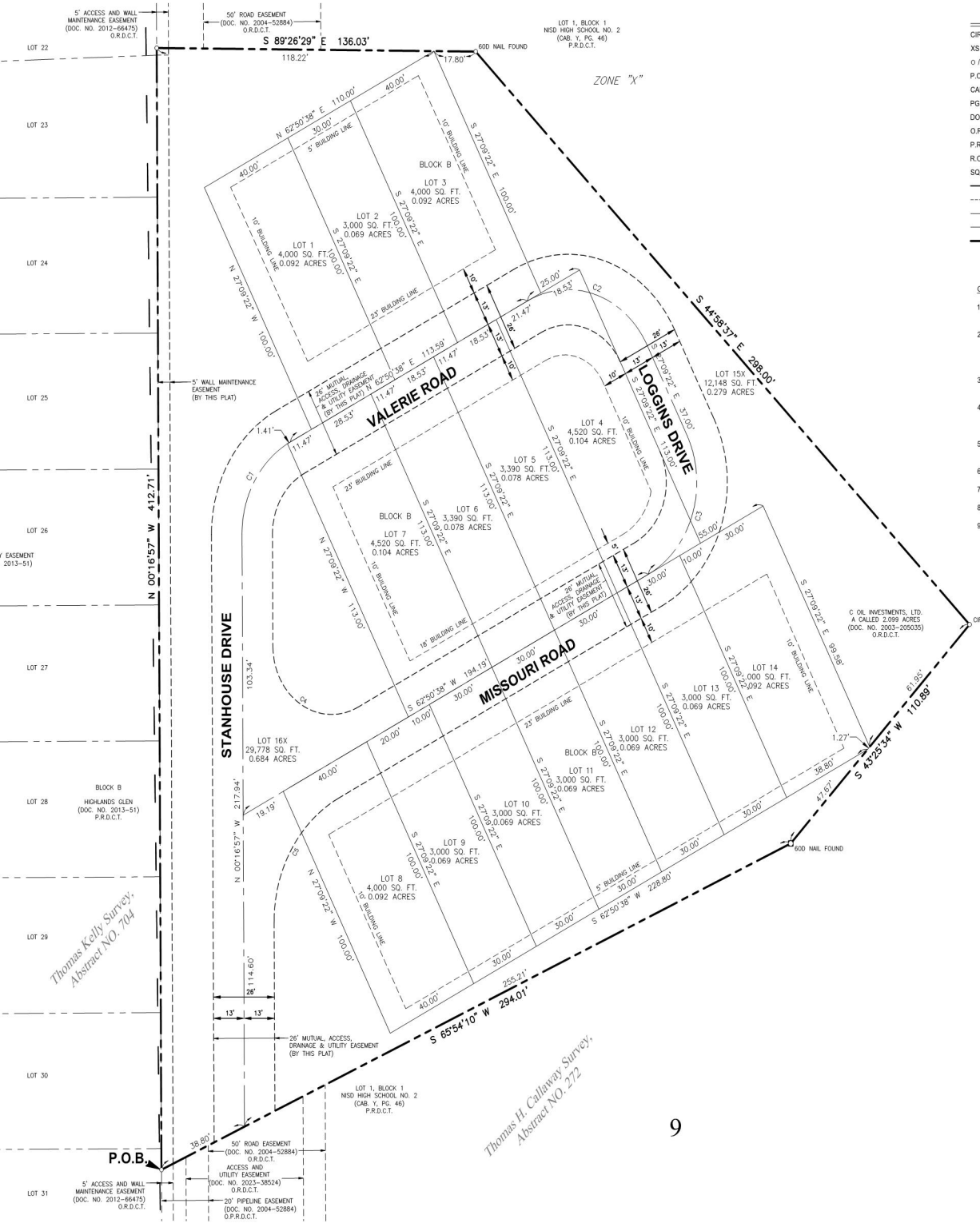
Staff anticipates the completion of the engineering plan revisions prior to the Planning and Zoning Commission meeting on October 5, 2023.

Attachments:

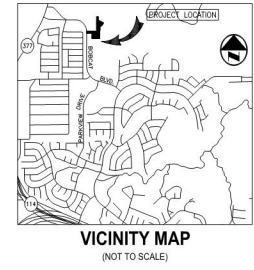
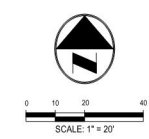
- Preliminary Plat Bobcat Village Phase 2 (formerly well site 1HB)

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



- LEGEND**
- CIRS 5/8" IRON ROD SET WITH "BGE" CAP
 - XS "X" CUT IN CONCRETE SET
 - O M.R.D. MONUMENT OF RECORD DIGNITY
 - P.O.B. POINT OF BEGINNING
 - CAB. CABINET
 - PG. PAGE
 - DOC. NO. DOCUMENT NUMBER
 - O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - ABSTRACT LINE
 - EASEMENT LINE
 - SET BACK LINE
 - LOT LINE
 - PROPERTY LINE



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

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK B	4000
2	BLOCK B	3000
3	BLOCK B	4000
4	BLOCK B	4520
5	BLOCK B	3390
6	BLOCK B	3390
7	BLOCK B	4520
8	BLOCK B	4000
9	BLOCK B	3000
10	BLOCK B	3000
11	BLOCK B	3000
12	BLOCK B	3000
13	BLOCK B	3000
14	BLOCK B	4000

Parcel Table		
Lot	Block	Sq. Ft.
15X	BLOCK B	12148
16X	BLOCK B	29778

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	63°07'35"	38.00'	N 31°16'50" E	39.78'	41.87'
C2	90°00'00"	38.00'	S 72°09'22" E	53.74'	59.69'
C3	90°00'00"	38.00'	S 17°50'38" W	53.74'	59.69'
C4	116°52'25"	25.00'	S 58°43'10" E	42.60'	51.00'
C5	63°07'35"	51.00'	S 31°16'50" W	53.39'	56.19'

**FINAL PLAT
BOBCAT VILLAGE PHASE 2**

16 TOTAL LOTS
14 RESIDENTIAL LOTS
LOTS 1-14, BLOCK B

2 OPEN SPACE/PRIVATE STREET LOTS
LOTS 15X AND 16X, BLOCK B

BEING 2.106 ACRES OUT OF THE
THOMAS H. CALLAWAY SURVEY, ABSTRACT NO. 272
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS
AUGUST 2023

SHEET 1 OF 2

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

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TSP/LS Registration No. 15194416
Copyright 2023
Contact: René Silva, R.P.L.S.
Telephone: 817-752-4183 • Email: rasilva@bgeinc.com

\\017XN\Projects\Scott Beck\8483-01-Trophy Club_Site_14 & 14B\5\Vol CAD\8483-01_14 & 14B_FPLT.dwg 2023-09-26 08:37 horn

METES & BOUNDS DESCRIPTION

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

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

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

THENCE, South 89 degrees 26 minutes 29 seconds East, departing the east line of said Highlands Glen, along the north line of said 2.099 acre tract, a distance of 136.03 feet to a 60D nail found for corner; said point being in a west line of said Lot 1;

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

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

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

OWNER'S DEDICATION

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

WITNESS, my hand this the ____ Day of _____, 2023.

BY: _____
NAME:
TITLE:

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2023.

Notary Public, The State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this the ____ Day of _____, 2023.

René Silvas
RPLS No. 5921

STATE OF TEXAS §

COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ Day of _____, 2023.

Notary Public, The State of Texas

My Commission Expires _____



TOWN COUNCIL & PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: _____
TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

BY: _____ MAYOR

ATTEST: _____ TOWN SECRETARY

ATTEST: _____ PLANNING AND ZONING COMMISSION CHAIRMAN

DATE: _____

FINAL PLAT
BOBCAT VILLAGE PHASE 2

16 TOTAL LOTS
14 RESIDENTIAL LOTS
LOTS 1-14, BLOCK B

2 OPEN SPACE/PRIVATE STREET LOTS
LOTS 15X AND 16X, BLOCK B

BEING 2.106 ACRES OUT OF THE
THOMAS H. CALLAWAY SURVEY, ABSTRACT NO. 272
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS
AUGUST 2023

SHEET 2 OF 2

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

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
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To: Planning & Zoning Commission

From: Matt Cox, Director of Community Development

CC: Patrick Arata, Interim Town Manager
Terri Johnson, Interim Town Secretary

Re: Case PP-23-002 Triple Crown Estates
Planning & Zoning Commission Meeting, October 5, 2023

Agenda Item:

Case PP-23-002 Triple Crown Estates, Preliminary Plat

- A. Consider and possibly act on a recommendation to the Trophy Club Town Council on a request for a Preliminary Plat for Lots 1-6 and 7X, Block A, Triple Crown Estates, consisting of 2.992 acres of land out of the Mary Medlin Survey, Abstract No. 832, located south of Trophy Park Drive, east of Nottingham Court, west of Churchill Downs Lane, within Denton County, Trophy Club, Texas.

Strategic Link:

Infrastructure & Development – Foster a business-friendly environment.

Background and Explanation:

The subject property is currently zoned R-15 Single-Family District and the proposed lots meet or exceed the zoning standards for the district. The property owner/applicant is requesting to develop the property as six (6) residential lots and one (1) open space lot with a public cul-de-sac street serving each lot. The open space lot adjacent to Trophy Park Drive will accommodate required screening and landscaping along the roadway.



A homeowner's association (HOA) will be created with the filing of the Final Plat that will own and maintain Lot 7X. The subdivider will also be required to dedicate fee-in-lieu of parkland at the time of Final Plat filing.

Financial Considerations:

Not applicable.

Legal Review:

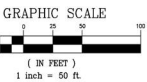
This item is under review by the Town Attorney.

Staff Recommendation:

Staff recommends approval as presented.

Attachments:

- Triple Crown Estates Preliminary Plat



ENGINEER:
JUAN J. VASQUEZ, P.E.
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH RD
SUITE 440
GARLAND, TX 75042
972-278-2948
JVASQUEZ@VASQUEZENGINEERING.COM

OWNER:
WASATCH PROPERTIES LLC
2008 WOOD THRUSH COURT
WESTLAKE, TX 76262
CONTACT: NATHAN JEPPESEN
NATHAN@CDJCONTRACTINGSERVICES.COM

LOT SIZE TABLE	
LOT	SQUARE FOOTAGE
LOT 1	15,003 SQ. FT.
LOT 2	15,042 SQ. FT.
LOT 3	15,020 SQ. FT.
LOT 4	15,027 SQ. FT.
LOT 5	15,060 SQ. FT.
LOT 6	26,255 SQ. FT.
LOT 7X	684 SQ. FT.
SINGLE FAMILY LOT AVERAGE	16,901 SQ. FT.
TOTAL LOT AVERAGE	14,584 SQ. FT.

JOB NO.: 22-0719		PEISER & MANKIN SURVEYING, LLC		SHEET	
DATE: 07/08/2022		www.peisersurveying.com			
FIELD DATE: 5/21/2022					
DATE: 05/05/2023					
SCALE: 1" = 50'					
FIND: A.R.M.		 1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)		Texas Society of Professional Surveyors	
FIND: J.B.W.				COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
CHECKED: J.B.W.					
FIND: A.R.M.		FIRM NO. 100999-0		Member Since 1977	
CHECKED: J.B.W.		tmankin@peisersurveying.com			



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Minutes

Planning & Zoning Commission

August 10, 2023

7:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the August 10, 2023 Planning & Zoning Commission to order at 7:00 PM and announced a quorum.

Commissioners Present:

Chairperson Michael Biggs
Vice Chairperson Mike Branum
Commissioner Jonathon Poole
Commissioner Rhylan Rowe – arrived at 7:16 PM
Commissioner Paul Jablonski
Commissioner Terry Kesterson
Commissioner Robert Stevens

Commissioners Absent:

None

Staff Present:

Matt Cox	Director of Community Development
Helen-Eve Beadle	Town Planner Consultant
Alicia Santos	Sr. Administrative Assistant

CITIZEN PRESENTATIONS

Citizens are allowed four (4) minutes to address the Board regarding an item over which the Board has policy or oversight authority as provided by Texas law, the ethics order, or other policy order.

Chairperson Biggs asked if there were any public requests to speak. No public requests to speak were submitted.

REGULAR SESSION

1. Case PD-AMD-23-002 (First Financial Bank)

- a. Conduct a public hearing to consider a rezoning request made by B&S Southern Sign & Crane Service to amend Planned Development District-13 (PD-13), Tract 4A to accommodate signage. The subject property is legally described as The Village at Trophy Club, Lot 4, approximately 1 acre, Denton County, Texas and is generally located at the northwest corner of Trophy Club Drive and SH 114. The property is addressed as 95 Trophy Club Drive (M. Cox).

- b. Consider and possibly act on a recommendation to the Trophy Club Town Council on a rezoning request made by B&S Southern Sign & Crane Service to amend Planned Development District-13 (PD-13), Tract 4A to accommodate signage. The subject property is legally described as The Village at Trophy Club, Lot 4, approximately 1 acre, Denton County, Texas and is generally located at the northwest corner of Trophy Club Drive and SH114. The property is addressed as 95 Trophy Club Drive (M. Cox).

Chairperson Biggs opened the public hearing at 7:01 PM.

Matt Cox and Helen-Eve Beadle presented the staff report and were available for questions.

Chairperson Biggs closed the public meeting at 7:09 PM.

Chairperson Biggs asked for discussion or a motion. Commissioner Stevens moved to recommend approval, with a second by Commissioner Kesterson. Chairperson Biggs called for a vote. The motion passed 4-2.

Chairperson Biggs opened the public hearing at 7:12 PM. There were no public comments.

2. Case SZ-23-001 (Triple Crown Estates, Rezoning)

- a. Conduct a public hearing to consider a rezoning request made by Vasquez Engineering LLC to change the zoning from R-15 Single-Family Residential District to R-12 Single-Family Residential District on approximately 2.991 acres of land out of the Mary Medlin Survey, Abstract No. 832, Denton County, Texas. The property is generally located south of Trophy Park Drive, west of Balmoral Drive, and east of Annandale Drive, within the town of Trophy Club. The property is currently addressed as 2304 Trophy Park Drive (M. Cox).
- b. Consider and possibly act on a recommendation to the Trophy Club Town Council on a rezoning request made by Vasquez Engineering LLC to change the zoning from R-15 Single-Family Residential District to R-12 Single-Family Residential District on approximately 2.991 acres of land out of the Mary Medlin Survey, Abstract No. 832, Denton County, Texas. The property is generally located south of Trophy Park Drive, west of Balmoral Drive, and east of Annandale Drive, within the town of Trophy Club. The property is currently addressed as 2304 Trophy Park Drive (M. Cox).

Helen-Eve Beadle presented the staff report and was available for questions and advised the applicant was present.

Speakers present to speak opposing the case:

Jason Butler, 2916 Nottingham Ct., Trophy Club, TX 76262

Carolyn Rosson, 2928 Nottingham Ct., Trophy Club, TX 76262

The applicant and his team were present for discussion and available for questions and comments.

Chairperson Biggs called for a short break at 8:06 PM.

Meeting back in session at 8:10 PM.

Chairperson Biggs asked for discussion or a motion. Commissioner Kesterson moved to recommend approval, with a second by Commissioner Stevens. Chairperson Biggs called for a vote. The motion denied 2-5.

3. Case PP-23-001 Triple Crown Estates, Preliminary Plat

- a. Consider and possibly act on a recommendation to the Trophy Club Town Council on a rezoning request for a Preliminary Plat for Lots 1-6 and 7X, Block A, Triple Crown Estates, consisting of 2.992 acres of land out of the Mary Medlin Survey, Abstract No. 832, located south of Trophy Park Drive, east of Nottingham Court, west of Churchill Downs Lane, within Denton County, Trophy Club, Texas (M. Cox).

Chairperson Biggs asked for discussion or a motion. Commissioner Rowe moved to recommend denial, with a second by Commissioner Poole. Chairperson Biggs called for a vote. The motion denied 5-1-1.

4. Take appropriate action regarding the July 6, 2023, Planning and Zoning Commission Meeting Minutes.

Chairperson Biggs asked for discussion or a motion. Commissioner Kesterson, with a second by Commissioner Poole. Chairperson Biggs called for a vote. The motion passed unanimously 7-0.

5. Receive Town Planner updates on previous cases heard by Commission and active development in Town.

Matt Cox advised the Commissioners there will not be a P&Z meeting for the month of September. The staff is amending the zoning ordinance.

ADJOURN

Chairperson Biggs called for a motion. Commissioner Rowe moved to adjourn the meeting, seconded by Commissioner Kesterson. Chairperson Biggs called for a vote. The motion was approved unanimously 7-0.

The meeting adjourned at 8:17 PM.

Chairperson Michael Biggs
Planning & Zoning Commission
Town of Trophy Club, TX

Alicia Santos, Sr. Administrative Assistant
Town of Trophy Club, TX