

Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Agenda Packet

Planning & Zoning Commission

November 16, 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 SUP-23-003 Hutchins BBQ Alcohol On-Premises

Conduct a Public Hearing and consider a recommendation to the Town Council regarding a request made by Hutchins BBQ Restaurant for a Specific Use Permit for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use, located at 3000 E. Highway 114, Trophy Club, Texas (M. Cox).

2. Case RP-23-001 Replat NISD High School No. 2, for Block 1, Lot 2R

Conduct a Public Hearing and consider a recommendation to the Town Council on a request made by the Town of Trophy Club for a replat for Block 1, Lot 2R, NISD High School No. 2, to accommodate right-of-way and access on a lot legally described as Block 1, Lot 2, NISD High School No. 2, approximately 1.725 acres. The property is generally located east of Bobcat Boulevard and south of Middleton Drive, in the Town of Trophy Club, Denton County, Texas (M. Cox).

3. Take appropriate action regarding the October 5, 2023 Planning and Zoning meeting minutes (A. Santos).

4. 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, November 13, 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 & Zoning Commission

From: Matt Cox, Director of Community Development

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

Re: Case SUP-23-003 Hutchins BBQ Alcohol On-Premises
Planning & Zoning Commission Meeting, November 16, 2023

Agenda Item:

Case SUP-23-003 (Hutchins BBQ Alcohol On-Premises)

Conduct a Public Hearing and consider a recommendation to the Town Council regarding a request made by Hutchins BBQ Restaurant for a Specific Use Permit for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use, located at 3000 E. Highway 114.

Strategic Link:

Infrastructure & Development – Foster a business-friendly environment.

Background and Explanation:

Hutchins BBQ Restaurant is requesting approval of a Specific Use Permit (SUP) for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use according to Section 14.02.252 of the Town's Code of Ordinances. The property's zoning of Planned Development District-25 (PD-25) does not restrict the sales of alcoholic beverages beyond the regulations of Town Code and State Law.

As shown in Exhibit A, Hutchins National, LLC is applying to the Texas Alcoholic Beverage Commission (TABC) to obtain a Mixed Beverage Restaurant Permit (RM) which will allow for the sale and consumption of wine, beer, and liquor on the premises. The Town Code does not restrict hours of operation beyond TABC's regulations.

Section 14.02.252(b) of the Code of Ordinances states that no alcoholic beverages may be sold within 300 feet of a church, public school or private school, or public hospital. Subsection (g) describes the methods of measurement as front door to front door and along street front property lines when measuring to churches and public hospitals, and in a direct line from nearest property line to property line when measuring to public schools and private schools. Hutchins Restaurant complies with Town and State requirements, as the closest church (Lake Cities Church of Christ) is approximately 4,000 feet away, and the closest public or private school (Walnut Grove Elementary School) is approximately 5808 feet away. The nearby Baylor Scott & White Medical Center – Trophy Club is a private hospital so there are no separation requirements.

Parking needs have been addressed by the required on-site parking spaces.

The Chief of Police has reviewed this application, as required by Code, and does not have any objections.

Notice of a public hearing was distributed as required by the Town's Zoning Ordinance and State Law. No letters in support or opposition were received at the time of agenda packet publication.

Financial Considerations:

Not applicable.

Legal Review:

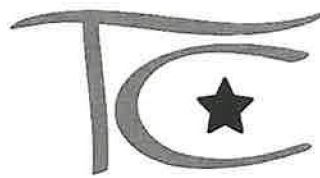
Not applicable.

Staff Recommendation:

Staff recommends approval of the Specific Use Permit.

Attachments:

- Exhibit A – Application
- Exhibit B – Location Map



TOWN OF TROPHY CLUB

1 Trophy Wood Drive | Trophy Club, TX 76262 | 682.237.2900

SITE PLAN/ZONING APPLICATION

APPLICATION TYPE – CHECK THE APPROPRIATE BOX BELOW

- ☐ Straight Zone Change ☐ Planned Development (PD) District ☒ Conditional/Specific Use Permit (CUP/SUP)
☐ Temporary Use Permit (TUP) ☐ Meritorious Exception ☐ Site Plan ☐ Amendment to PD, CUP, SUP, Site Plan

PROPERTY INFORMATION

Project Name: TABC license Application Total Lots: _____

Property Address: 3000 TX-114, Trophy Club, TX Total Acres: _____

Legal Description: _____ DCAD/TAD TAX ID: 92-1911593

Current Use of Property: Restaurant Current Zoning: PD-25

Description of Request: TABC Beer & Wine license ^{on premise} Proposed Zoning: _____

APPLICANT / OWNER INFORMATION

Applicant

Company Name: The Original Roy Hutchins BBQ

Contact Name: Wesley Hutchins

Address: 3000 TX-114

City, State, Zip: Trophy Club, TX 76262

Phone: 972-658-5604

Email: Wes.g.hutchins1969@gmail.com

Signature: _____

Owner (If Different)

Company Name: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Signature: _____

NOTE: The property owner must sign the application or submit a notarized letter of authorization.

APPLICATION REQUIREMENTS

- DISCLAIMER: The Town of Trophy Club only enforces Town ordinances, and approval or denial of an application is based on that authority. Permit approval does not exempt the applicant from Covenants & Restrictions and/or HOA regulations.
- All required information, plans and signatures shall be completed prior to application submittal. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
- One (1) folded and collated 24" x 36" plan sets shall be submitted with this application in addition to a digital set in pdf format on a thumb drive or emailed to Planning staff.
- All required application fees shall be paid upon submittal of this application.
- In addition to this application form, a detailed description of the request including all relevant project information shall be attached on a separate sheet to this application.

STAFF USE ONLY

Date Received: 9-19-23

Received by: Shad

Fee Paid: \$300.00

Payment Type/Check #: 1453

Receipt #: 9829

Case #: RPR-000172-2023



**Notification Map-300 Foot
Radius SUP-23-003
Hutchins BBQ
3000 SH 114**



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

To: Planning & Zoning Commission

From: Matt Cox, Director of Community Development

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

Re: Case RP-23-001 Replat NISD High School No. 2, for Block 1, Lot 2R
Planning & Zoning Commission Meeting, November 16, 2023

Agenda Item:

Case RP-23-001 Replat NISD High School No. 2, for Block 1, Lot 2R

Conduct a public hearing and consider a recommendation to the Town Council on a request made by the Town of Trophy Club for a Replat for Block 1, Lot 2R, NISD High School No. 2, to accommodate right-of-way and access on a lot legally described as Block 1, Lot 2, NISD High School No. 2, approximately 1.725 acres. The property is generally located east of Bobcat Boulevard and south of Middleton Drive, in the Town of Trophy Club, Denton County, Texas.

Strategic Link:

Infrastructure & Development – Foster a business-friendly environment.

Background and Explanation:

The purpose of the replat is to provide right-of-way access to the Bobcat Village Phases 1 and 2 subdivisions. The subject property is the location of a water tower and the access point to the proposed Bobcat Village Phases 1 and 2. A 60-foot right-of-way for Maddox Drive is being dedicated to the eastern boundary of the water tower lot.

There is an existing drive serving the water tower site and the roadway (Maddox Drive) on Lot 2R will be improved to Town standards by the developer during construction of the subdivision.



SUBJECT PROPERTY

Financial Considerations:

Not applicable.

Legal Review:

This item is under review by the Town Attorney.

Public Hearing Notifications:

Notice of the public hearing was distributed as required by The Town of Trophy Club Zoning Ordinance and State Law. At the time of agenda packet publication Staff had not received any letters in support or in opposition to the zoning change request.

Staff Recommendation:

The replat is recommended for approval as presented.

Attachments:

- Replat NISD High School No. 2, Block 1, Lot 2R





Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Minutes

Planning & Zoning Commission

October 5, 2023

7:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the October 5, 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
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 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).

Matt Cox presented the staff report and was available for questions.

Chairperson Biggs asked for discussion or a motion. Commissioner Rowe moved to recommend approval, with a second by Commissioner Kesterson. Chairperson Biggs called for a vote. The motion passed 7-0.

2. 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 (M. Cox)

Matt Cox presented the staff report and were available for questions.

David Greer – BGE Engineer, 777 Main Street, Fort Worth, Texas, stated regarding the drainage for the two phases and the retaining wall.

Chairperson Biggs asked for discussion or a motion. Commissioner Stevens moved to recommend approval, with a second by Commissioner Poole. Chairperson Biggs called for a vote. The motion passed 7-0.

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).

Matt Cox presented the staff report and was available for questions and advised the applicant was present.

Jason Butler – 2916 Nottingham Ct., Trophy Club, Texas, spoke opposing the approval of the preliminary plat.

Nathan Jeppesen – 2032 Churchill Downs, Trophy Club, Texas

Commissioners had questions regarding the property next to this project. The applicant advised the Commission he has contacted the landowner for purchase but at this time the land cannot be purchased.

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 5-2.

4. Take appropriate action regarding the August 10, 2023 Planning and Zoning Commission Meeting Minutes.

Chairperson Biggs asked for discussion or a motion. Commissioner Rowe, with a second by Commissioner Stevens. 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 be a P&Z meeting in November for the Hutchinson Alcohol On-Premises. Plan submittal for storage unit and reached out regarding the roof they stated they are working on the designed.

Mayor Tiffany announced the new Town Manager will be present on Mondays council meeting.

ADJOURN

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

The meeting adjourned at 7:51 PM.

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

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