

Town of Trophy Club
Planning & Zoning Commission
Meeting Minutes
June 04, 2026, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Chairman Michael Biggs called the June 04, 2026, Planning & Zoning Commission meeting to order at 6:00 p.m.

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

PUBLIC COMMENTS

There were none.

REGULAR ITEMS

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

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

Matt Cox, Director of Community Development, presented the Special Use Permit (SUP) request and provided an overview of the proposed outdoor storage tank, including the site layout, applicable zoning requirements, and the applicant's request.

General contractor David Hughes, at 1655 Plummer Drive, Rockwall, Texas, on behalf of Pinch A Penny Pool, Patio & Spa, addressed the Commission and answered questions regarding the proposed outdoor storage tank, including containment materials, enclosure design, and operational safety procedures.

Commissioners discussed the location of the tank, outdoor versus indoor storage considerations, materials used for containment and piping, and industry practices for similar installations.

Commissioners expressed concerns regarding potential spill scenarios and the proximity of the proposed tank to adjacent properties, recreational soccer fields, and a nearby creek. Discussion included the adequacy of proposed safety measures, spill containment and emergency response procedures, potential impacts associated with a worst-case spill event, the need for a spill analysis study, enclosure security, exposure to sunlight and heat, potential venting, and long-term site restoration if the tenant vacates the property.

Following discussion, the Commission recommended approval of the SUP request to the Town Council, subject to the following conditions:

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

Commissioner Poole moved to recommend approval of proposed SUP request subject to the stated conditions.

Commissioner Holmes seconded the motion.

Vote on Motion:

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

2. Consider approval of the April 09, 2026, Planning & Zoning Commission meeting minutes.

Commissioner Kesterson moved to approve the April 09, 2026, Planning & Zoning Commission meeting minutes as presented.

Commissioner Branum seconded the motion.

Vote on Motion:

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

NAYES: None

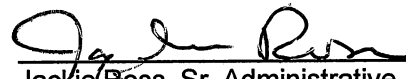
VOTE: 6-0

ADJOURNMENT

There being no further business, Chairman Biggs adjourned the meeting at 6:49 p.m.



Chairperson Michael Biggs
Planning & Zoning Commission



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