



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

PLANNING & ZONING COMMISSION

April 4, 2024

7:00 PM

Council Chambers

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 four (4) 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 asantos@trophyclub.org

REGULAR ITEMS

1. Case SUP-24-001 Thai Taste Alcohol Use

Conduct a public hearing and consider a recommendation to the Town Council regarding a Special Use Permit request by Thai Taste Restaurant for alcohol beverage sales on-premises consumption in conjunction with restaurant use, located at 2300 E SH 114 #600, Trophy Club, Tarrant County, Texas. (Matt Cox, Community Development Director)

2. Conduct a public hearing and consider a recommendation to the Town Council regarding an ordinance amending the Town's Code of Ordinances, Chapter 14, "Zoning", Division 5, "Supplementary District Regulations", Section 14.02.252 "Sale of Alcoholic Beverages" to update requirements for the sale of Alcohol in the Town.

3. Case PD-AMD-24-001 PD-30 Amendment

Conduct a public hearing and consider a recommendation to the Town Council on a request made by TC Town Center 1 LP, to amend Planned Development District (PD-30) to allow for a modification to the Development Standards and Design of Drive-thru Facilities located at 2200 SH 114 on Lot 1, Block A, of Trophy Club Town Center Addition, C. Medlin Survey, Abstract No. 832, Denton County, Texas. (Matt Cox, Director of Community Development).

4. Case SUP-24-002 Quick Service Restaurant

Conduct a public hearing and consider a recommendation to the Town Council on a request made by TC Town Center 1 LP, for a Specific Use Permit (SUP) for a Quick

Service Restaurant located at 2200 SH 114 in an approximate 2,500 square foot proposed structure on Lot 1, Block A, of Trophy Club Town Center Addition, C. Medlin Sruvey, Abstract No. 823, Denton County, Texas. (Matt Cox, Director of Community Development)

5. Consider approval of the March 7, 2024, Planning and Zoning meeting minutes (A. Santos).
6. Receive updates on previous cases heard by the Commission and active development in Town (Matt Cox, Community Development Director).

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 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: April 1, 2024, at 3:00 PM, and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 at least 72 hours prior to the scheduled time of said meeting.

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 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: April 4, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Case SUP-24-001 Thai Taste Alcohol Use

Conduct a public hearing and consider a recommendation to the Town Council regarding a Special Use Permit request by Thai Taste Restaurant for alcohol beverage sales on-premises consumption in conjunction with restaurant use, located at 2300 E SH 114 #600, Trophy Club, Tarrant County, Texas. (Matt Cox, Community Development Director)

BACKGROUND/SUMMARY: Thai Taste 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-30 (PD-30) does not restrict the sales of alcoholic beverages beyond the regulations of the Town Code and State Law.

As shown in Exhibit A, Thai Taste is applying for a Specific Use Permit to obtain a Mixed Beverage Restaurant Permit (RM) and a Mixed Beverage Late Hours Permit (LB) that will allow for the sale and consumption of wine, beer, and liquor on the premises and during late hours (12 midnight – 2 AM). 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. Thai Taste Restaurant complies with Town and State requirements, as the closest church (Fellowship United Methodist Church) is approximately 1,205 feet away, and the closest public school (Lakeview Elementary School) is approximately 1.25 miles away, the closest private school (Primrose School of Westlake at Entrada) is approximately 3,400 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.

A notice of a public hearing was distributed as required by State Law. To date, the staff has not received any inquiries.

BOARD REVIEW/CITIZEN FEEDBACK:

FISCAL IMPACT: N/A

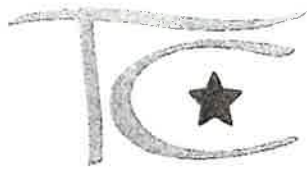
LEGAL REVIEW: N/A

ATTACHMENTS:

1. Exhibit A - Application
2. Exhibit B - Arial Map

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission conduct the public hearing and recommend approval to the Town Council regarding a Special Use Permit request by Thai Taste Restaurant for alcohol beverage sales on-premises consumption in conjunction with restaurant use, located at 2300 E SH 114 #600, Trophy Club, Tarrant County, Texas.



TOWN OF TROPHY CLUB

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

RECEIVED

JAN 29 2024

BY:

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: Thai Taste Total Lots: _____

Property Address: Thai Taste Dallas Total Acres: _____

Legal Description: PD30 DCAD/TAD TAX ID: _____

Current Use of Property: Trophy Club Town Center Current Zoning: PD30

Description of Request: Liquor License Proposed Zoning: N/A

APPLICANT / OWNER INFORMATION

Applicant

Company Name: Thai Taste, LLC
Contact Name: Sangman Anuson
Address: 2300 TX-114 Ste 600
City, State, Zip: Trophy Club, TX 76262
Phone: (940) 536-8053
Email: thaitaste2023@gmail.com
Signature: SANGMAN

Owner (If Different)

Company Name: TC Town Center 2, LP
Contact Name: Scott Beck
Address: 13101 Preston Rd
City, State, Zip: Dallas, TX 75230
Phone: _____
Email: sbeck@beckventures.com
Signature: [Signature]

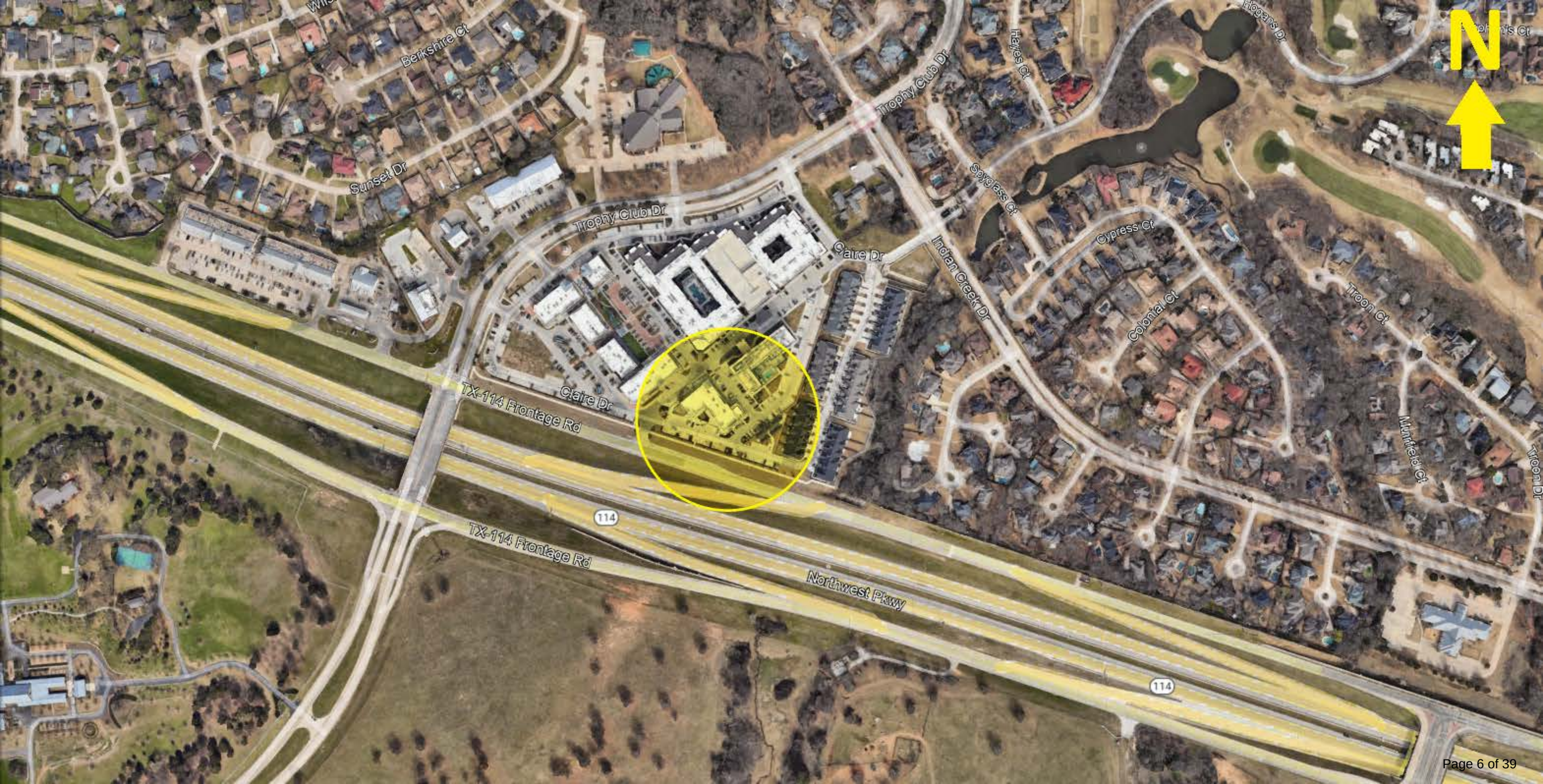
NOTE: The property owner must sign the application or submit a notarized letter of authorization.

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: 1-29-24
Received by: [Signature]
Fee Paid: \$300.00
Payment Type/Check #: _____
Receipt #: 10197
Case #: 2FEE-000184-2024





PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: April 4, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Conduct a public hearing and consider a recommendation to the Town Council regarding an ordinance amending the Town's Code of Ordinances, Chapter 14, "Zoning", Division 5, "Supplementary District Regulations", Section 14.02.252 "Sale of Alcoholic Beverages" to update requirements for the sale of Alcohol in the Town.

BACKGROUND/SUMMARY: Trophy Club's current code provides for an annual permit and fee for the sale of alcoholic beverages. The proposed amendment will allow the Town to issue permits and collect local fees on a bi-annual basis, aligning with the issuance of the business' Texas Alcoholic Beverage Commission (TABC) permit that is based on a two-year schedule. The adjustment is intended to streamline permit tracking and renewal management processes in accordance with state law. Additional cleanup language is also included in the amendment to ensure clarity and consistency.

The town levies and collects a fee equivalent to one-half of the state fee, as determined by the Texas Alcoholic Beverage Code, for each permit or license issued for premises located within the town limits and for which the town is entitled to collect a fee.

Licensees who have been issued a two (2) year permit or license by the TABC 2023 shall be billed by the Town annually in 2024 and the Town will begin collecting the permit fee for two (2) years at a time in advance, beginning with the renewal of the license or permit in 2025.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: The Town receives between \$3,000 and \$7,000 annually in alcohol license fees.

LEGAL REVIEW: Town Attorney, Dean Roggia, has reviewed the draft ordinance as to form and legality.

ATTACHMENTS:

1. TC Alcohol Sales Ordinance.Redline (002)

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission conduct the public hearing and recommend approval to the Town Council regarding the ordinance amending the Town's Code

of Ordinances, Chapter 14, "Zoning", Division 5, "Supplementary District Regulations", Section 14.02.252 "Sale of Alcoholic Beverages" to update requirements for the sale of Alcohol in the Town.

**TOWN OF TROPHY CLUB, TEXAS
ORDINANCE NO. 2024-XX**

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING THE CODE OF ORDINANCES, TOWN OF TROPHY CLUB, TEXAS, CHAPTER 14 "ZONING," DIVISION 5, "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 14.02.252 "SALE OF ALCOHOLIC BEVERAGES" TO UPDATE REQUIREMENTS FOR THE SALE OF ALCOHOL IN THE TOWN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club, Texas (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

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

WHEREAS, the Town Council has previously adopted regulations governing the permitting and sale of alcoholic beverages in the Town; and

WHEREAS, the Town Council desires to update the Town's regulation of alcohol sales for clarity and in order to comply with changes in State law since their adoption; and

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

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before Town Council on [REDACTED] at which the Town Council considered the information submitted at the public hearing and all other relevant information and materials.

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

SECTION 1. INCORPORATION OF PREMISES

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

SECTION 2.

The Code of Ordinances, Town of Trophy Club, Texas, Chapter 14 "Zoning," Division 5, "Supplementary District Regulations," Section 14.02.252 "Sale of alcoholic beverages" is hereby amended in its entirety to read as follows:

"§ 14.02.252 **Sale of alcoholic beverages.**

(a) Definitions. For the purposes of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Alcoholic beverage. Alcohol, or any beverage containing more than one-half of one percent of alcohol by volume, which is capable of use for beverage purposes, either alone or when diluted.

Applicant. A person who submits or files an original or renewal application with the ~~town~~Town, the county judge, or the Texas Alcoholic Beverage Commission, for a license or permit.

Bar/tavern. An establishment that derives ~~75~~seventy-five percent (75%) or more of the establishment's gross revenue from the on-premises sale of alcoholic beverages.

Beer. A malt beverage containing one-half of one percent or more of alcohol by volume and not more than four percent (4%) of alcohol by weight, and does not include a beverage designated by label or otherwise by a name other than beer.

Commission. The Texas Alcoholic Beverage Commission.

Licensee. A person who is the holder of a license provided in the Texas Alcoholic Beverage Code, as amended, or any agent, ~~servant~~, or employee of that person.

Liquor. Any alcoholic beverage containing alcohol in excess of four percent (4%) by weight, unless otherwise indicated. Proof that an alcoholic beverage is alcohol, spirits of wine, whiskey, liquor, wine, brandy, gin, rum, ale, malt liquor, tequila, mescal, habanero or barreteago, is *prima facie* evidence that it is liquor.

Liquor (package) store. A business that sells alcoholic beverages, including liquor as defined herein, for consumption off-premises. For the purposes of this section, the term "liquor store" shall exclude grocery stores or convenience stores in which

beer and/or wine is offered for sale as a minor part of an overall larger inventory of goods. It shall also exclude a restaurant that is otherwise operating in accordance with its approved liquor license and all other provisions of this section.

Mixed beverage. One or more servings of a beverage composed in whole or part of an alcoholic beverage in a sealed or unsealed container of any legal size for consumption on the premises where served or sold by the holder of a mixed beverage permit, the holder of a daily temporary mixed beverage permit, the holder of a caterer's permit, the holder of a mixed beverage late hours permit, the holder of a private club registration permit, or the holder of a private club late hours permit.

Off-premises. Refers to the site of consumption rather than the site of sale, and refers to the sale of alcoholic beverages for off-premises consumption.

On-premises. Refers to the site of consumption rather than the site of sale, and refers to the sale of alcoholic beverages for on-premises consumption.

Permittee. A person who is the holder of a permit provided for in the Texas Alcoholic Beverage Code, as amended, or an agent, servant, or employee of that person.

Person. A natural person or association of natural persons, trustee, receiver, partnership, corporation, organization, or the manager, agent, servant, or employee of any of them.

Premises. The grounds and all buildings, vehicles, and appurtenances pertaining to the grounds, including any adjacent premises if they are directly or indirectly under the control of the same person.

Private school. A school maintained by private individuals, religious organizations, or corporations, not at public expense, and open only to pupils selected and admitted by the proprietors or governors, or to pupils of a certain religion or possessing certain qualifications, and generally supported, in part at least, by tuition, fees, or charges.

Public school. A school established under the laws of the ~~state~~State (and usually regulated in matters of detail by local authorities), in the various districts, counties, or towns, maintained at the public expense by taxation, and open, usually without charge, to the children of all the residents of the city, town or other district. Schools belonging to the public and established and conducted under public authority.

Restaurant or cafe. An establishment building or portion of a building, where the primary business is the on-premises sale of prepared food, with adequate facilities for the preparation of the food to be sold, the adequacy of said kitchen facilities to be based upon the seating capacity of the restaurant and the type of menu offered. Said establishment may serve alcohol with a valid ~~Texas Alcoholic Beverage~~

Commission License as long as the establishment derives less than ~~75~~seventy-five percent (75%) of its gross ~~revenues~~revenue from alcohol sales, and includes all indoor and outdoor seating areas, kitchen, bar area, restrooms and lobby.

Wine and vinous liquor. The product obtained from the alcoholic fermentation of juice of sound ripe grapes, fruits, berries, or honey, ~~and~~. This definition includes wine coolers.

~~(b)~~ (b) Prohibited sales. The sale of alcoholic beverages is not allowed in areas zoned for residential use, including but not limited to ~~PD~~-planned development districts approved exclusively for residential uses. Except as otherwise specifically allowed by the ~~Texas Alcoholic Beverage~~ Commission, or as otherwise provided herein, no alcoholic beverages may be sold within three hundred feet (300') of a church, public school or private school, or public hospital. Measurement of such distance shall be in accordance with the terms of this section and the Texas Alcoholic Beverage Code, as amended.

~~(c) Permits.~~

Fees established. The (c) Permit required and annual permit fee established.

~~(1)~~ 1. It shall be unlawful for issuing a license or permit any person to operate, conduct, and maintain a business establishment selling manufacture, distill, brew, import, transport, store for purposes of sale, distribute, or sell any beer, wine or other alcoholic beverages in the town is: beverage within the Town without first paying the appropriate permit fee and obtaining a permit from the Town to sell alcoholic beverages at a specific location.

~~For stores with beer and wine sales for off-premises consumption only, and 2.~~
The permit fee shall be equal to one-half of the fee charged by the State of Texas, as amended, for the particular license issued by the Commission, except as specifically exempted herein, for locations with mixed beverage when said fee is waived according to the provisions of the Texas Alcoholic Beverage Code.

~~(A)~~ 3. The permit fee shall be collected on the same cycle as the State permits, or licenses are issued or renewed by the Commission. All permit holder fees required pursuant to this section shall pay a fee equal to one-half (1/2) of be paid in advance to the state fee Town for such license and permit in effect two (2) years at the time of the initial permit application or renewal for the annual permit, as applicable. Such fee shall be in addition to any applicable fee for a food and beverage certificate State permit or license with the Commission. However, a mixed beverage permit fee shall not be collected during the three (3) year period following issuance of the State permit. The Town shall collect the mixed beverage permit fee in the beginning of the second year of the first renewal of the permit and the permit

fee shall be paid in advance to the Town for one (1) year for the second year of the first renewal only. The mixed beverage permit fee shall be collected for a two (2) year period each renewal thereafter. Further, permittees or licensees who have been issued a two (2) year permit or license by the Commission in 2023 shall be billed by the Town annually in 2024 and the Town will begin collecting the permit fee for two (2) years at a time in advance beginning with the renewal of the license or permit in 2025.

~~(B) Exemption. A mixed beverage permit is exempt from the payment of the fee imposed by this subsection during the three-year period following the issuance of the permit as specified in the Texas Alcoholic Beverage Code.~~

~~(C) Payment of fees.~~

~~(i) Term. The permit fee shall be collected when the application for such permit is submitted. This permit shall be valid only for one year (365 days) from the date of its issuance, and if issued during the calendar year, the fee shall be collected in full without reduction and shall be renewed by the applicant annually thereafter during the time that such applicant is engaged in the business of selling alcoholic beverages within the town. Permit applications shall be filed with the planning and zoning coordinator.~~

4. Permit applications shall be submitted to the Director of Community Development, or the Director of Community Development's designee.

~~(d)~~ (d) Zoning compliance required. No permit shall be granted under the terms of this section unless the location at which the business is sought to be established and maintained is a permitted use under the comprehensive zoning ordinance of the ~~town~~Town as of or after the effective date thereof.

~~(e)~~ (e) Business hours. It is unlawful for any person to sell, offer for sale, or deliver any beer, wine, or liquor, except within those hours as prescribed in the Texas Alcoholic Beverage Code, as amended, including but not limited to chapter 105 of the Texas Alcoholic Beverage Code, as amended.

~~(f)~~ (f) Specific use permit ~~("SUP")~~.

~~(1)~~ (1) SUP required. Except as specifically provided herein, no persons shall manufacture, sell, offer for sale, distribute or engage in any other activity for which a permit or license is required by the Texas Alcoholic Beverage Code within the ~~town~~Town without first obtaining a ~~specific use permit~~SUP to do so from the ~~town~~Town. All of the provisions of the ~~specific use permit~~SUP procedure shall apply ~~as perin accordance with the town's~~Town's comprehensive zoning ordinance, as amended. In the event of a conflict between the general regulations governing ~~specific use permits~~SUPs and the provisions contained in this section, the provisions of

this section shall control.

- (2) (2) SUP application. In order for a person to engage in the sale of alcoholic beverages, a formal application for a SUP shall be filed with the ~~planning and zoning coordinator~~Director of Community Development, or the Director of Community Development's designee, with the appropriate fee established by the ~~town~~Town. The ~~planning and zoning coordinator~~Director of Community Development, or the Director of Community Development's designee, shall process the application by submitting to the planning and zoning commission for ~~their~~its review and recommendation to the ~~town council~~Town Council for approval or disapproval. The ~~town council~~Town Council will consider and approve or disapprove the granting of a SUP for the sale of alcoholic beverages.
- (3) (3) Compliance required. Compliance with ~~town~~Town codes and ordinances is required for on-premises sale and consumption of alcoholic beverages as follows:
- (A) (A) Alcoholic beverage sales for off-premises consumption (beer ~~&and~~ wine only). A building utilized for the retail sale of beer and/or wine for ~~off premises~~off-premises consumption only shall be inspected and shall comply with all applicable local regulations, including but not limited to building codes, fire codes, plumbing codes, electrical codes and ordinances.
- (B) (B) Alcoholic beverage sales for off-premises consumption - liquor (package) store. The following provisions shall be required for liquor (package) stores:
- (i) (i) A liquor (package) store shall not have walk-up window access, and shall not have drive-through or drive-up access.
- (ii) (ii) A liquor (package) store shall operate ~~in on~~ premises that are not physically completely separate from any other business and the exterior design of the store shall show evidence of coordination with contextual influences of neighboring properties ~~in with~~ regard to building setbacks, orientation, and relationship of structures to each other and to the street. The layout of the site shall respect and build upon the arrangement of buildings, open spaces and landscape elements of adjacent sites.
- (C) (C) Alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use. A restaurant utilized for the retail sale of alcoholic beverages for on-premises consumption shall be inspected and shall comply with all applicable local regulations,

including but not limited to building codes, fire codes, plumbing codes, electrical codes and ordinances.

~~(D)~~ (D) Alcoholic beverages for on-premises consumption - bar or tavern. A bar or tavern shall be inspected and shall comply with all applicable local regulations, including but not limited to building codes, fire codes, plumbing codes, electrical codes and ordinances. The following additional provisions shall be required for bars or taverns:

~~(i)~~ (i) A bar or tavern shall not be located closer than three hundred (300) feet to any property used exclusively for religious or educational purposes. The method of measurement shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. A hotel shall not be considered a residential use for the purpose of this section.

~~(ii)~~ (ii) The ~~town council~~ Town Council shall have full discretion to approve or deny ~~an~~ a SUP application for a bar or tavern and may impose any reasonable condition deemed necessary by the ~~council~~ Town Council, including ~~SUP~~ expiration provisions, business name and signage, and change of ownership requirements to ensure community health, safety and welfare in approving a bar or tavern.

~~(E)~~ (E) Procedures prior to issuance of permit. Before any certification from the ~~Texas Alcoholic Beverage~~ Commission or other documentation of approval is signed by the ~~town~~ Town representative, such certificate or documentation shall be submitted to the ~~planning and zoning coordinator~~ Director of Community Development, or the Director of Community Development's designee to assure:

~~(i)~~ (i) That the application complies with all provisions of this section and all applicable ordinances;

~~(ii)~~ (ii) That a SUP application is officially filed with the payment of applicable fees; and

~~(iii)~~ That proof is submitted that a representative of the Texas Alcoholic Beverage Commission has approved the submittal of an application for license; and

~~(iv)~~ (iii) That the chief of police/director of public safety has reviewed the SUP application.

- (4) ~~(4)~~ Additional development conditions/waivers. The ~~council~~Town Council may attach additional development conditions, or grant specific waivers to applicable code requirements, to the ~~specific use permit~~SUP that the ~~council~~Council, in its discretion, determines are appropriate for buffering, safety, security, and compatibility for and to adjacent properties.
- (5) ~~(5)~~ Criteria and processing of SUP. The following general conditions apply to all ~~specific use permits (SUP)~~SUPs allowing the sale of any alcoholic beverages:
- (A) ~~(A)~~ The applicant must design and operate the establishment for which ~~ana~~ SUP is sought in such a manner that the proposed use or actual use of the premises shall not substantially increase traffic congestion or create overcrowding in the establishment or in the ~~immediately~~immediate surrounding area.
- (B) ~~(B)~~ The applicant must comply with applicable licensing and permit provisions of the Texas Alcoholic Beverage Code, as amended from the date of the issuance of the SUP by the ~~town~~councilTown.
- (C) ~~(C)~~ As required, the applicant shall bear the burden of showing that the establishment does not exceed the limitation on gross receipts from the sales of alcoholic beverages applicable to its license and SUP. The applicant shall maintain accounting records of the sources of its gross revenue and allow the ~~town~~Town to inspect such records during reasonable business hours.
- (D) ~~(D)~~ The applicant shall demonstrate that the granting of the SUP would not be detrimental to the public health, safety and/or welfare of the citizens of the ~~town~~Town.
- (E) ~~(E)~~ The applicant shall, at all times, provide an adequate number of employees for security purposes to adequately control the establishment premises to prevent incidents of drunkenness, disorderly conduct, and raucous behavior. The applicant shall consult with the chief of police/director of public safety
_who shall act in an advisory capacity to determine the number of qualified employees necessary to meet his/her obligation hereunder.
- (F) ~~(F)~~ The establishment shall provide adequate parking spaces to accommodate its employees and patrons. ~~Provided~~ provided, however, that the number of parking spaces shall never be less than those required for similar uses in that zoning district where the establishment is located.

- (G) (G) The applicant shall operate the establishment in such a manner as to prevent excessive noise, dirt, litter and odors in the establishment and in the surrounding area, and shall operate the establishment in such a manner as to minimize disturbance to surrounding property owners and in compliance with all applicable ~~town~~Town ordinances and ~~state~~State laws.
- (H) (H) Unless specified as a condition of approval by the ~~town council~~Town Council for ~~ana~~ SUP, a ~~specific-use permit~~SUP issued for any alcoholic beverage sales under this section shall automatically expire upon a change in use of the property, change of ownership ~~to~~of the property and/or business, and/or upon the revocation, termination or expiration of the certificate of occupancy.
- (I) (I) All ~~specific-use permits~~SUPs issued under this section shall be further conditioned that the same may be discontinued if the use for which the SUP was granted ceases to be operated at the permitted location for a minimum period of six (6) continuous months, or as otherwise provided for the revocation of SUPs, as outlined in the comprehensive zoning ordinance, as amended.
- (6) (6) Denial of SUP. The ~~town council~~Town Council may deny ~~ana~~ SUP if it affirmatively determines that the issuance of such SUP:
- (A) Is incompatible with the surrounding uses or property; or
 - (B) (B) Is detrimental or offensive to the neighborhood or contrary to the health, safety, and general welfare of the ~~town~~Town and its inhabitants; or
 - (C) (C) Is found to be in noncompliance with any ~~town~~Town ordinances, including without limitation failure to comply with any one or more of the provisions of this section.
- (g) (g) Methods for determining distance measurement.
- (1) (1) Church or public hospital. The measurement of the distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.
 - (2) (2) Public or private school. The measurement of distance between the place of business where alcoholic beverages are sold and a public or private school shall be:

- ~~(A)~~ (A) In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
- ~~(B)~~ (B) If the permit or license holder is located on or above the fifth (5th) story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- ~~(h)~~ (h) Exception to distance requirements. Upon receipt of a written request by an applicant, the planning and zoning commission will consider and make a recommendation to the ~~town council~~ Town Council to consider an exception to reduce the distance requirement contained in this section and the ~~town council~~ Town Council shall take final action on such recommendation based upon the criteria specified herein below:
- ~~(1)~~ (1) A planning and zoning commission recommendation to reduce the distance requirement and final action of the ~~town council~~ Town Council to allow such reduction shall be based upon the following: The ~~town council~~ Town Council may allow an exception upon proof by the applicant that ~~he/she~~ the applicant meets all of the following criteria: (I) documented approval from surrounding property owners within the distance requirements for which the exception is sought; (II) proof of preliminary approval from the ~~Texas Alcoholic Beverage~~ Commission; (III) a determination by ~~council~~ the Town Council that the enforcement of the regulations in a particular instance is not in the best interest of the public; and (IV) after consideration of the health, safety and welfare of the public and the equities of such regulation, the ~~council~~ Town Council determines that the exception is in the best interest of the community.
- ~~(2)~~ (2) The ~~town council~~ Town Council shall have the authority to grant an exception under this section for temporary special events after review and recommendation by the planning and zoning commission. For such events, both the planning and zoning commission and the ~~town council~~ Town Council shall consider: all of the following: (I) hours of the event; (II) impact on surrounding area; (III) estimated number of participants; (IV) personal and property security; and (V) duration and other health, safety and welfare considerations as deemed appropriate and necessary by the ~~town council~~ Town Council.
- ~~(3)~~ (3) No exception may be granted hereunder except after a public hearing for which notice has been given to owners of real property within 300 feet (or 1,000 feet if applicable) of the location of the proposed business

or of the proposed location for temporary special event. Such notice must be given not less than ten (10) days before the date set for hearing.

(i) ~~Specific use permits~~(i) SUPs and applications in existence as of October 11, 2016. Any existing SUP for the sale of alcoholic beverages for on-premises consumption for which the SUP was either issued, or for which an application was received, prior to October 11, 2016 and said SUP has not expired, or said application has not been approved by the ~~town council~~Town Council, said establishment shall not sell alcoholic beverages such that the gross receipts from alcohol sales exceed ~~50~~fifty percent ~~(50%)~~(50%) of all gross receipts from all sales by the establishment. A new SUP must be granted by the ~~town council~~Town Council in compliance with the requirements of this section in order to increase any ~~alcohol to~~alcohol-to-food-sales ratio for on-premises alcohol sales for any existing establishment and for any unapproved SUP where an active application has been submitted.

(j) (i) Possession or consumption prohibited in certain areas.

(1) (1) Athletic fields, parks, or public areas. It shall be unlawful for any person to possess an open alcoholic beverage container or consume any alcoholic beverage in any ~~town~~Town-owned or controlled athletic field, and all parking lots servicing such athletic fields except as specifically approved by the ~~town council~~Town Council, ordinance, or ~~town council~~Town Council approved policy which governs such conduct. It shall be unlawful for any person to possess an open alcoholic beverage container or consume any alcoholic beverage, as defined by the Texas Alcoholic Beverage Code, in any ~~town~~Town-owned or controlled park, including reserved area(s) within any park, playground, recreation center or any other area in the ~~town~~Town-owned or used by the ~~town~~Town and devoted to active or passive recreation, including all planted expressways, all parking lots servicing parks and public areas, parkways, triangles, and traffic islands maintained by the ~~town~~Town except as specifically approved by the ~~town council~~Town Council, ordinance, or ~~town council~~Town Council approved policy which governs such conduct, or the approval of the ~~town manager~~Town Manager or ~~his~~the Town Manager's designee, through the special event review committee process.

(2) (2) Schools and school activities. It shall be unlawful for any person to possess an open container or consume any alcoholic beverage on a public street, public alley, or public sidewalk within one thousand (1,000) feet of the property line of a facility that is a public or private school, including a parochial school, that provides all or any part of pre-kindergarten through twelfth grade in the buildings or on the grounds of any public school in the ~~town~~Town limits or at any school-related activity conducted within the ~~town~~Town limits."

(2)

SECTION 3. CUMULATIVE

This Ordinance shall be cumulative of all other provisions of ordinances of the Town, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4. SAVINGS

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of any other ordinance affecting the subject matter of this Ordinance within the Town which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 5. SEVERABILITY

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

SECTION 6. PENALTY

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.

SECTION 7. PUBLICATION

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

**SECTION 8.
EFFECTIVE DATE**

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

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this __ day of ____ 2024.

Jeannette Tiffany, Mayor

ATTEST:

Tammy Dixon, Town Secretary

APPROVED AS TO FORM:

Dean Roggia, Town Attorney



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: April 4, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Case PD-AMD-24-001 PD-30 Amendment

Conduct a public hearing and consider a recommendation to the Town Council on a request made by TC Town Center 1 LP, to amend Planned Development District (PD-30) to allow for a modification to the Development Standards and Design of Drive-thru Facilities located at 2200 SH 114 on Lot 1, Block A, of Trophy Club Town Center Addition, C. Medlin Survey, Abstract No. 832, Denton County, Texas. (Matt Cox, Director of Community Development).

BACKGROUND/SUMMARY: TC Town Center 1, LP is requesting an amendment to Planned Development 30 (PD-30) to allow for a revision of the Development Standards to permit for a Quick Service Restaurant (QSR) without an escape lane. A QSR in PD-30 requires an “escape lane” parallel to the drive-thru lane from the beginning of the drive-thru lane to the service station. *Reference Figure 1 for Site Location*



Figure 1 Site

Location (Google Maps)

A QSR is defined in PD-30 as “...a restaurant that specializes in providing a full meal in a few minutes. Such meals often consist of a permutation of hamburger or chicken, french fries, and a soft drink or a milkshake.” In addition to Dine-In services, the intended restaurant user for this specific location does not provide for ordering at an ordering station at the beginning of the drive-thru or at the pick-up window. Take-Away orders to be picked up through the drive-thru must be placed via website or the restaurant's app. The applicant believes the pick-up process does not require an escape lane.

This emerging concept, of ordering remotely and the drive-thru lane being pick-up only, is being developed in many cities without escape lanes and has proven efficient. The applicant has provided eight (8) site plans of other facilities without the escape lane in the DFW area, across Texas, along major thoroughfares/Toll roads, etc. that are operating successfully with the one drive-thru lane.

The most recent Site Plan for PD-30 from 2016 illustrates a drive-thru facility at this location and is included as an attachment in this report. PD-30 provides for staff approval of Preliminary Site Plans, Modified Site Preliminary Site Plans, Site Plans, and Building Elevations if they comply with the standards set forth in the PD District (III. Procedures).

Public Hearing Requirements

Notice of public hearings were distributed as required by State Law and the Town of Trophy Club Zoning Ordinance. To date, the staff has not received any inquiries.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

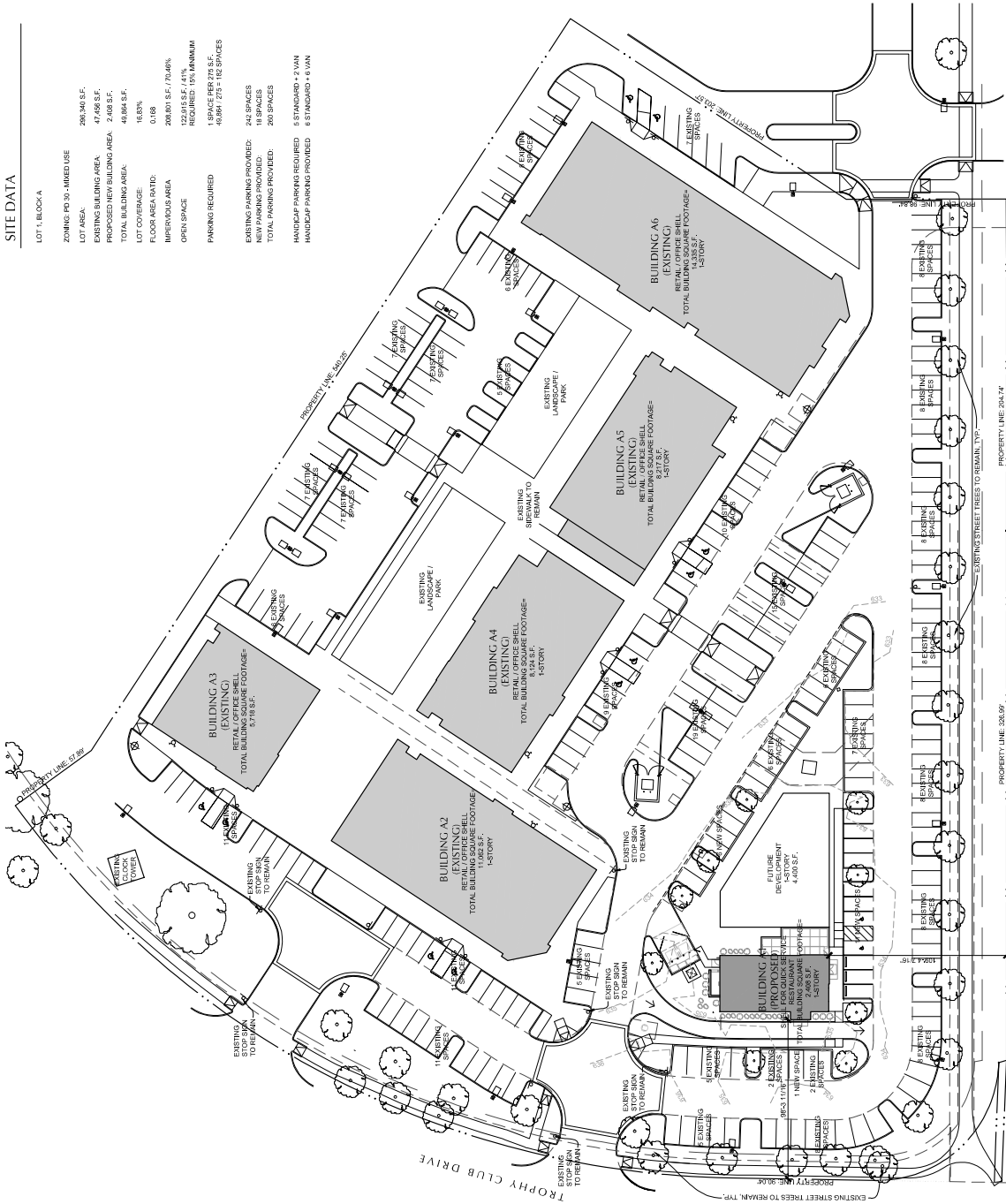
1. EX A Lot 1 BLK A Proposed Amended Site Plan
2. EX B Preliminary Site Plan dated 3.23.16 APPROVED 3.29.16

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission conduct the public hearing and recommend approval to the Town Council on the request made by TC Town Center 1 LP, to amend Planned Development District (PD-30) to allow for a modification to the Development Standards and Design of Drive-thru Facilities located at 2200 SH 114 on Lot 1, Block A, of Trophy Club Town Center Addition, C. Medlin Survey, Abstract No. 832, Denton County, Texas.

SITE DATA

LOT 1, BLOCK A	
ZONING: PD 32 - MIXED USE	280,340 S.F.
LOT AREA:	47,498 S.F.
EXISTING BUILDING AREA:	2,408 S.F.
PROPOSED NEW BUILDING AREA:	48,064 S.F.
TOTAL BUILDING AREA:	50,472 S.F.
LOT COVERAGE:	16.83%
FLOOR AREA RATIO:	0.168
IMPERVIOUS AREA:	208,801 S.F. / 70.46%
OPEN SPACE:	122,918 S.F. / 41%
PARKING REQUIRED:	1 SPACE PER 775 S.F. REQUIRED: 15% MINIMUM
EXISTING PARKING PROVIDED:	240 SPACES
NEW PARKING PROVIDED:	18 SPACES
TOTAL PARKING PROVIDED:	258 SPACES
HANDICAP PARKING REQUIRED:	5 STANDARD + 2 VAN
HANDICAP PARKING PROVIDED:	8 STANDARD + 6 VAN



01 SITE PLAN

1/23/2027





PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: April 4, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Case SUP-24-002 Quick Service Restaurant

Conduct a public hearing and consider a recommendation to the Town Council on a request made by TC Town Center 1 LP, for a Specific Use Permit (SUP) for a Quick Service Restaurant located at 2200 SH 114 in an approximate 2,500 square foot proposed structure on Lot 1, Block A, of Trohy Club Town Center Addition, C. Medlin Sruvey, Abstract No. 823, Denton County, Texas. (Matt Cox, Director of Community Development)

BACKGROUND/SUMMARY: TC Town Center 1, LP is requesting a Specific Use Permit (SUP) to allow for a Quick Service Restaurant (QSR) at 2200 SH 114 in approximately 2,500 square feet. Planned Development 30 (PD-30) Development Standards requires QSR's to apply for an SUP and the application is to be processed according to the Town's SUP regulations within 45 days of submission. *Reference Figure 1 for Site Location*

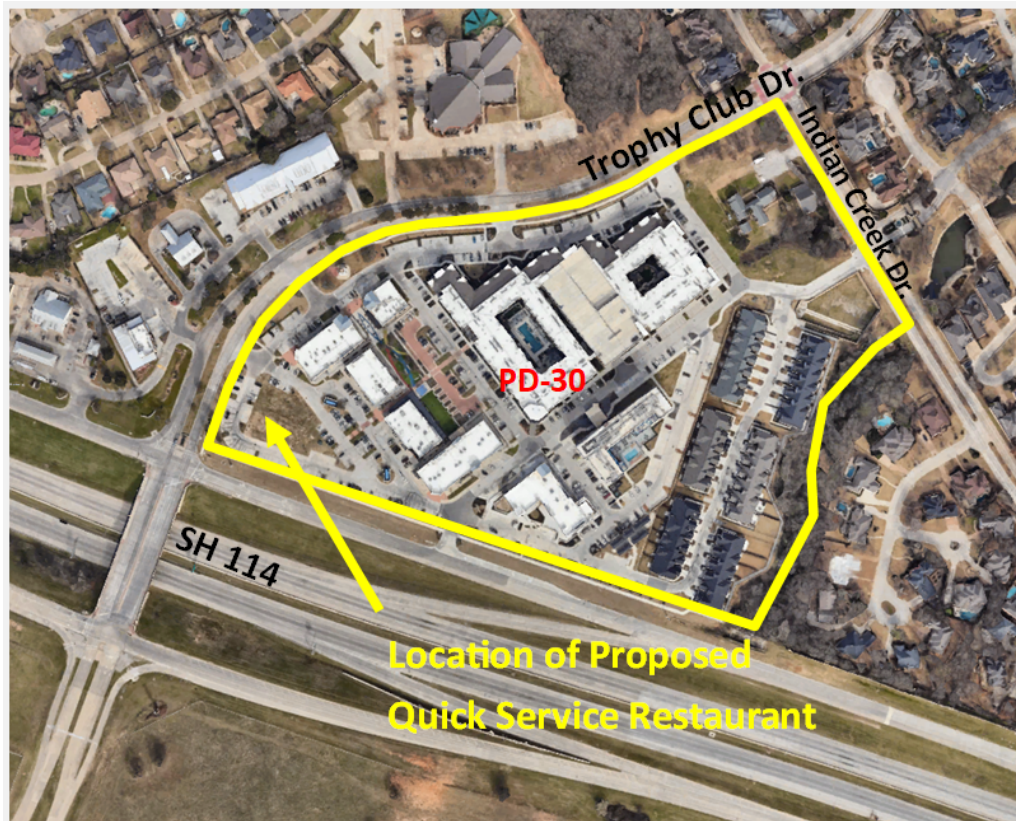


Figure 1 Site

Location (Google Maps)

The SUP for a QSR at this location is dependent upon review and approval of the PD-30 Amendment to allow for the use without an escape lane at the drive-thru.

The following items are outlined for Consideration of a Specific Use Permit application:

“In considering an application for a specific use permit, the planning and zoning commission and the town council shall take into consideration the following factors:

1. Whether the proposed site plan will adequately provide for safety from fire hazards and have effective measures of fire control.
2. Whether the proposed site plan provides adequate drainage.
3. Whether the proposed specific use will have noise-producing elements that are not sufficiently controlled.
4. Whether the glare of vehicular and stationary lights is compatible with the established character of surrounding land uses.
5. Whether the location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site.
6. Whether such signs will have an adverse effect on adjacent properties.
7. Whether the proposed specific use will adversely affect the public at the site and the area immediately surrounding the specific use.
8. Whether the proposed use will have any substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public, health, safety and general welfare.
9. Whether the proposed use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed specific use will so dominate the immediate neighborhood, consideration shall be given to:
 1. The location, nature and height of buildings, structures, walls and fences on the site; and
 2. The nature and extent of landscaping and screening on the site.
10. Whether the proposed use otherwise complies with all applicable regulations of this ordinance, including lot size requirements, bulk regulations, use limitations and performance standards.
11. Whether the proposed use at the specified location will contribute to or promote the welfare or convenience of the public.
12. Whether off-street parking and loading areas will be provided in accordance with the standards set out in section [14.02.353](#), Off-Street Parking Requirements, and section [14.02.354](#), Off-Street Loading Requirements, and such additional areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.
13. Whether adequate access roads or entrance and exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

14. Whether the proposed use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
15. Whether the proposed use will result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.”

Additional regulations:

(f) Conditions and restrictions.

In considering a specific use permit application, the planning and zoning commission may recommend, and the town council may impose, such conditions, safeguards and restrictions upon the premises benefited by the specific use as may be necessary to avoid, minimize, or mitigate any potentially injurious effect of such specific use upon other property in the neighborhood, and to carry out the general purpose and intent of this ordinance. Such conditions shall be set out in the ordinance approving the specific use permit.

The following responses were provided by the applicant as required by the SUP application:

1. Provide a detailed explanation of why the proposed use will not cause substantial injury to the value, use or enjoyment of the property in the neighborhood.

Our goal is to activate the hard corner of the Town center by bringing in Chipotle, a leader in the food industry with over 3,200 restaurants in the world. The current empty lot will turn into a focus point of the property as it will create more traffic to the center through the use of the digital pick up lane, beautify the hard corner of the property through the addition of a building and some landscaping that will be cohesive with the rest of the center and provide additional parking which will benefit all the businesses.

1. Provide a statement as to how the proposed specific use is to be designed, arranged and operated in order to ensure that development and use of neighboring property in accordance with the applicable district regulations will not be prevented or made unlikely, and that the value, use and reasonable enjoyment of such property will not be prevented or made unlikely, [sic] and that the value, use and reasonable enjoyment of such property will not be impaired or adversely affected.

This standalone building will be located at the very hard corner of the property. This is to provide the best visibility for people entering Trophy Club through Trophy Club Drive but also to ensure that this new building does not screen/reduce the visibility of building A2 from 114. The digital pick-up lane is located to the west of the building to allow quick access from Trophy Club Drive. The utility alcove will be located along the north facade and will be screened as required by PD 30. The new dumpster enclosure is located at the back of the building at proximity of

another existing dumpster enclosure, to facilitate access and service. A patio will be located along the west side of the building, so people can enjoy the open space.

1. Provide identification of any potentially adverse effects that may be associated with the proposed specific use, and of the means proposed by the applicant to avoid, minimize or mitigate such effects.

To alleviate any issues with the existing trash enclosures, this standalone building will have a new dedicated trash enclosure.

1. Provide additional terms and conditions including design standards as the planning and zoning commission and the town council deem necessary to preserve the value and character of the affected property and neighboring properties.

This new building will basically look identical to the others retail buildings within the center and will meet all design requirements of PD30.

Summary

The SUP site is within PD 30, a well-planned development, providing specific regulations and requirements to accommodate a Quick Service Restaurant.

- The most recent site plan for PD-30 from 2016 illustrated a drive-thru facility at this location and is included as an attachment in this report.
- SUP review criteria have been satisfied and the applicant has provided detailed responses to the application's purpose.
- The applicant has stated the site will be landscaped in accordance with PD-30 requirements in a manner similar to the existing materials.

PD-30 provides for staff approval of Preliminary Site Plans, Modified Site Preliminary Site Plans, Site Plans, and Building Elevations if they comply with the standards set forth in the PD District (III. Procedures).

Public Hearing Requirements

Notice of the public hearings were distributed as required by State Law and the Town of Trophy Club Zoning Ordinance. To date, the staff has not received any inquiries.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. EX A Trophy Club Town Center submission 032824
2. EX B Preliminary Site Plan dated 3.23.16 APPROVED 3.29.16

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission conduct the public hearing and recommend approval to the Town Council on a request made by TC Town Center 1 LP, for a Specific Use Permit (SUP) for a Quick Service Restaurant located at 2200 SH 114 in an approximate 2,500 square foot proposed structure on Lot 1, Block A, of Trohy Club Town Center Addition, C. Medlin Sruvey, Abstract No. 823, Denton County, Texas.

FOR CITY REVIEW ONLY
NOT FOR PERMIT
NOT FOR CONSTRUCTION

NEW SHELL BUILDING AT
**Trophy Club
Town Center**
TROPHY CLUB, TEXAS 76262

3.28.2024

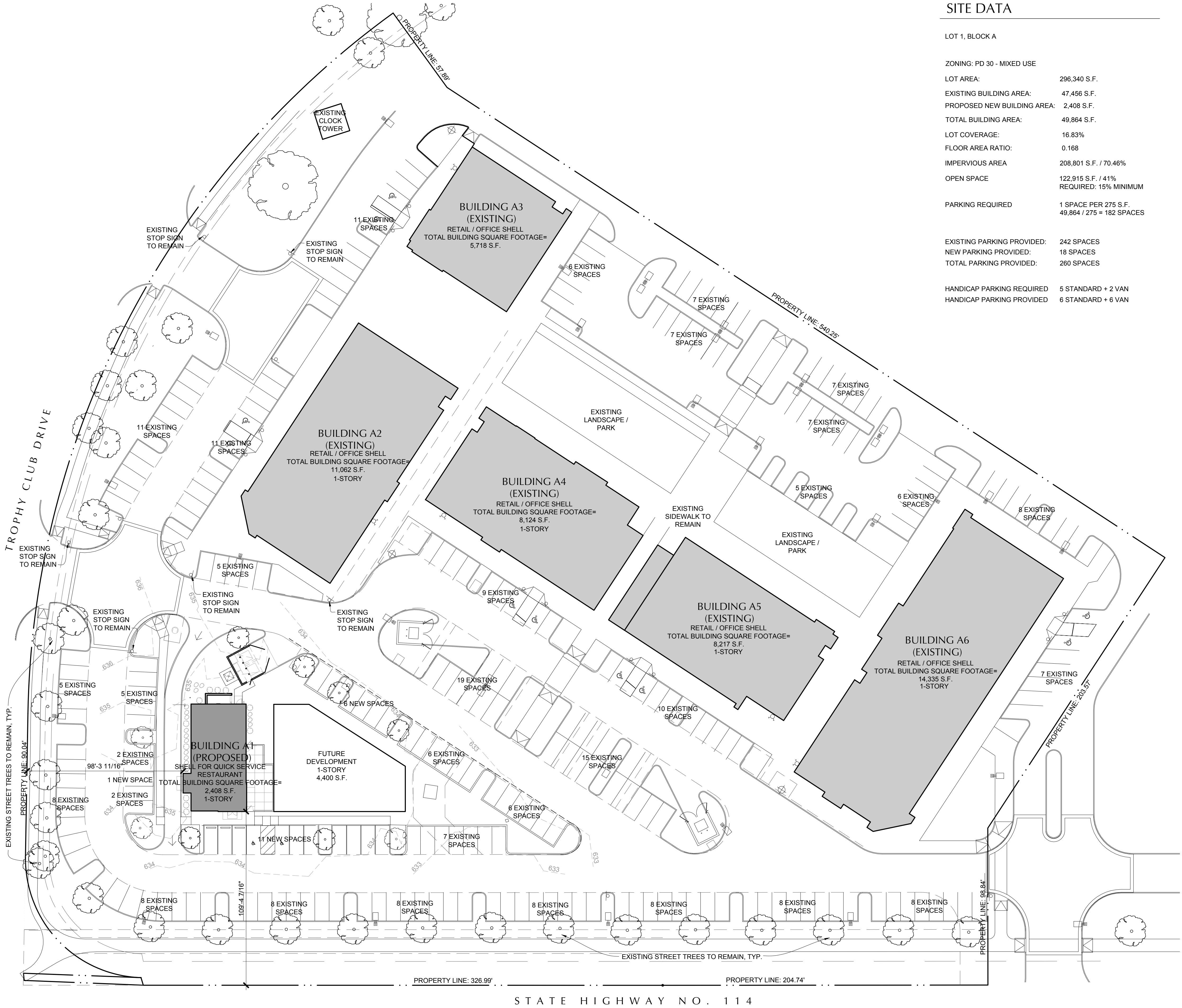
AMENDED SITE PLAN
LOT 1, BLOCK A
TROPHY CLUB TOWN
CENTER

AS100

SITE DATA

LOT 1, BLOCK A

ZONING:	PD 30 - MIXED USE
LOT AREA:	296,340 S.F.
EXISTING BUILDING AREA:	47,456 S.F.
PROPOSED NEW BUILDING AREA:	2,408 S.F.
TOTAL BUILDING AREA:	49,864 S.F.
LOT COVERAGE:	16.83%
FLOOR AREA RATIO:	0.168
IMPERVIOUS AREA	208,801 S.F. / 70.46%
OPEN SPACE	122,915 S.F. / 41% REQUIRED: 15% MINIMUM
PARKING REQUIRED	1 SPACE PER 275 S.F. 49,864 / 275 = 182 SPACES
EXISTING PARKING PROVIDED:	242 SPACES
NEW PARKING PROVIDED:	18 SPACES
TOTAL PARKING PROVIDED:	260 SPACES
HANDICAP PARKING REQUIRED	5 STANDARD + 2 VAN
HANDICAP PARKING PROVIDED	6 STANDARD + 6 VAN

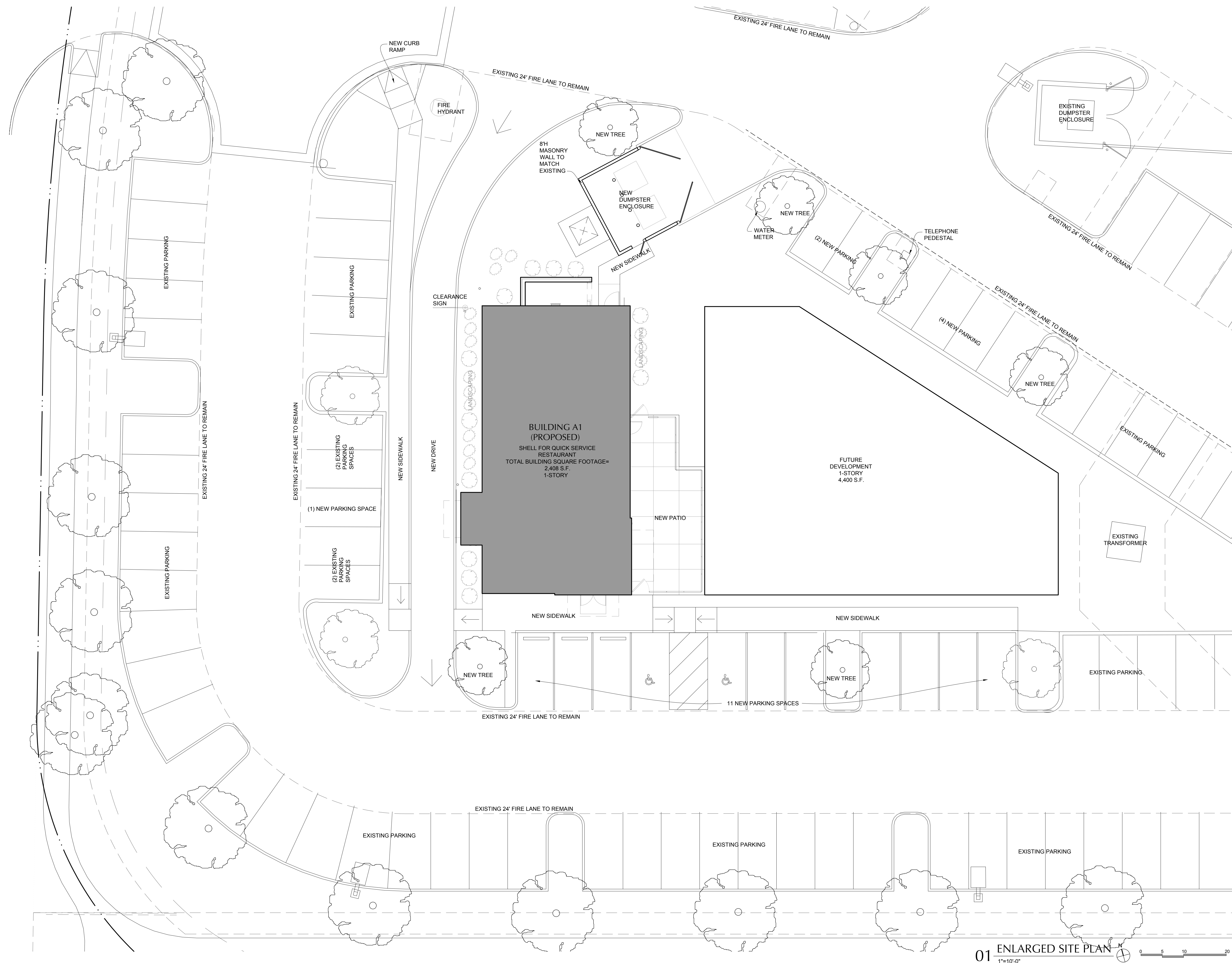


FOR CITY REVIEW ONLY
NOT FOR PERMIT
NOT FOR CONSTRUCTION

TROPHY CLUB, TEXAS 76262

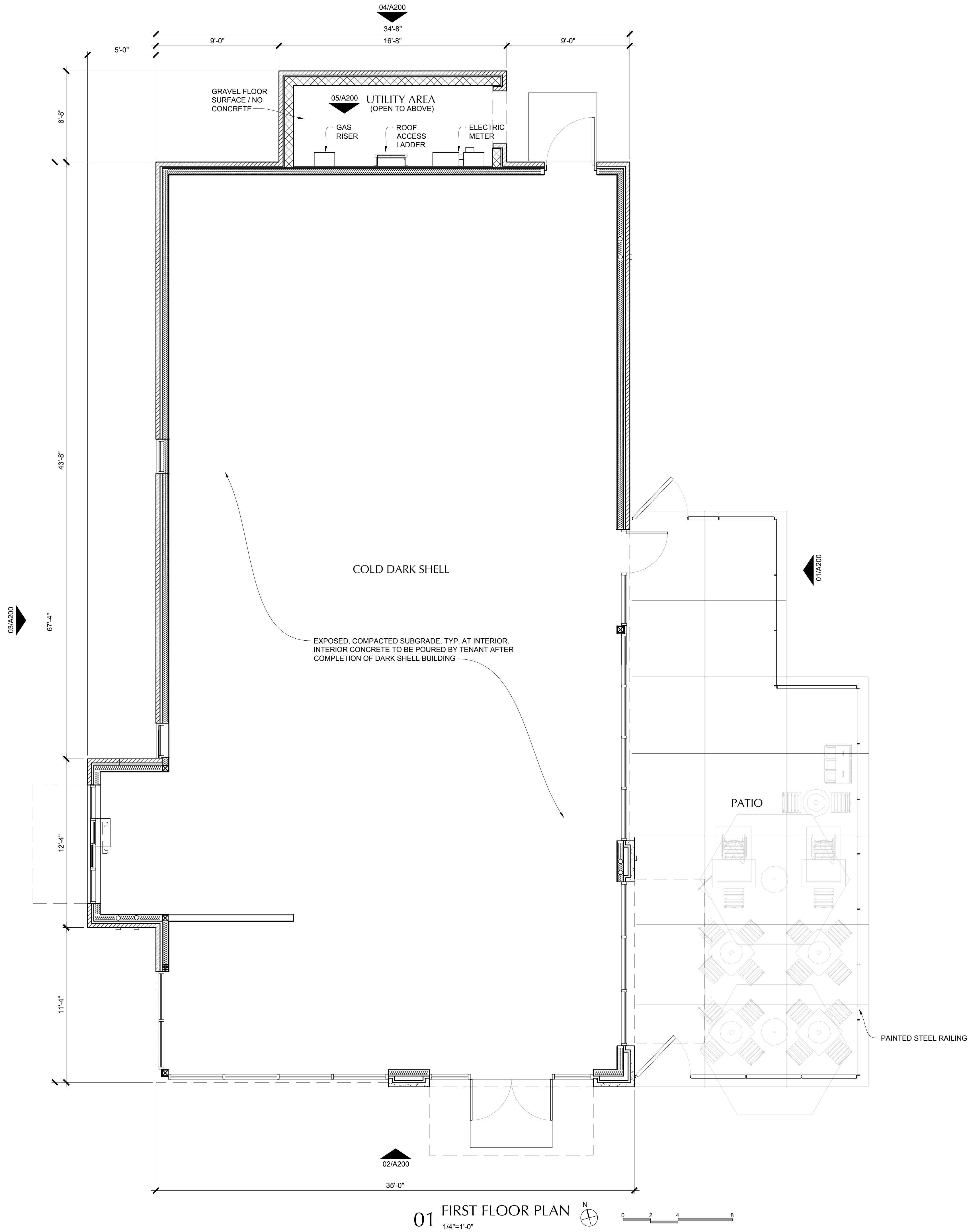
S I T E P L A N

AS101



01 ENLARGED SITE PLAN
1"=10'-0"

FOR CITY REVIEW ONLY
NOT FOR PERMIT
NOT FOR CONSTRUCTION



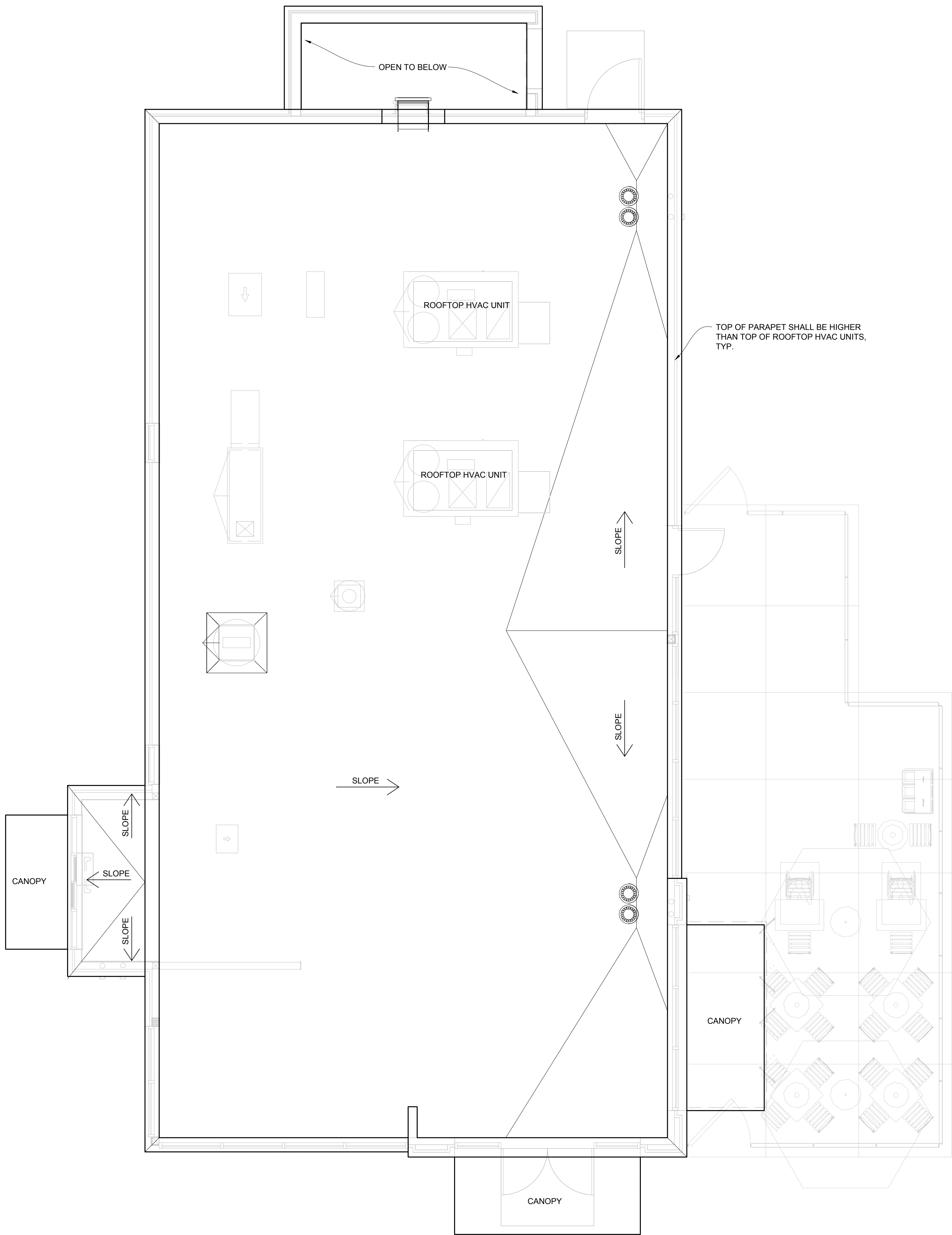
NEW SHELL BUILDING AT
**Trophy Club
Town Center**
TROPHY CLUB, TEXAS 76262

SCHEMATIC DESIGN
3.28.2024

FLOOR PLAN

A100

FOR CITY REVIEW ONLY
NOT FOR PERMIT
NOT FOR CONSTRUCTION



01 ROOF PLAN
1/4"=1'-0"



NEW SHELL BUILDING AT

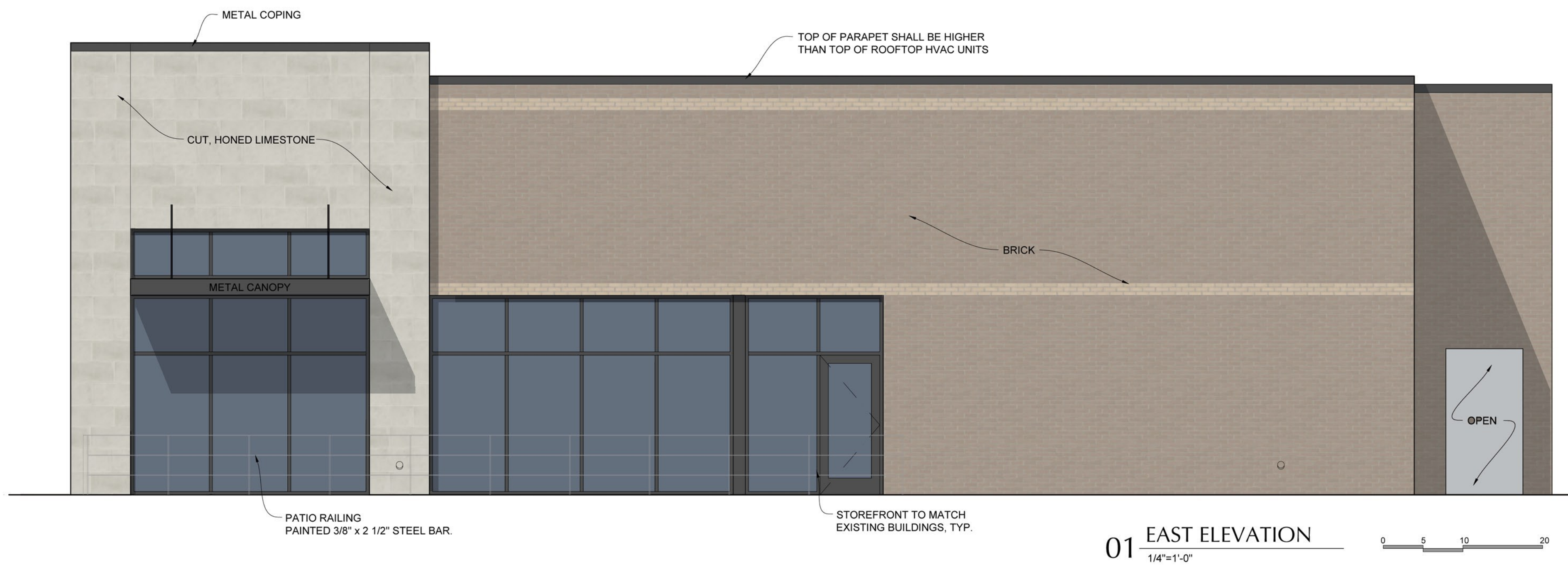
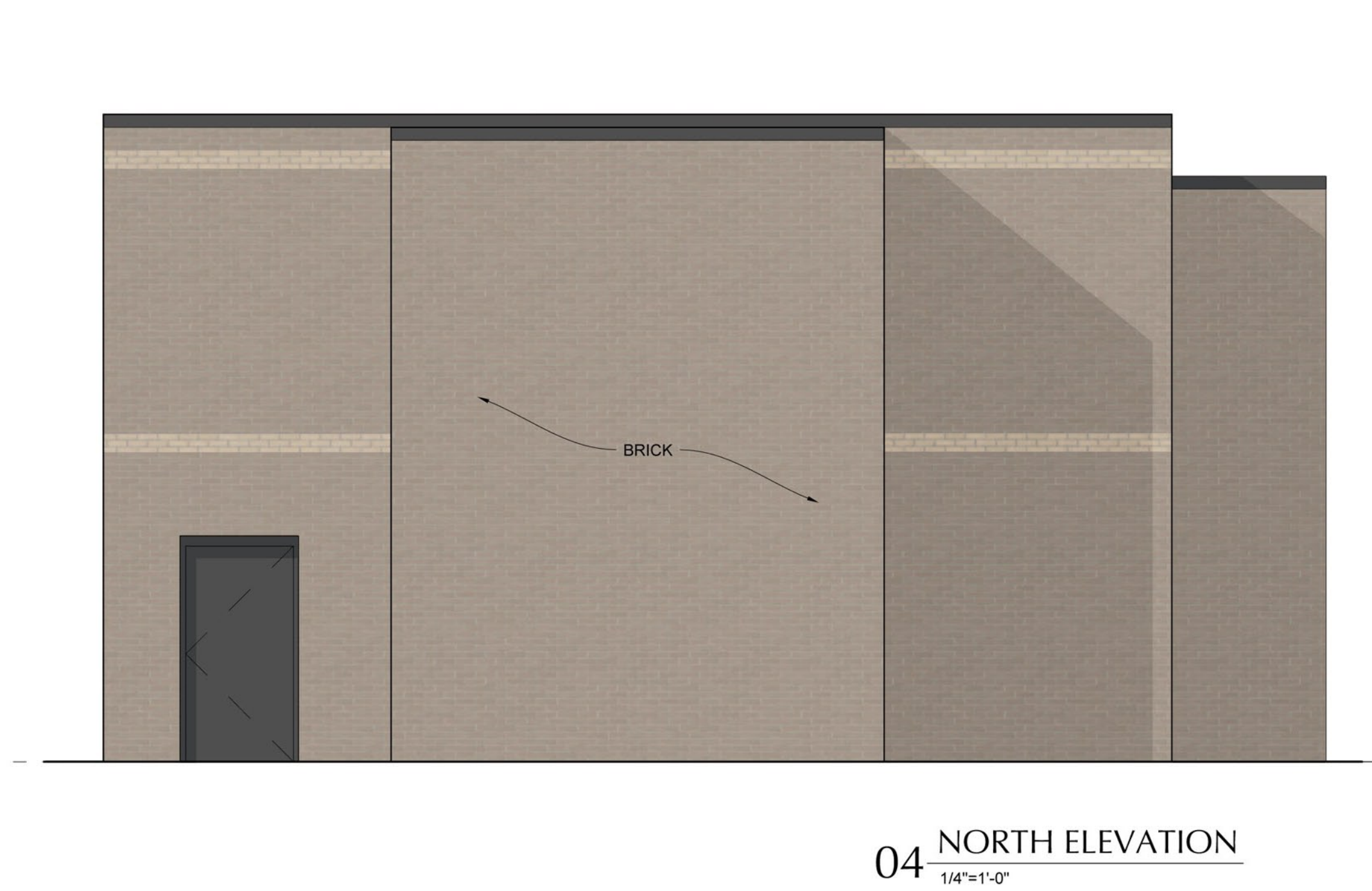
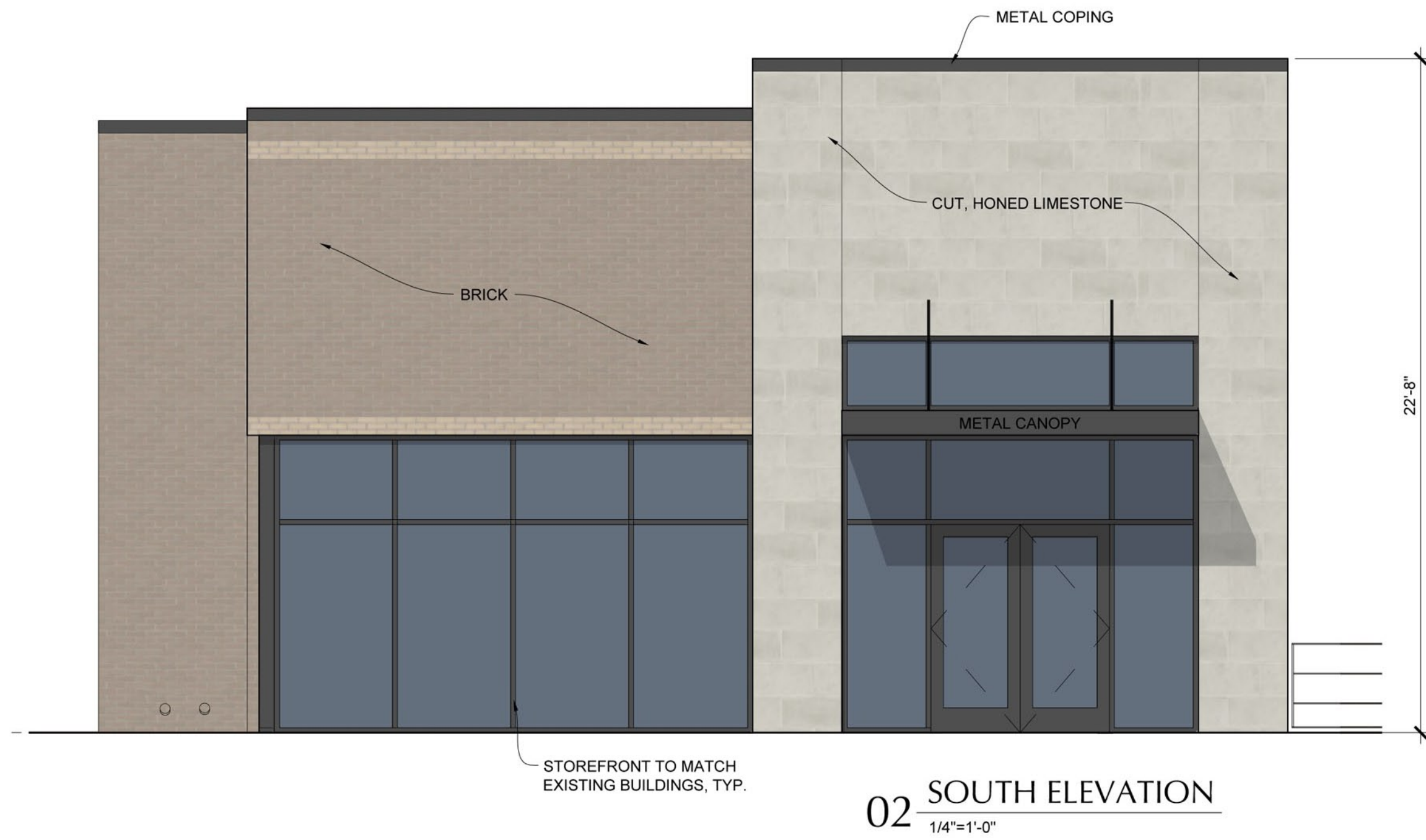
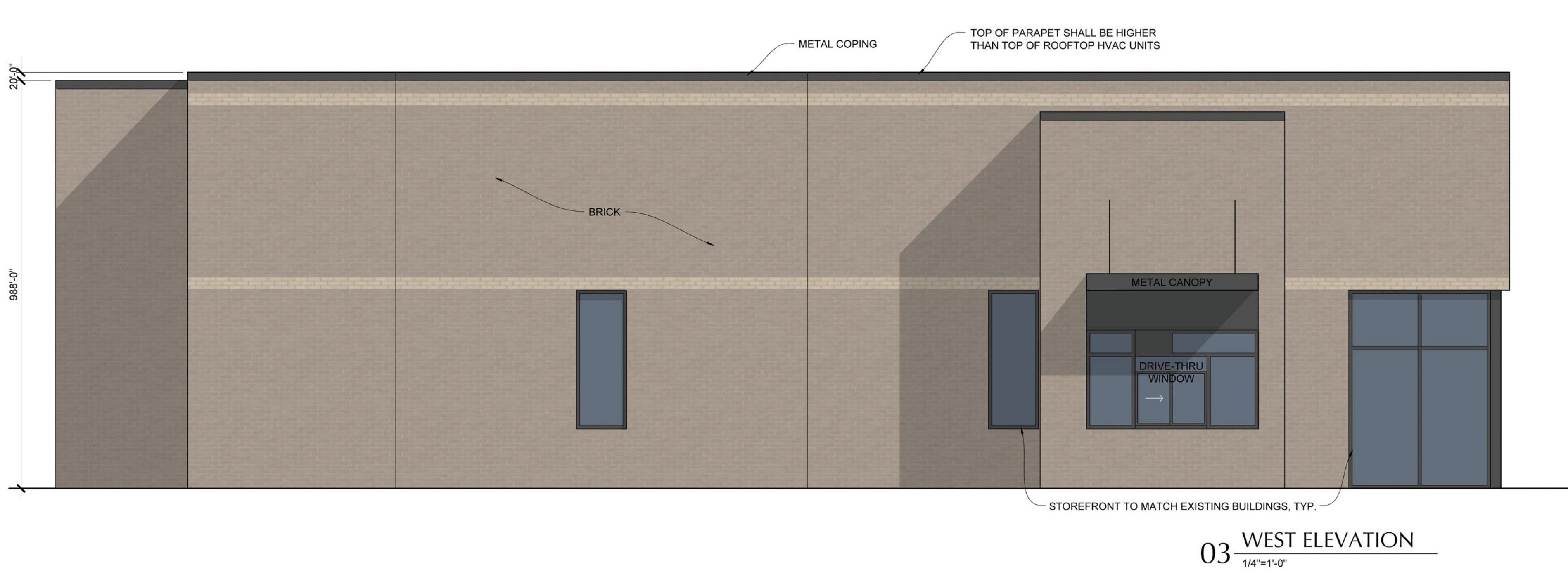
**Trophy Club
Town Center**

TROPHY CLUB, TEXAS 76262

SCHEMATIC DESIGN
3.28.2024

R O O F P L A N

A140



NEW SHELL BUILDING AT
**Trophy Club
Town Center**
TROPHY CLUB, TEXAS 76262

SCHEMATIC DESIGN
3.28.2024

EXTERIOR ELEVATIONS

A200

FOR CITY REVIEW ONLY
NOT FOR PERMIT
NOT FOR CONSTRUCTION



NEW SHELL BUILDING AT
**Trophy Club
Town Center**
TROPHY CLUB, TEXAS 76262

SCHEMATIC DESIGN
3.28.2024

EXTERIOR



ARCHITECTURE
PLANNING
CONSTRUCTION
INTERIORS

MICHAEL F. TWICHELL, L.P.
3624 OAK LAWN AVENUE, SUITE 320
DALLAS, TEXAS 75219
OFFICE: 214-521-3066
FAX: 214-599-0563

TROPHY CLUB
TOWN CENTER
26 ACRE
MIXED-USE

A PROJECT FOR

MIDTOWN
DEVELOPMENT, INC.
13101 PRESTON RD.
SUITE 510
DALLAS, TX 75240

PRELIMINARY SITE PLAN

Scale 1" = 60'-0"

REV.	DATE	DESCRIPTION
03.23.16		

PROJECT: 09340

SHEET

MSP-1



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Minutes

Planning & Zoning Commission

March 7, 2024

7:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the March 7, 2024, Planning & Zoning Commission to order at 7:00 PM and announced a quorum.

Commissioners Present:

Chairperson Michael Biggs
Vice Chairperson Mike Branum
Commissioner Reginald Barbarin
Commissioner Paul Jablonski
Commissioner Terry Kesterson
Commissioner Rhylan Rowe

Commissioners Absent:

Commissioner Robert Stevens

Staff Present:

Matt Cox	Director of Community Development
Brandon Wright	Town Manager
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 ME-24.001 Mother's Day Festival Banners/Signs Meritorious Exception

Consider a recommendation to the Trophy Club Town Council on a meritorious exception for special purpose banners/signs for the Mother's Day Art and Garden Festival, to include a request to waive the meritorious exception application fee, to be located at the Trophy Club Town Center, PD-30. (Matt Cox, Community Development Director)

Matt Cox presented the staff report and was available for questions. Mr. Cox advised the Commissioners the applicant was present and 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 5-0.

2. Consider approval of the January 4, 2024, Planning and Zoning Commission Meeting Minutes.

Chairperson Biggs asked for discussion or a motion. Commissioner Branum moved to recommend approval, with a second by Commissioner Jablonski. Chairperson Biggs called for a vote. The motion passed unanimously 5-0.

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

Matt Cox advised the Commissioners staff Thai Taste is requesting an alcohol permit for April's P&Z meeting and a meeting is being set with the potential buyer of the town homes across from Town Hall.

ADJOURN

Chairperson Biggs asked for a motion to adjourn. Commissioner Rowe moved to recommend approval, with a second by Commissioner Jablonski. Chairperson Biggs called for a vote. The motion passed unanimously 5-0.

The meeting adjourned at 7:07 PM.

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

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