



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

PLANNING & ZONING COMMISSION

April 26, 2024

10:00 AM

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-24-003 Trophy Club Women's Club Alcohol Sales

Conduct a public hearing and consider a recommendation to the Town Council regarding a Specific Use Permit request by the Trophy Club Women's Club (TCWC) for the sale of alcoholic beverages at the Mother's Day Art and Garden Festival, to be held on May 10-12, 2024, at Trophy Club Town Center, 2240 SH 114M Trophy Club, Denton County, Texas.

- 2.** Consider approval of the April 4, 2024, Planning and Zoning meeting minutes (A. Santos).

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: Friday, April 19, 2024, at 4:00 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 26, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: **Case SUP-24-003 Trophy Club Women's Club Alcohol Sales**

Conduct a public hearing and consider a recommendation to the Town Council regarding a Specific Use Permit request by the Trophy Club Women's Club (TCWC) for the sale of alcoholic beverages at the Mother's Day Art and Garden Festival, to be held on May 10-12, 2024, at Trophy Club Town Center, 2240 SH 114M Trophy Club, Denton County, Texas.

BACKGROUND/SUMMARY: The 4th Annual Trophy Club Women's Club Mother's Day Art and Garden Festival is scheduled for May 10-12, 2024. The organization submitted a Specific Use Permit (SUP) application requesting the sale of alcohol for the event. Section 14.02.252 (f) of the Town's Code of Ordinances requires a SUP permit to 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.

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 the nearest property line to property line when measuring to public schools and private schools. The bar tent set up will be in the courtyard area directly behind the former Blue 22 restaurant location. The Trophy Club Women's Club Mother's Day Art and Garden Festival complies with Town and State requirements, as the closest church (Fellowship United Methodist Church) is approximately 1,205 feet away, and the closest public (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.

The Chief of Police has reviewed this application as required by Code, and has no objections.

The Trophy Club Women's Club is requesting that the \$300 SUP application fee be waived because the event is organized for the purpose of providing scholarships to Trophy Club students.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

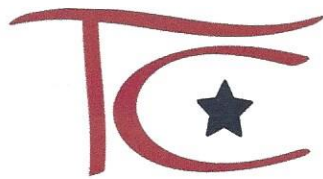
LEGAL REVIEW: Dean Roggia, has reviewed the ordinance as to form and legality.

ATTACHMENTS:

1. Exhibit - A - Application SUP
2. Exhibit - B- TCWC Beck TABC Letter
3. Exhibit C - TCWC MAP
4. Exhibit - D - Area Map
5. ORD 2024-XX TC Women's Club

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission conduct the public hearing and recommend approval to the Town Council on a Specific Use Permit for the event of Mother's Day Art and Garden Festival to be held on May 10-12, 2024, at the Trophy Club Town Center, PD-30.



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: Mother's Day Art & Garden Festival Total Lots: _____

Property Address: 2240 TX 114 TC TX 76262 Total Acres: _____

Legal Description: PD-30 DCAD/TAD TAX ID: _____

Current Use of Property: Restaurant/Retail Current Zoning: _____

Description of Request: Beer/Wine Tent @ Festival Proposed Zoning: _____

APPLICANT / OWNER INFORMATION

Applicant

Owner (If Different)

Company Name: TCWC

Company Name: _____

Contact Name: Teryl Flynn

Contact Name: _____

Address: PO Box 1573

Address: _____

City, State, Zip: Roanoke TX 76262

City, State, Zip: _____

Phone: 214-608-6548

Phone: _____

Email: teryl.flynn@gmail.com

Email: _____

Signature: Teryl Flynn

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: _____

Received by: _____

Fee Paid: _____

Payment Type/Check #: _____

Receipt #: _____

Case #: _____



Trophy Club Town Center Association, Inc.
13101 Preston Road
Suite 510
Dallas, TX 75240

April 5, 2024

Re: Mother's Day Art and Garden Festival 2024

Texas Alcoholic Beverage Commission
2225 East Randol Mill Road, Suite 200
Arlington, TX 76011-6354

To Whom It May Concern:

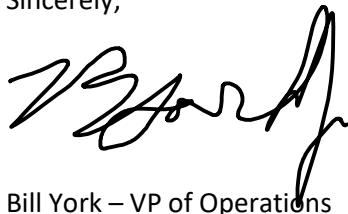
Trophy Club Town Center Association, Inc authorizes the sale/service of alcoholic beverages at the event, Mother's Day Art and Garden Festival, to be held May 10-12, 2024 at Trophy Club Town Center, 2240 TX 114, Trophy Club, TX 76262. We have instructed the event organizer that they must obtain a temporary beer/wine/liquor permit from the TABC.

EVENT DETAILS:

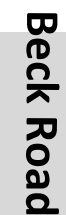
Trophy Club Women's Club Mother's Day Art and Garden Festival
Trophy Club Town Center
Address: 2240 TX 114, Trophy Club, TX 76262
May 10, 2024 5pm – 9pm
May 11, 2024 10am – 9pm
May 12, 2024 10am – 4pm

Please call me if you have any questions or if you need any additional information.

Sincerely,



Bill York – VP of Operations





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

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS APPROVING A SPECIFIC USE PERMIT REQUESTED BY THE TROPHY CLUB WOMEN'S CLUB, A TEXAS NON-PROFIT CORPORATION, AND AUTHORIZED BY THE PROPERTY OWNER, FOR ALCOHOLIC BEVERAGE SALES FOR ON-PREMISES CONSUMPTION IN CONJUNCTION WITH EXISTING RESTAURANT AND RETAIL USES AT OR NEAR 2240-2300 E SH 114 #600 OF TC TOWN CENTER, WITHIN PD PLANNED DEVELOPMENT NO. 30; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING APPLICABLE REGULATIONS, DISCONTINUATION, & REVOCATION; PROVIDING A SAVINGS AND REPEALER 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; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Trophy Club Women's Club, a Texas non-profit corporation (the "Applicant") seeks to sell alcoholic beverages, including beer and wine, for on-premises consumption in conjunction with existing restaurant and retail uses, located at or near 2240-2300 E SH 114 #600 of TC Town Center, and the owner of the property has consented to and authorized the Applicant to apply for a specific use permit; and

WHEREAS, all legal requirements and conditions were complied with, and after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning & Zoning Commission of the Town has recommended to the Town Council the adoption of this Ordinance; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and the information and other materials received at a public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town of Trophy Club, Texas, and of the public health, safety, and welfare.

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

**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. APPLICABLE REGULATIONS, DISCONTINUATION, & REVOCATION

In all respects the land shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the Town, including without limitation regulations governing PD Planned Development No. 30 and all amendments thereto. The Specific Use Permit granted by this Ordinance shall control in cases of conflict between this Ordinance and/or PD Planned Development No. 30 and/or the Comprehensive Zoning Ordinance. The Specific Use Permit granted hereby shall discontinue upon the completion of a three (3) day event conducted by the Applicant on the dates authorized by the Town. Further, this Specific Use Permit shall be subject to revocation in accordance with the Town of Trophy Club Code of Ordinances.

SECTION 3. SAVINGS AND REPEALER

This Ordinance shall be cumulative of all other ordinances of the Town affecting the regulation of land and zoning and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those Ordinances are in direct conflict with the provisions of this Ordinance whether such Ordinances are codified or uncoded, and all other provisions of the Ordinances of the Town of Trophy Club, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Notwithstanding the foregoing, any complaint, action, cause of action or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such repealed Ordinance(s) shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall be deemed to remain and continue in full force and effect.

SECTION 4. 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 5.

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. The penalty provided by this section shall be cumulative of all other penalties allowed by law, including without limitation, civil remedies available for enforcement of this Ordinance.

**SECTION 6.
PUBLICATION**

The Town Secretary of the Town of Trophy Club is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 3.16 of the Town's Charter.

**SECTION 7.
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 26nd day of April 2024.

Jeannette Tiffany, Mayor

ATTEST:

Tammy Dixon, Town Secretary

APPROVED AS TO FORM:

Dean Roggia, Town Attorney



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: April 26, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Consider approval of the April 4, 2024, Planning and Zoning meeting minutes (A. Santos).

BACKGROUND/SUMMARY: N/A

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Present - P&Z Meeting Minutes from 04.04.2024

ACTIONS/OPTIONS:

N/A



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Minutes

Planning & Zoning Commission

April 4, 2024

7:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the April 4, 2024, Planning & Zoning Commission to order at 7:00 PM and announced a quorum.

Commissioners Present:

Chairperson Michael Biggs
Commissioner Reginald Barbarin
Commissioner Paul Jablonski
Commissioner Terry Kesterson

Commissioners Absent:

Commissioner Robert Stevens
Vice Chairperson Mike Branum
Commissioner Rhylan Rowe

Staff Present:

Matt Cox	Director of Community Development
Alicia Santos	Sr. Administrative Assistant
Tammy Dixon	Town Secretary

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 SUP-24-001 Thai Taste Alcohol Use

Conduct a public hearing and consider a recommendation to the Town Council regarding a Specific 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)

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

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

Chairperson Biggs closed the public hearing at 7:03 PM.

Chairperson Biggs asked for discussion or a motion. Commissioner Jablonski moved to recommend approval, with a second by Commissioner Kesterson. Chairperson Biggs called for a vote. The motion passed 4-0.

- 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.**

Chairperson Biggs opened the public hearing at 7:04 PM.

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

Chairperson Biggs closed the public hearing at 7:07 PM.

Chairperson Biggs asked for discussion or a motion. Commissioner Kesterson moved to recommend approval, with a second by Commissioner Barbarin. Chairperson Biggs called for a vote. The motion passed 4-0.

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

Conduct a public hearing and consider a recommendation to the Town Council on request made by TC Town Center 1 LP, to amend the 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).

Chairperson Biggs opened the public hearing at 7:11 PM.

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

Applicant: Yochoua Arrouas, with Beck Ventures, 13101 Preston Rd., Ste #510, Dallas, TX 75240

Chairperson Biggs closed the public hearing at 7:23 PM.

Chairperson Biggs asked for discussion or a motion. Commissioner Kesterson moved to recommend approval, with a second by Commissioner Barbarin. Chairperson Biggs called for a vote. The motion passed 4-0.

- 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 Survey, Abstract No. 832, Denton County, Texas (Matt Cox, Director of Community Development).

Chairperson Biggs opened the public hearing at 7:26 PM.

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

Applicant: Yochoua Arrouas, with Beck Ventures, 13101 Preston Rd., Ste #510, Dallas, TX 75240

Chairperson Biggs closed the public hearing at 7:30 PM.

Chairperson Biggs asked for discussion or a motion. Commissioner Jablonski moved to recommend approval, with a second by Chairperson Biggs. Chairperson Biggs called for a vote. The motion passed 4-0.

5. Consider approval of the March 7, 2024, Planning and Zoning Commission Meeting Minutes.

Chairperson Biggs asked for discussion or a motion. Chairperson Biggs moved to recommend approval, with a second by Commissioner Kesterson. Chairperson Biggs called for a vote. The motion passed unanimously 4-0.

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

Matt Cox advised the Commissioners that Hutchins BBQ is looking to expand their location. Staff met with a future developer for the town homes across Town Hall to bring them up to speed where it was left off.

ADJOURN

Chairperson Biggs asked for a motion to adjourn. Commissioner Kesterson moved to recommend approval, with a second by Commissioner Barbarin. Chairperson Biggs called for a vote. The motion passed unanimously 4-0.

The meeting was adjourned at 7:45 PM.

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

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