



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.

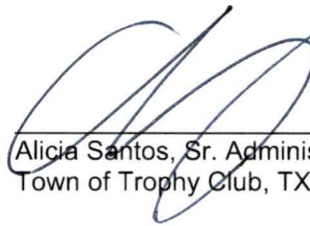
ADJOURN

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