



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

PLANNING & ZONING COMMISSION

June 6, 2024

6:00 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 PD-AMD-24-002 PD-30 Amendment Multi-tenant Monument

Conduct a public hearing and consider a recommendation to the Town Council on a request made by TC Town Center 2, LP to amend Planned Development District (PD-30) to allow a multi-tenant monument sign with CEVMS display located at 2200-2300 SH 114 on Lot 2, Block A, of the Trophy Club Town Center Addition, of the C. Medlin Survey, Abstract No. 823, Denton County, Texas.

2. Consider approval of the April 26, 2024, Planning and Zoning meeting minutes (A. Santos).

3. 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: June 3, 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: June 6, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Case PD-AMD-24-002 PD-30 Amendment Multi-tenant Monument

Conduct a public hearing and consider a recommendation to the Town Council on a request made by TC Town Center 2, LP to amend Planned Development District (PD-30) to allow a multi-tenant monument sign with CEVMS display located at 2200-2300 SH 114 on Lot 2, Block A, of the Trophy Club Town Center Addition, of the C. Medlin Survey, Abstract No. 823, Denton County, Texas.

BACKGROUND/SUMMARY: TC Town Center 2, LP is requesting an amendment to Planned Development 30 (PD-30) to allow a proposed multi-tenant monument sign with Changeable Electronic Variable Message Sign (CEVMS) display on Lot 2, Block A of the Trophy Club Town Center Addition. *Reference Figures 1 & 2 for location.*

Figure 1

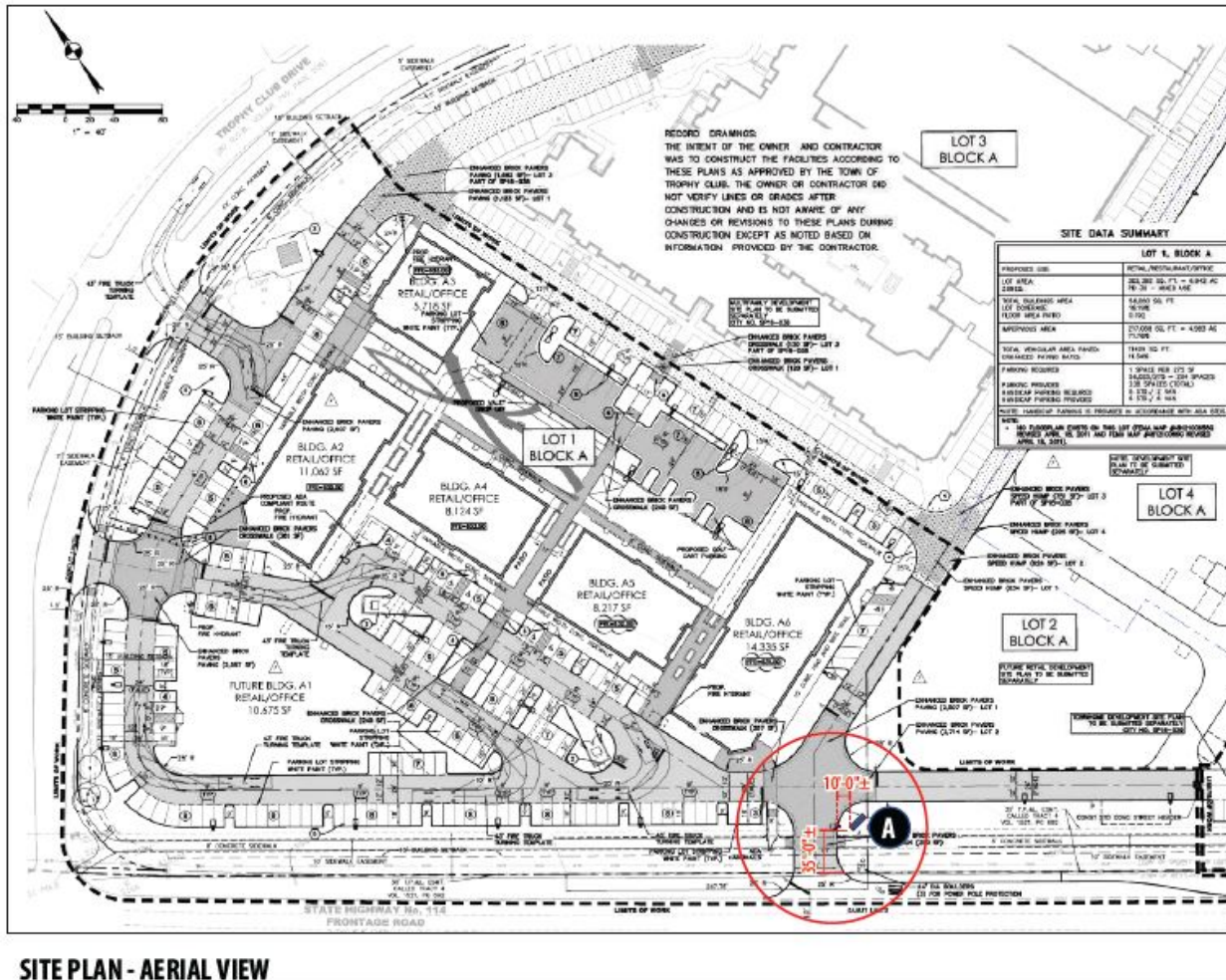
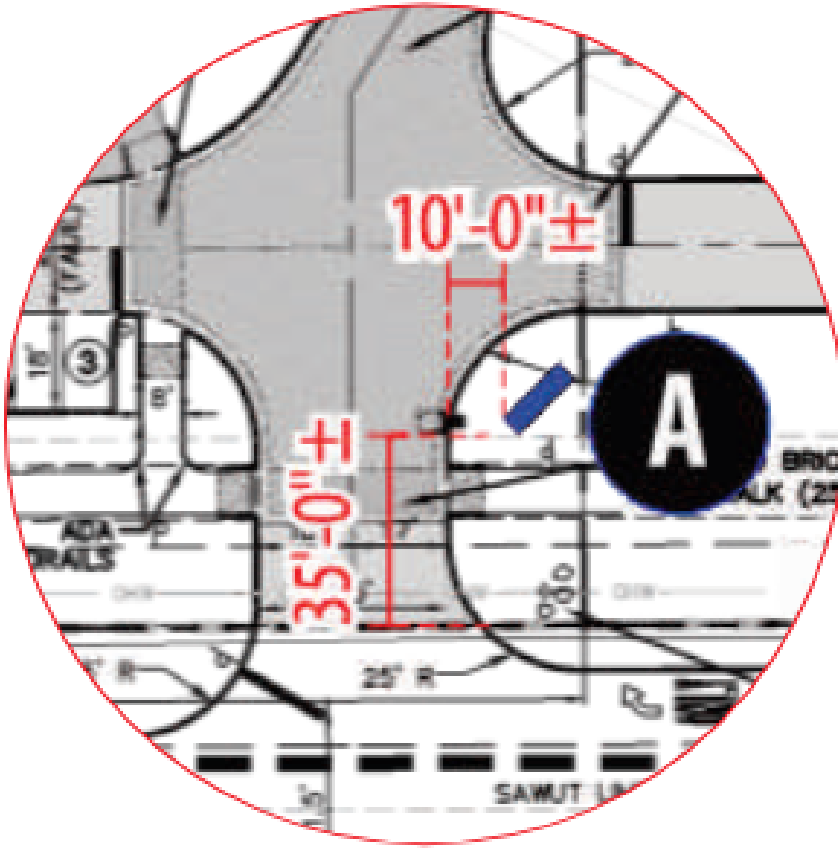


Figure 2



ENLARGED FOR CLARITY

PD-30 Signage Provisions:

The existing Planned Development District 30 (PD-30) does not allow for Monument Signs and Freestanding Development Identification Signs to advertise tenants. The PD does not specifically address CEVMS signs but does reference compliance with the Town's sign regulations.

PD-30 provides for Development Identification Signs to be permitted through a Specific Use Permit (SUP), and the number, location, size and lighting are determined through the SUP. No standards are listed in the PD regulations for Development Identification Signs.

The proposed multi-tenant monument sign with CEVMS does not fit in the Freestanding Development Identification Sign category in PD-30 due to the tenant advertising.

The Town Council, upon recommendation of the Town Planning & Zoning Commission, may approve the construction of a new sign as a CEVMS per The Town of Trophy Club Code of Ordinance, Chapter 3, Building Regulations, Article 3.09 Signs, Division 1, Generally, allows for Changeable Electronic Variable Message Signs (CEVMS), or signs with message boards. Billboard signs are prohibited unless specifically authorized by the Town Council upon

recommendation of the Planning & Zoning Commission.

As proposed, the structure is angled to face southeast to SH 114 and specified to be 35 feet tall and 17 feet wide, featuring 20 illuminated tenant panels with white LED modules. The CEVMS is 128 square feet and the tenant panel cabinet totals approximately 219 square feet. The structure will be made from fabricated aluminum with a faux soldier brick line, painted to match the existing building's brickwork. The stone veneer will also match the existing building's stone. The back side of the sign is proposed as stone veneer without any signage. The development signage (Trophy Club Town Center) includes reverse channel letters illuminated at 6500K white with a dark bronze outline to complement the main building's color. *Reference Figures 3 and 4*

Figure 3

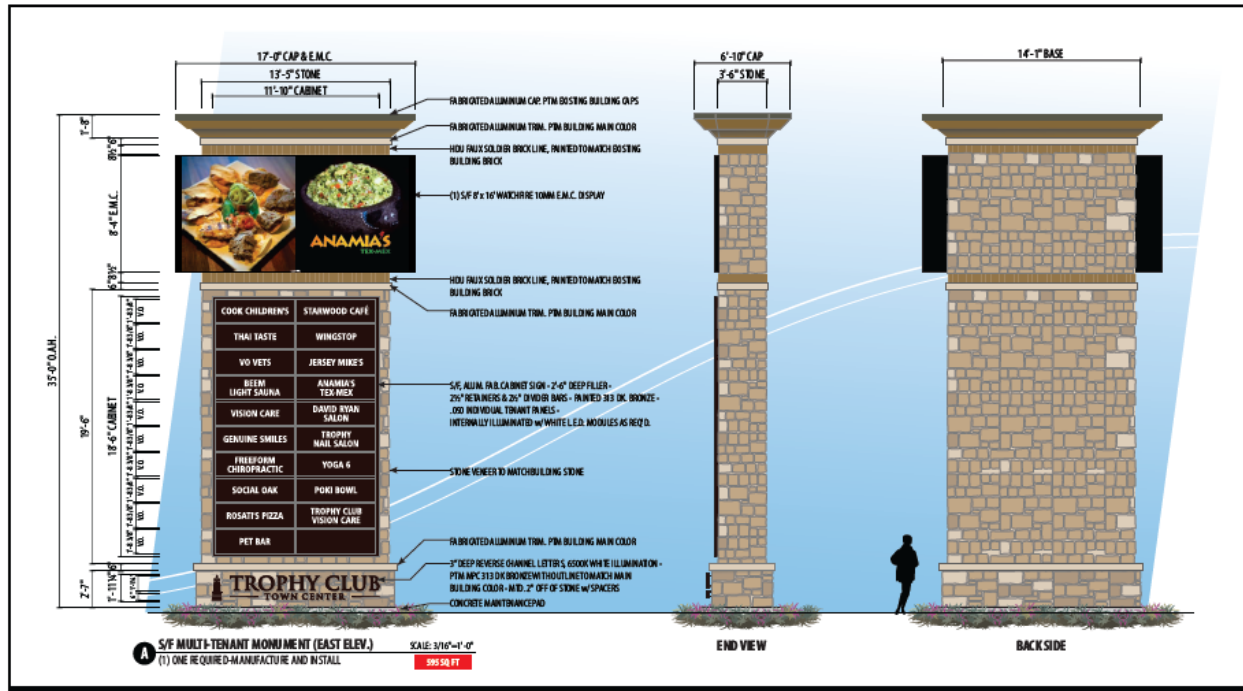


Figure 4



Information Requested:

Staff has asked the applicant to provide the following information:

1. Provide static display time for the proposed CEVMS (TXDOT governed regulation and example static is 12 seconds);
2. Verify the sign will not exceed ½ lumen measured at the nearest residentially zoned property line and provide a photometric plan. Nearest residential property boundary is approximately 395 feet from face of sign;
3. Verify the sign does not emanate a luminance more than .3 foot-candles above the natural ambient light level of the location at the time of measurement, as measurement from a point 100 feet from the sign face; and
4. Provide landscape plan at base of sign that would include a groundcover and /or seasonal color in front of the Trophy Club Town Center letters and shrubs at the sides of the foundation. The side closest to the driveway location may be limited to groundcover/seasonal color due to visibility.

Summary:

The new multi-tenant monument sign with CEVMS is a strategic addition to the TC Town Center. It has potential to enhance tenant visibility, attract more customers, and maintain the center's aesthetic appeal. The project reflects a commitment to both functional and design excellence, benefiting tenants and visitors alike.

The public hearing notice was published and mailed according to Texas Local Government Code and the Town's zoning regulations. At the time of agenda packet preparation, one inquiry

regarding the sign details had been received. No letters in support of or opposition to the item had been received.

BOARD REVIEW/CITIZEN FEEDBACK: At the time of agenda packet preparation, one inquiry regarding the sign details had been received. No letters in support of or opposition to the item had been received.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. PD 30 Notice Map Amendment Monument Sign 06.06.2024
2. Trophy Club Town Center - Monument Sign Drawings

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission conduct the public hearing and recommend approval to the Town Council to amend Planned Development District 30 (PD-30) to allow a multi-tenant monument sign display located at 2200-2300 SH 114 on Lot 2, Block A, of the Trophy Club Town Center Addition.





LEGACY SIGNS
OF TEXAS



TROPHY CLUB

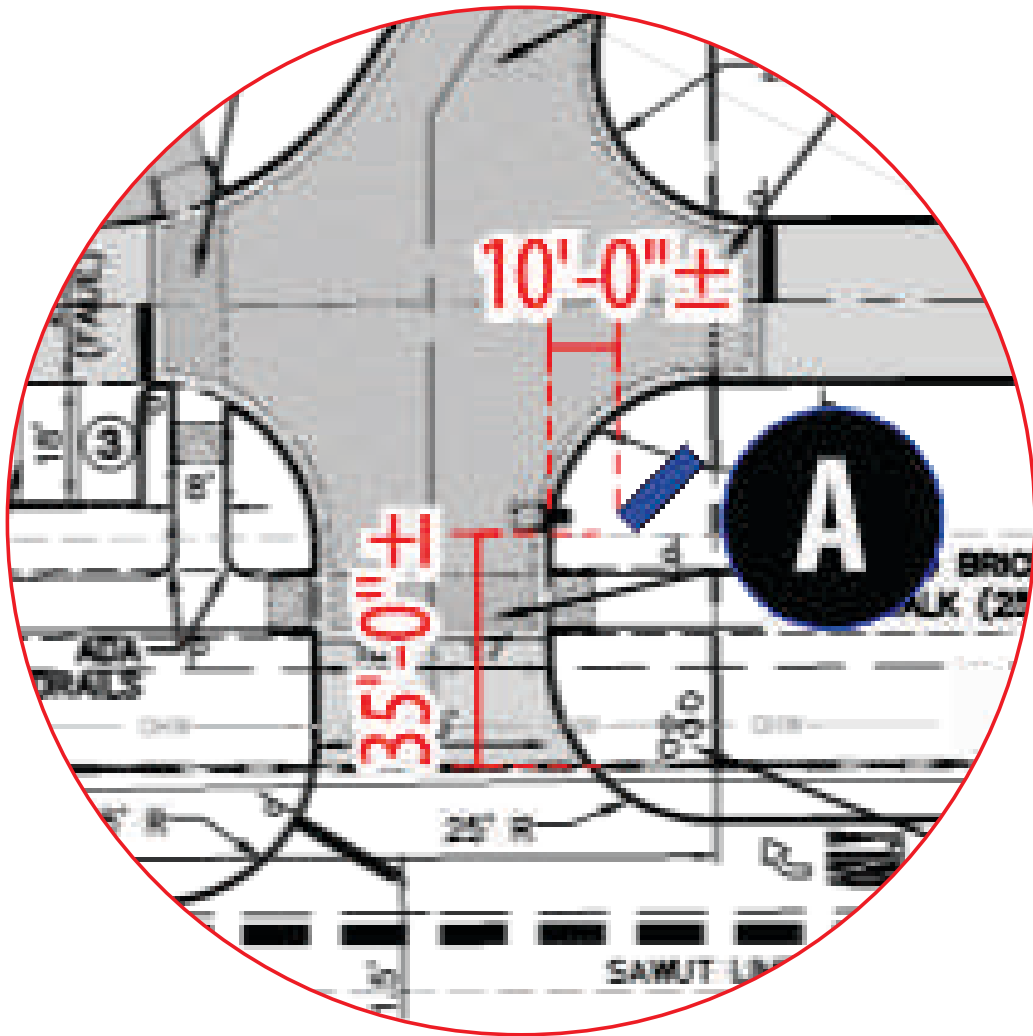
TOWN CENTER

CLIENT SIGNATURE: _____

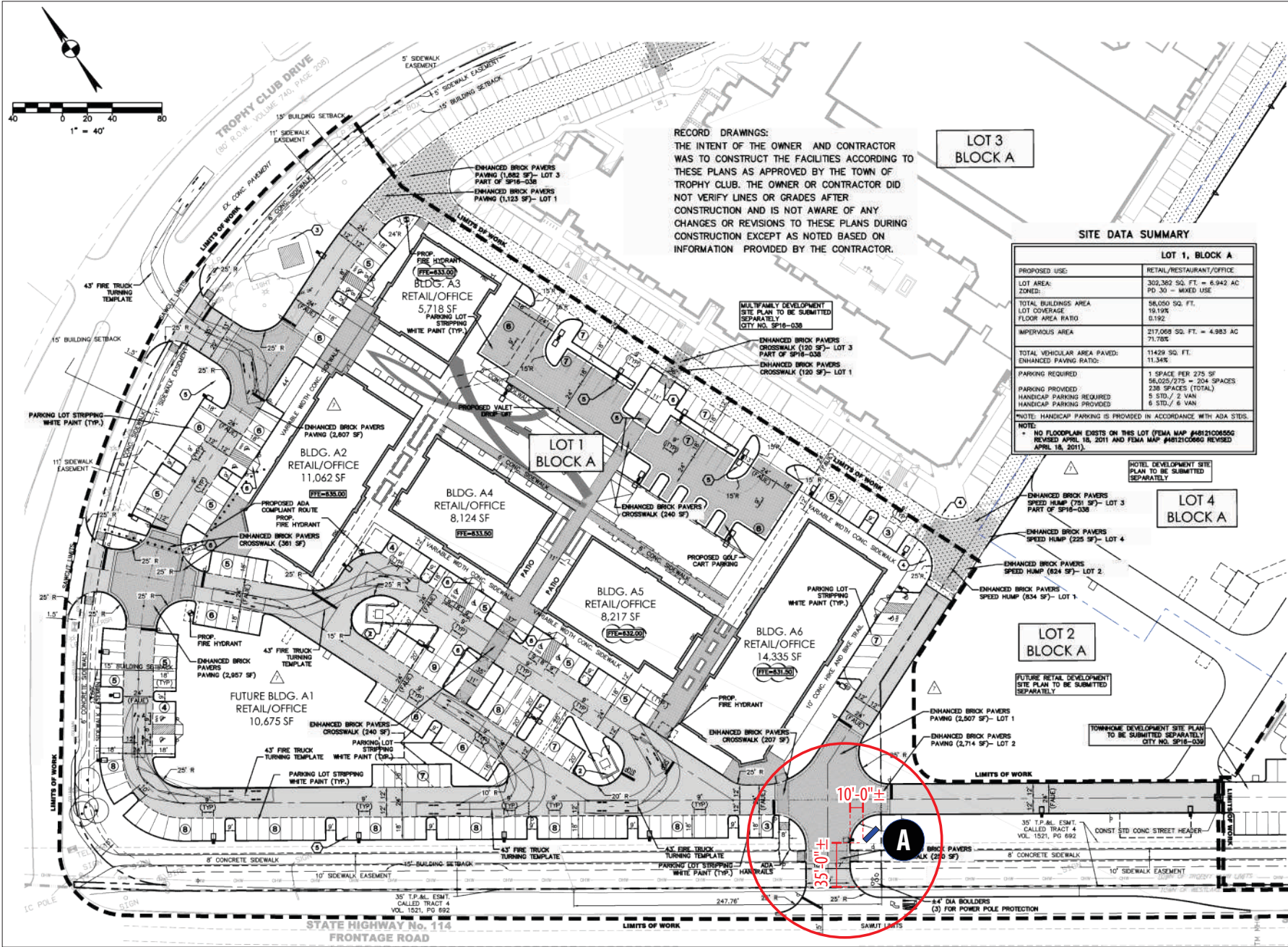
DATE: _____

O 817.431.5700 F 817.431.5799

7923 E. McKinney St., Denton, TX 76208
UL E226292 TDLR - 18933



ENLARGED FOR CLARITY



SITE PLAN - AERIAL VIEW



LEGACY SIGNS
OF TEXAS

7923 E. McKinney St., Denton, TX 76208

O 817.431.5700 F 817.431.5799

UL E226292 BBB TDLR 18933

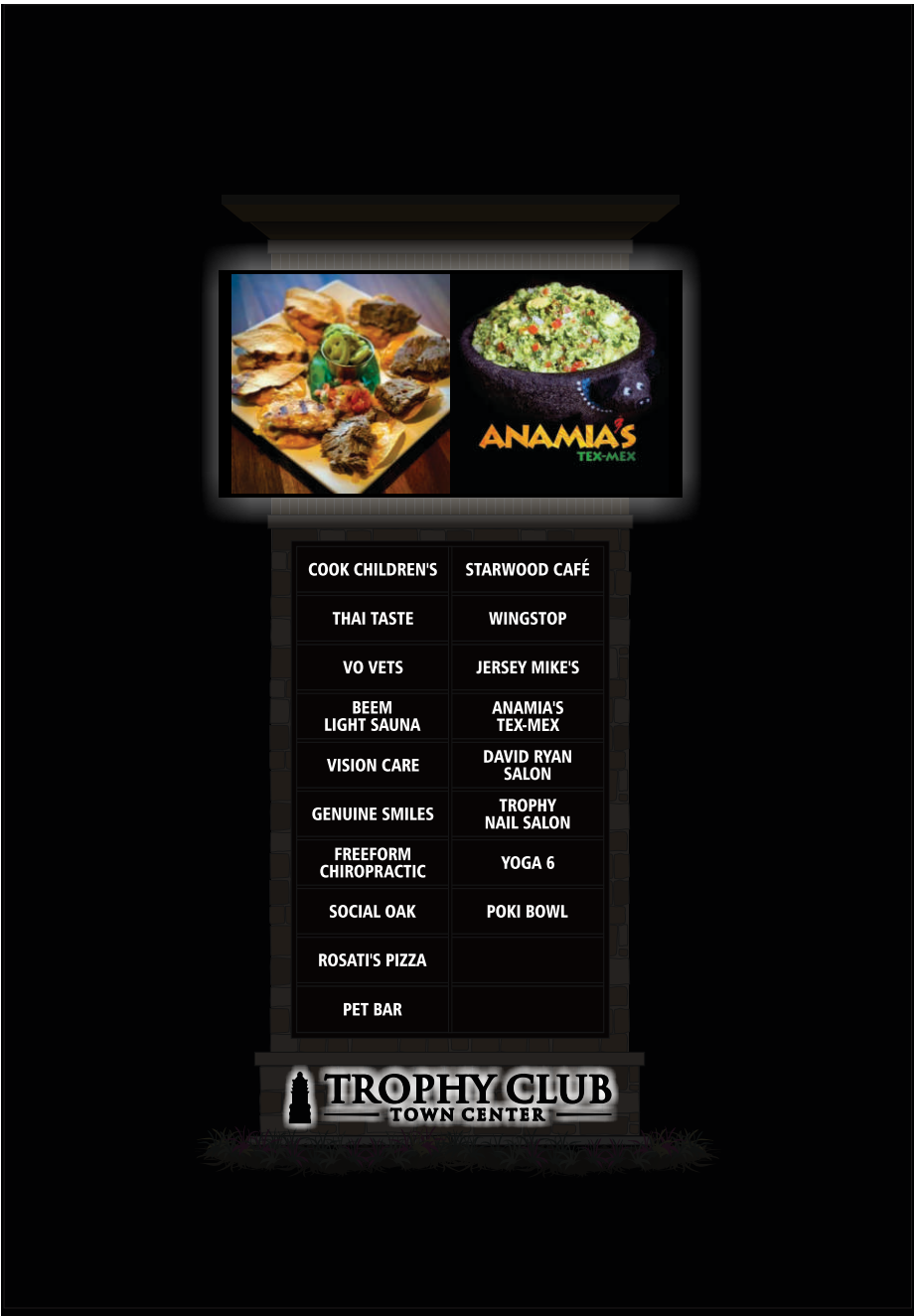
JOB DESCRIPTION	MULTI-TENANT MONUMENT	DATE	6.1.22	BY	EPS	REV	
COMPANY OR JOB NAME	TROPHY CLUB TOWN CENTER/BECK VENTURES		7.12.22		CJR	R1	
CUSTOMER CONTACT			7.15.22		CJR	R2	
ADDRESS	2240 TX-114, TROPHY CLUB, TX 76262		7.20.22		CJR	R3	
PHONE			7.22.22		CJR	R4	
EMAIL			8.18.22		CJR	R6	
FILE NAME	240415		3.21.24		CJR	R8	
SALESMAN	BILL SWIFT						

CUSTOMER APPROVAL: Note: The colors depicted on this rendering may not match actual colors used on the finished display. Note: The proportion of signs shown on building and landscape area photos is an approximate representation.

PLEASE READ CAREFULLY: Before you OK this proof, please read your copy carefully and completely. Check for spelling errors and copy omissions. Any changes or alterations from the original instructions will be charged according to time and material.

FINAL PROOF APPROVAL: By signing this form I am approving the above described job and I hereby acknowledge that I have read and accept the proofing policy and Terms and Conditions of Legacy Signs of Texas. Please sign and return so that we may process your order.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local municipal codes. This includes proper grounding and bonding of the sign.



NIGHT VIEW

A **PROPOSED NEW ELEVATION (SIGN FACES EAST AT A 45° ANGLE)**
(1) REQUIRED - MANUFACTURE & INSTALL

595 SQ. FT.



7923 E. McKinney St., Denton, TX 76208
0 817.431.5700 F 817.431.5799
UL E226292  **TDLR 18933**

JOB DESCRIPTION	MULTI-TENANT MONUMENT	DATE	6.1.22	BY	EPS	REV	
COMPANY OR JOB NAME	TROPHY CLUB TOWN CENTER/BECK VENTURES		7.12.22	CJR	R1		
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ADDRESS	2240 TX-114, TROPHY CLUB, TX 76262		7.20.22	CJR	R3		
PHONE			7.22.22	CJR	R4		
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FILE NAME	240415		3.21.24	CJR	R8		
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A S/F MULTI-TENANT MONUMENT (EAST ELEV.) SCALE: 3/16"=1'-0"
(1) ONE REQUIRED-MANUFACTURE AND INSTALL **595 SQ FT**

END VIEW

BACK SIDE

JOB DESCRIPTION	MULTI-TENANT MONUMENT	DATE	6.1.22	BY	EPS	REV	
COMPANY OR JOB NAME	TROPHY CLUB TOWN CENTER/BECK VENTURES		7.12.22	CJR	R1		
CUSTOMER CONTACT			7.15.22	CJR	R2		
ADDRESS	2240 TX-114, TROPHY CLUB, TX 76262		7.20.22	CJR	R3		
PHONE			7.22.22	CJR	R4		
EMAIL			8.18.22	CJR	R6		
FILE NAME	240415		3.21.24	CJR	R8		
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PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: June 6, 2024

FROM:

AGENDA ITEM: Consider approval of the April 26, 2024, Planning and Zoning meeting minutes (A. Santos).

BACKGROUND/SUMMARY:

BOARD REVIEW/CITIZEN FEEDBACK:

FISCAL IMPACT:

LEGAL REVIEW:

ATTACHMENTS:

1. Present - P&Z Meeting Minutes from 04.26.2024

ACTIONS/OPTIONS:



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Special Meeting Minutes

Planning & Zoning Commission

April 26, 2024

10:00 AM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the April 26, 2024, Planning & Zoning Commission to order at 10:00 AM and announced a quorum.

Commissioners Present:

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

Commissioners Absent:

Commissioner Robert Stevens

Staff Present:

Matt Cox	Director of Community Development
Alicia Santos	Sr. Administrative Assistant
Brandon Wright	Town Manager
Dean Roggia	Town Attorney

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-24-003 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 114 Trophy Club, Denton County, Texas (Matt Cox, Community Development Director).

Chairperson Biggs opened the public hearing at 10:01 AM.

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

Chairperson Biggs closed the public hearing at 10:04 AM.

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 6-0.

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

Chairperson Biggs asked for discussion or a motion. Chairperson Jablonski moved to recommend approval, with a second by Commissioner Rowe. Chairperson Biggs called for a vote. The motion passed unanimously 6-0.

ADJOURN

Chairperson Biggs asked for a motion to adjourn. Commissioner Rowe moved to recommend approval, with a second by Commissioner Barbarin. Chairperson Biggs called for a vote. The motion passed unanimously 6-0.

The meeting was adjourned at 10:06 AM.

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

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



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: June 6, 2024

FROM:

AGENDA ITEM: Receive updates on previous cases heard by the Commission and active development in Town (Matt Cox, Community Development Director).

BACKGROUND/SUMMARY:

BOARD REVIEW/CITIZEN FEEDBACK:

FISCAL IMPACT:

LEGAL REVIEW:

ATTACHMENTS:

None

ACTIONS/OPTIONS: