



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

PLANNING & ZONING COMMISSION

August 1, 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. TUP-24-001 PD-30 Retail Construction Trailer

Consider a recommendation to the Town Council on a request for a Temporary Use Permit to allow a construction trailer on PD-30 Lot 1, Block A property, generally located approximately 260 feet east of Trophy Club Drive and approximately 253 feet north of SH 114., currently zoned Planned Development District 30, Trophy Club Town Center, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director).

2. Case PD-AMD-24-003 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 (Matt Cox, Community Development Director).

3. Consider approval of the June 6, 2024, Planning and Zoning meeting minutes (A. Santos).

4. Receive updates on previous cases heard by the Commission and active development in the 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: July 26, 2024, at 5:00 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: August 1, 2024

FROM: Matt Cox, Director of Community Development

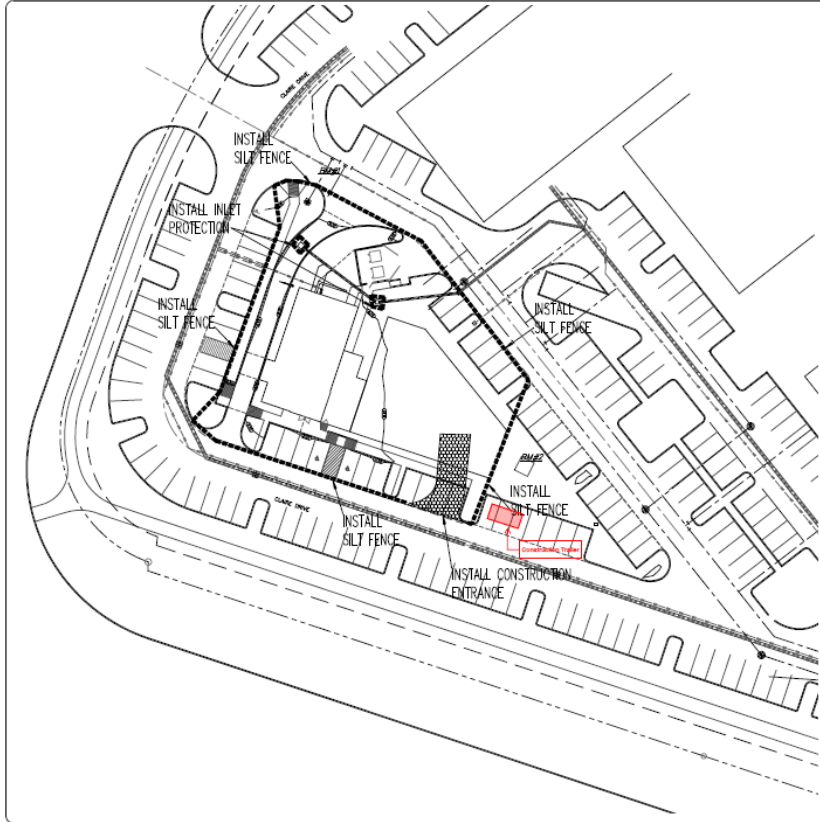
AGENDA ITEM: TUP-24-001 PD-30 Retail Construction Trailer

Consider a recommendation to the Town Council on a request for a Temporary Use Permit to allow a construction trailer on PD-30 Lot 1, Block A property, generally located approximately 260 feet east of Trophy Club Drive and approximately 253 feet north of SH 114., currently zoned Planned Development District 30, Trophy Club Town Center, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director).

BACKGROUND/SUMMARY: According to Sec. 14.02.251 of the Code of Ordinances, construction offices that are used temporarily by contractors during the construction of buildings must obtain a Temporary Use Permit (TUP) through approval from the Town Council, after recommendation by the Planning & Zoning Commission. In addition, the allowed time period may tie into the schedule of construction, with annual renewal through this same process, if necessary.

The applicant is requesting approval of a TUP to allow one construction trailer, one roll of dumpster, and temporary fencing located on the property of the PD-30 Lot 1 while construction is ongoing. The construction trailer will be in an open area that will later be landscaped and the roll-off dumpster will be set in parking spaces after they are poured. A temporary six (6) foot tall fence will surround the entire lot for security. *Reference Figure 1.*

Figure 1



Construction of the Trophy Club Town Center Lot 1 and all infrastructure on this lot is expected to be complete by December 31, 2024, so the applicant requests that the TUP is active until December 31, 2024, if approved.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

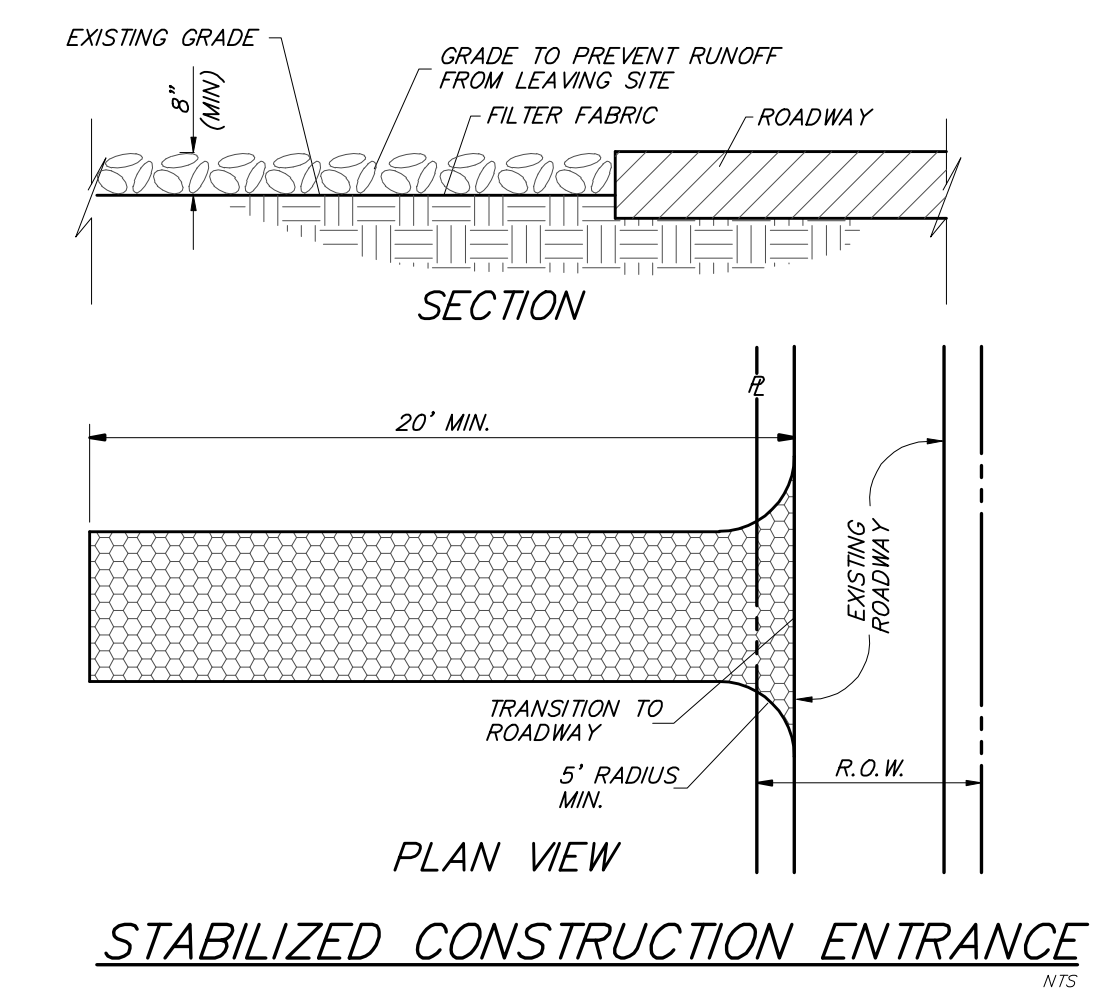
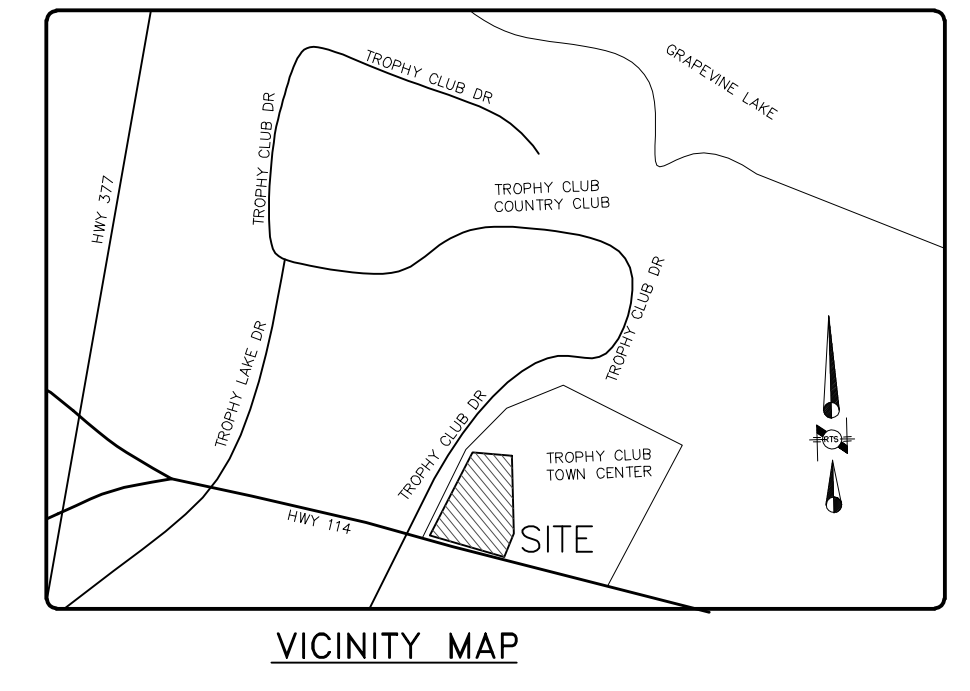
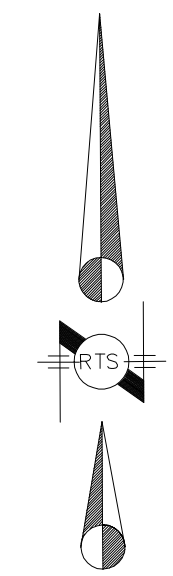
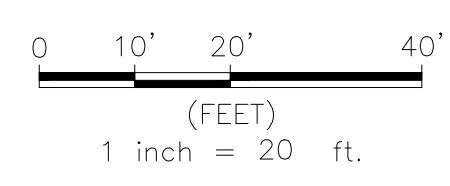
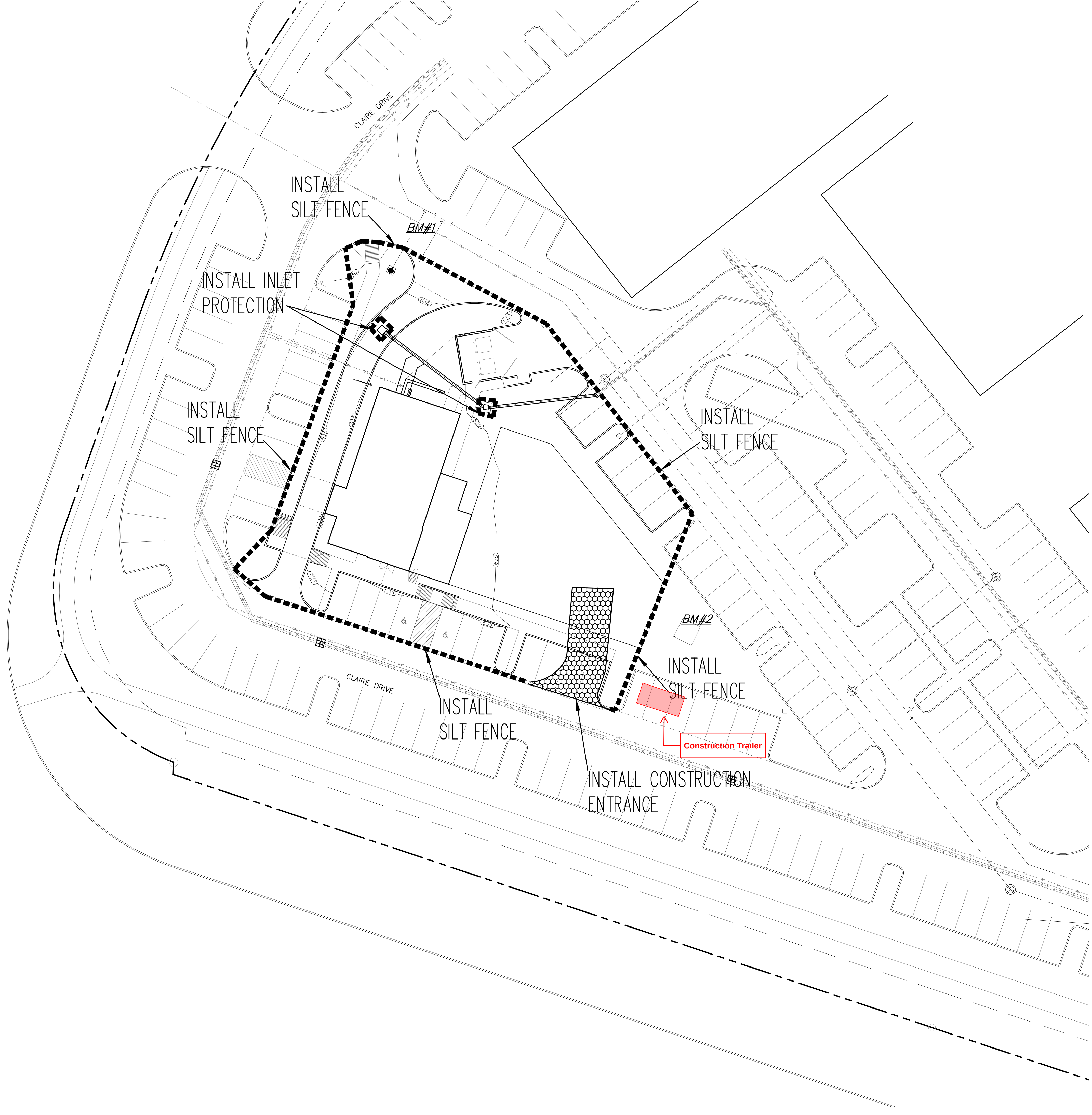
LEGAL REVIEW: N/A

ATTACHMENTS:

1. TCTC - Chipotle - Construction Trailer

ACTIONS/OPTIONS:

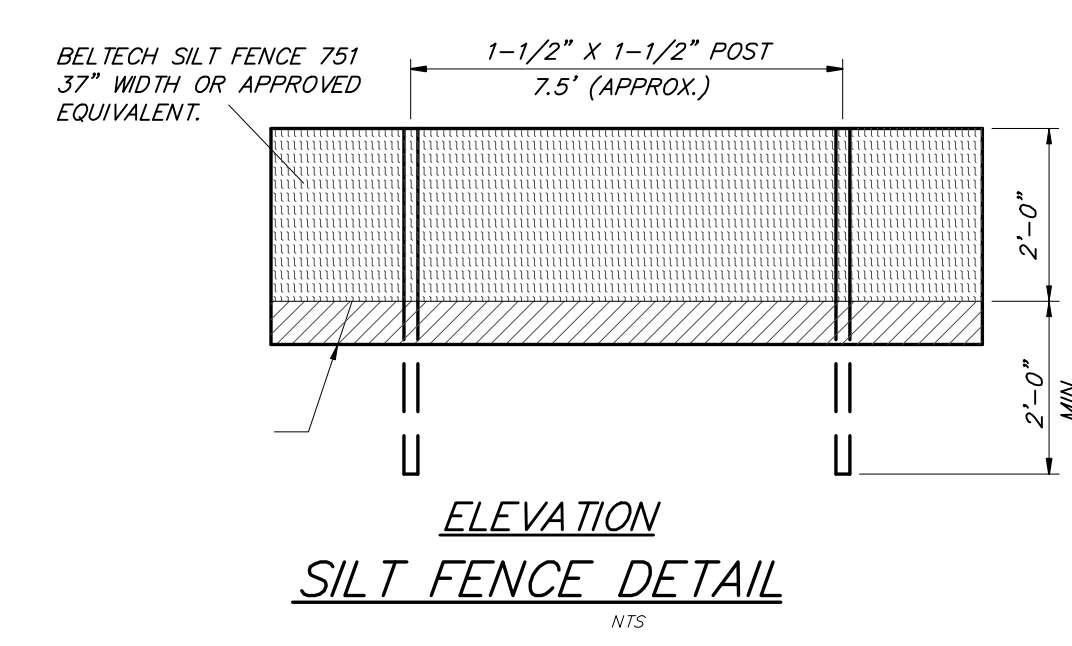
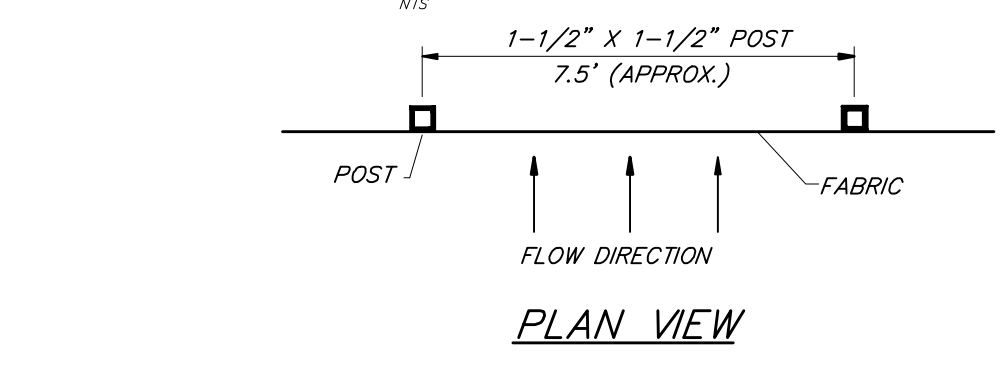
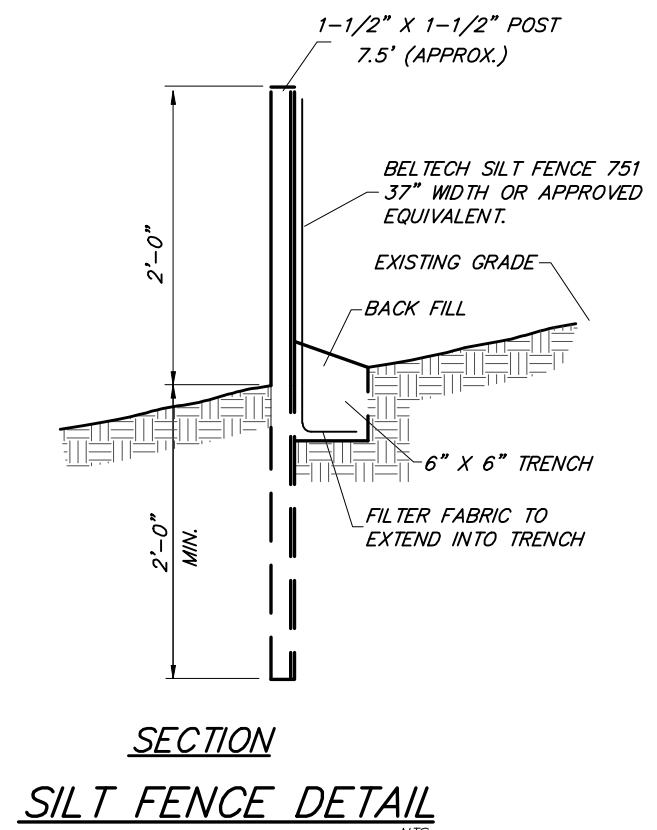
Staff recommends that the Planning & Zoning Commission move to recommend approval to the Town Council on a request for a Temporary Use Permit to allow a construction trailer on PD-30 Lot 1, Block A property, generally located approximately 260 feet east of Trophy Club Drive and approximately 253 feet north of SH 114., currently zoned Planned Development District 30, Trophy Club Town Center, Trophy Club, Denton County, Texas.



CAUTION !!!
CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION & NOTIFY ENGINEER OF ANY VARIATIONS BETWEEN PLANS & EXISTING FIELD CONDITIONS

CAUTION
CONTACT
Texas One Call: 1-800-245-4545
48 HOURS PRIOR TO CONSTRUCTION

IT IS THE INTENT TO SHOW ON THESE PLANS THE LOCATION AND ELEVATION OF ALL EXISTING UNDERGROUND UTILITIES TO THE BEST OF OUR KNOWLEDGE AND IN ACCORDANCE WITH EXISTING RECORDS. HOWEVER, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE AND VERIFY THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES TO SAME. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DIFFERENCE IN PLANS AND FIELD.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DALE E. HOELTING, P.E. NO. 67096 ON MAY 31, 2024 IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

LEGEND

- (685)--- PROPOSED CONTOUR
- 684 --- EXISTING CONTOUR
- >--- DIRECTION OF FLOW
- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- ASPHALT
- CONCRETE
- FENCE LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- OVERHEAD POWER
- POWER POLE
- GUY WIRE
- 1/2\"/>
- WATER MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GAS MANHOLE
- LIGHT STANDARD
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- CLEAN OUT
- TELEPHONE PEDESTAL
- IRRIGATION BOX
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- GAS METER
- GAS VALVE
- BOLLARD

BENCH MARK: #1
"X" CUT FOUND BY SURVEY, AS SHOWN ON PLAN
N: 7,046,883.90
E: 2,369,713.81
ELEVATION=635.77

BENCH MARK: #2
"X" CUT FOUND BY SURVEY, AS SHOWN ON PLAN
N: 7,046,727.66
E: 2,369,822.89
ELEVATION=634.40

DEH CONSULTING, LTD
2513 MOSSWOOD DR.
CARROLLTON, TEXAS 75010
PHONE: (972) 345-1231 FIRM NO. 5663

SCALE	DATE	JOB NO.	DESIGN
1"=20'	5/31/2024		STARNES

EROSION CONTROL PLAN
CHIPOTLE RESTAURANT
2400 HWY 114
TROPHY CLUB TOWN CENTER

SITUATED IN THE
CITY OF THE TROPHY CLUB, DENTON COUNTY, TEXAS
OWNERS: TROPHY CLUB TOWN CENTER, LLC
13101 PRESTON RD STE 200
DALLAS TX 75240

7



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 (Matt Cox, Community Development Director).

Figure 1

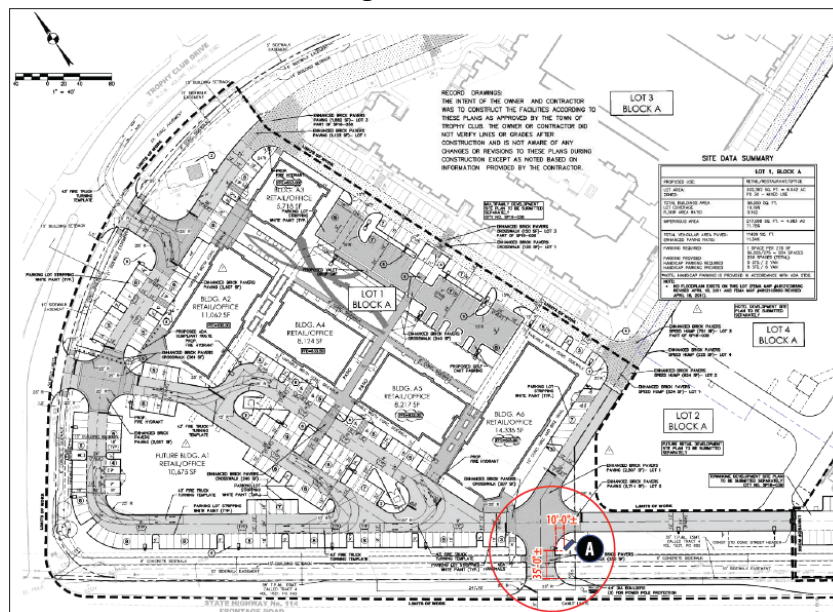
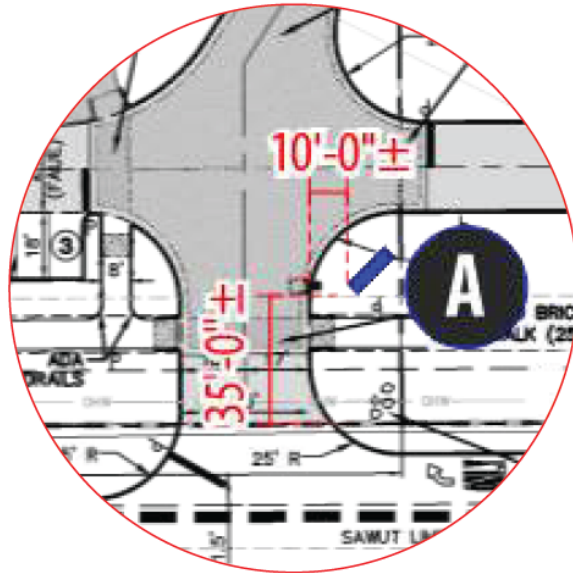


Figure 2



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.

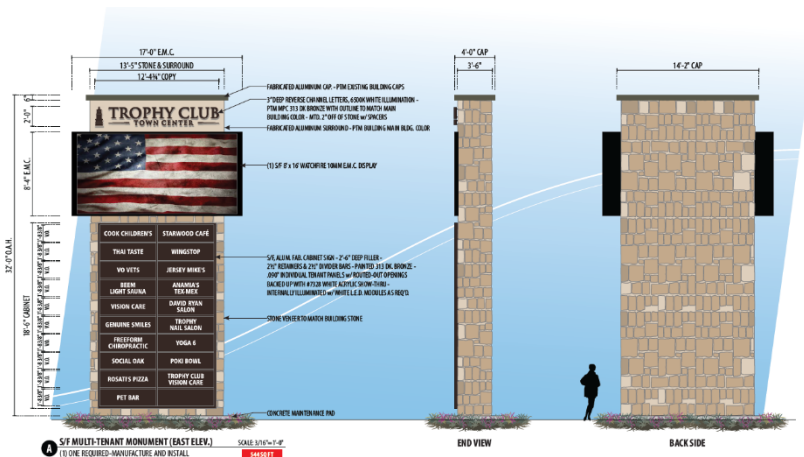
The proposed multi-tenant monument sign with CEVMS does not fit in the Freestanding Development Identification Sign category in PD-30 due to the tenant advertising.

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 32 feet tall

3

Figure 4



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The public hearing notice was published and mailed according to the Texas Local Government Code and the Town's zoning regulations.

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

A previous version of the requested sign was presented to the Planning & Zoning Commission with a recommendation to the Town Council to approve a monument sign. Upon review by the Town Council at their June 24, 2024 meeting, a motion was made to remand the item back to the Planning & Zoning Commission for potential revisions and discussion regarding expressed concerns. Some of the concerns expressed by some members of the Town Council included the presence of the LED sign, the location of the Trophy Club Town Center name on the sign, and the overall height.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Trophy Club Town Center-Monument Sign

ACTIONS/OPTIONS:

Staff recommends 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

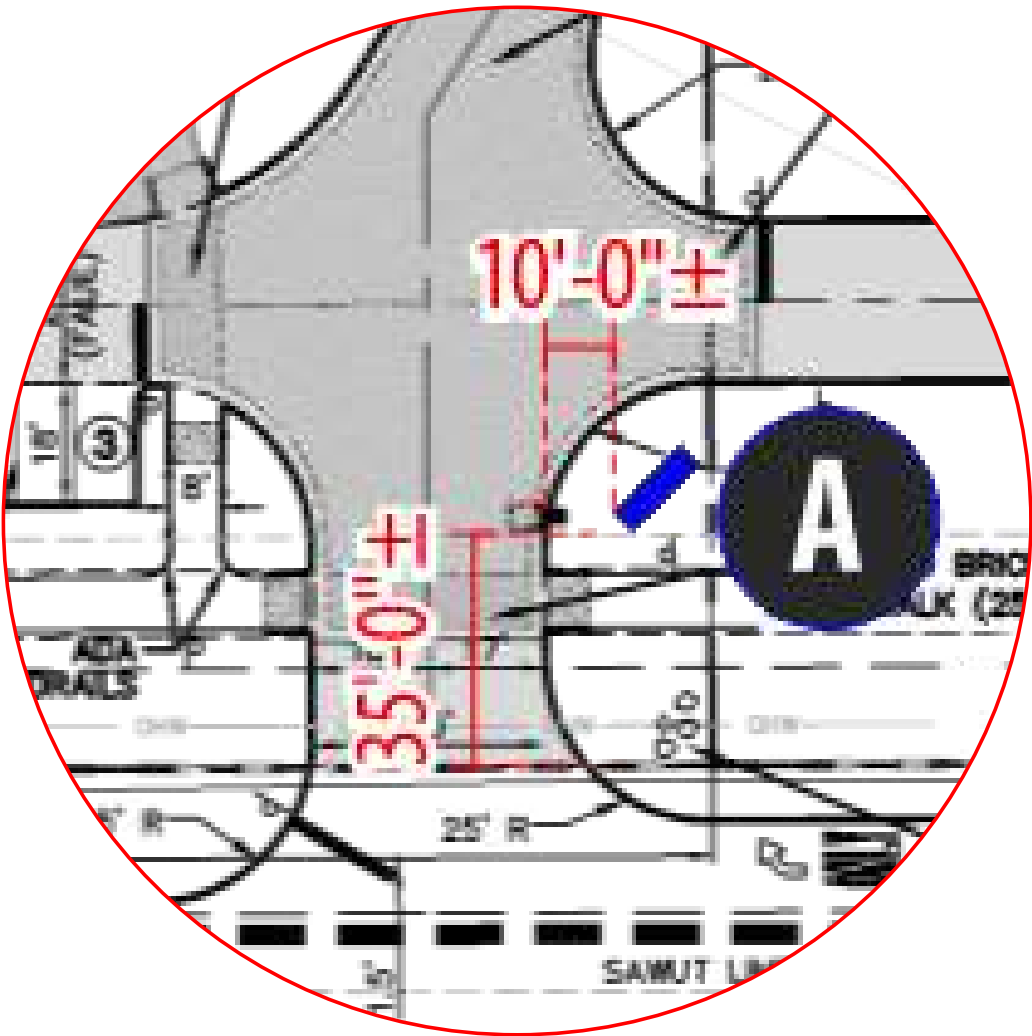
TOWN CENTER

CLIENT SIGNATURE: _____

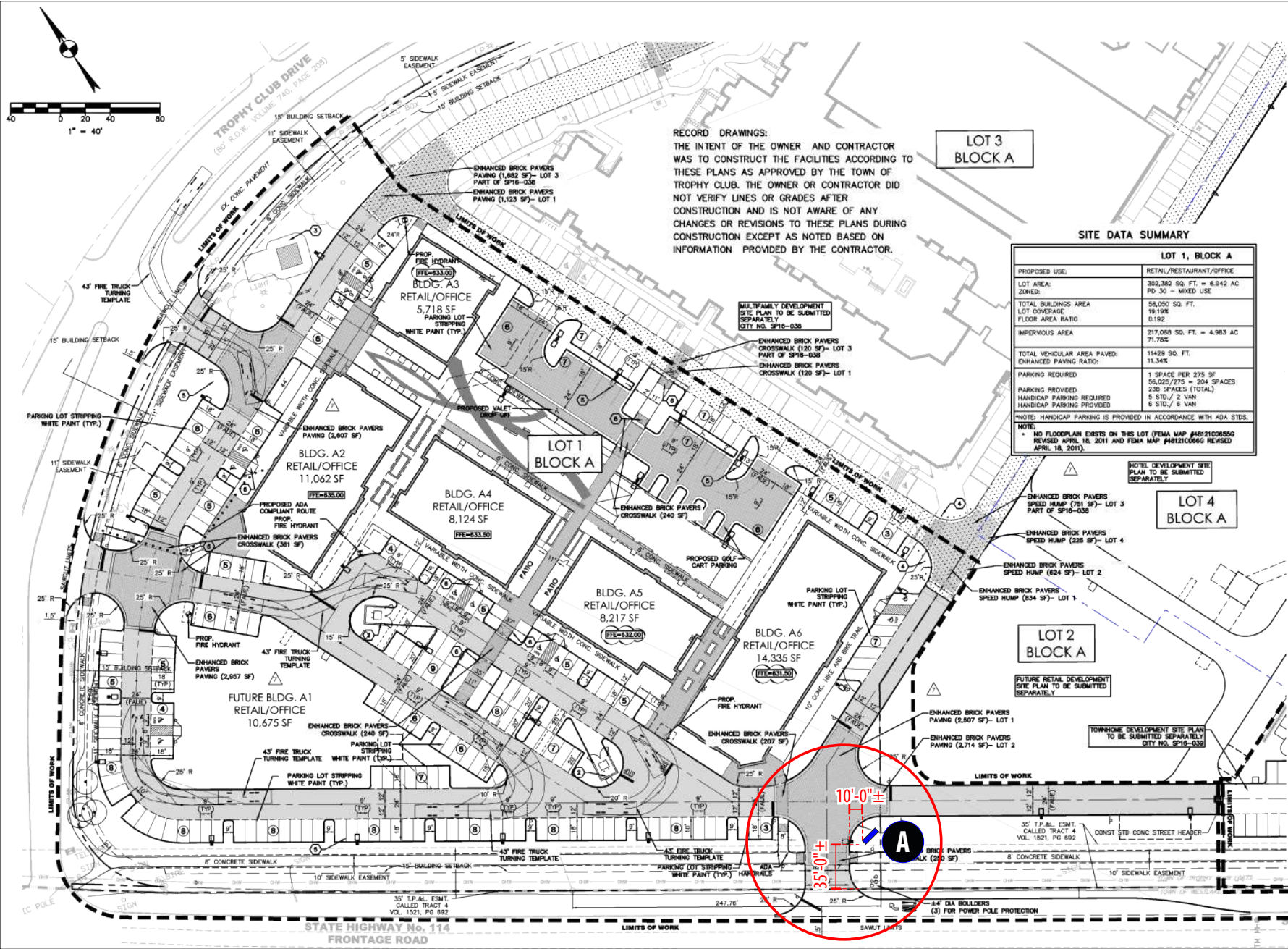
DATE: _____

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	07.08.24	BY	CJR	REV	R10
COMPANY OR JOB NAME	TROPHY CLUB TOWN CENTER/BECK VENTURES						
CUSTOMER CONTACT							
ADDRESS	2240 TX-114, TROPHY CLUB, TX 76262						
PHONE							
EMAIL							
FILE NAME	240415						
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

544 SQ. FT.



7923 E. McKinney St., Denton, TX 76208

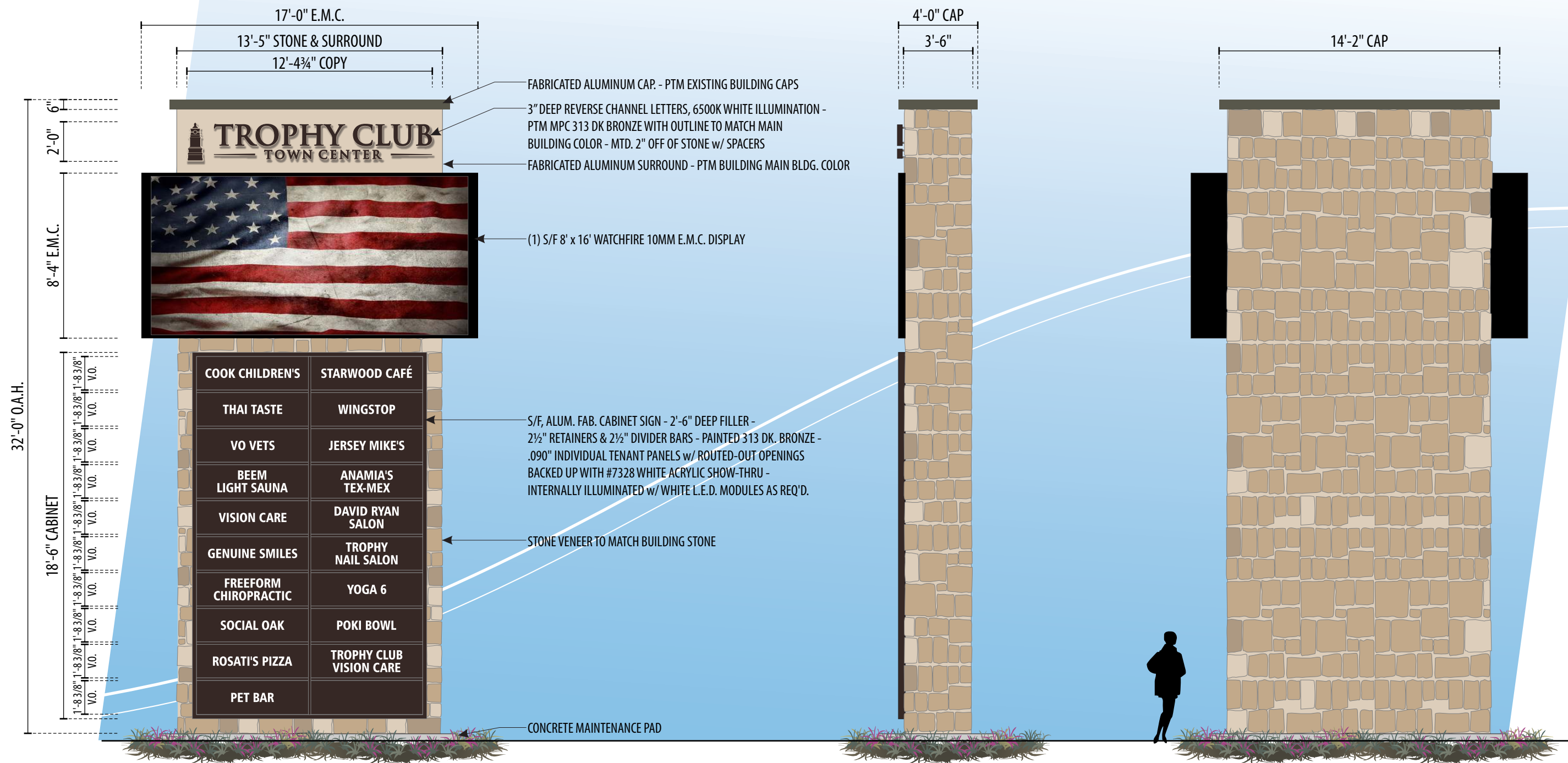
O 817.431.5700 F 817.431.5799

UL E226292 BBB TDLR 18933

JOB DESCRIPTION	MULTI-TENANT MONUMENT	DATE	07.08.24	BY	CJR	REV	R10
COMPANY OR JOB NAME	TROPHY CLUB TOWN CENTER/BECK VENTURES						
CUSTOMER CONTACT							
ADDRESS	2240 TX-114, TROPHY CLUB, TX 76262						
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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.



A S/F MULTI-TENANT MONUMENT (EAST ELEV.) SCALE: 3/16"=1'-0"
(1) ONE REQUIRED-MANUFACTURE AND INSTALL **544 SQ FT**

JOB DESCRIPTION	MULTI-TENANT MONUMENT	DATE	07.08.24	BY	CJR	REV	R10
COMPANY OR JOB NAME	TROPHY CLUB TOWN CENTER/BECK VENTURES						
CUSTOMER CONTACT							
ADDRESS	2240 TX-114, TROPHY CLUB, TX 76262						
PHONE							
EMAIL							
FILE NAME	240415						
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**PLANNING & ZONING COMMISSION
COMMUNICATION**

MEETING DATE: August 1, 2024

FROM:

AGENDA ITEM: Consider approval of the June 6, 2024, Planning and Zoning meeting minutes (A. Santos).

BACKGROUND/SUMMARY:

BOARD REVIEW/CITIZEN FEEDBACK:

FISCAL IMPACT:

LEGAL REVIEW:

ATTACHMENTS:

1. P&Z Meeting Minutes from 06.06.2024

ACTIONS/OPTIONS:



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Special Meeting Minutes

Planning & Zoning Commission

June 6, 2024

6:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the June 6, 2024, Planning & Zoning Commission to order at 6:18 PM and announced a quorum.

Commissioners Present:

Chairperson Michael Biggs
Commissioner Robert Stevens
Commissioner Terry Kesterson
Vice Chairperson Mike Branum

Commissioners Absent:

Commissioner Reginald Barbarin
Commissioner Paul Jablonski

Staff Present:

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

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 PD-AMD-24-002 PD-30 Amendment Multi-tenant Monument

Conduct a public hearing and consider a recommendation to the Town Council regarding 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 (Matt Cox, Community Development Director).

Chairperson Biggs opened the public hearing at 6:19 PM.

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 6:25 PM.

Chairperson Biggs opened the floor for discussion and questions.

The applicant and the sign vendor were able to provide more information regarding the proposed monument.

Rick Brown, 3 Century Court, Trophy Club with Watchfire Sign Company
Yochoua Arouas, Director of Operations & Development - Beck Ventures 13101 Preston Rd., Ste 510 Dallas, TX
Bill Swift, 7417 Woodhaven Dr., NRH with Watchfire Sign Company.

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

2. Consider approval of the April 26, 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 Branum. Chairperson Biggs called for a vote. The motion passed 3-0, Commissioner Stevens declined to vote since he was absent during this meeting.

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

Mr. Cox did not have any updates for the Commissioners.

ADJOURN

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

The meeting was adjourned at 7:05 PM.

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: August 1, 2024

FROM: Matt Cox, Director of Community Development

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

BACKGROUND/SUMMARY:

BOARD REVIEW/CITIZEN FEEDBACK:

FISCAL IMPACT:

LEGAL REVIEW:

ATTACHMENTS:

None

ACTIONS/OPTIONS: