



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

PLANNING & ZONING COMMISSION

September 5, 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 three (3) 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 to asantos@trophyclub.com.

REGULAR ITEMS

1. Case SUP-24-003 (Pour Sports Alcohol Use)

Conduct a public hearing and consider a recommendation to the Town Council regarding a Specific Use Permit request by Pour Sports Restaurant for alcohol beverage sales on-premises consumption in conjunction with restaurant use located at 2230 SH 114 Suite 500, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

2. Case ME-24-002 (Pour Sports Sign Meritorious Exception)

Consider a recommendation to the Town Council on a Meritorious Exception for Pour Sports Restaurant generally located at the northeast corner of SH 114 and Trophy Club Drive addressed as 2230 SH 114 Suite 500, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

3. Consider approval of the August 1, 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: August 29, 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: September 5, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Case SUP-24-003 (Pour Sports Alcohol Use)

Conduct a public hearing and consider a recommendation to the Town Council regarding a Specific Use Permit request by Pour Sports Restaurant for alcohol beverage sales on-premises consumption in conjunction with restaurant use located at 2230 SH 114 Suite 500, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

BACKGROUND/SUMMARY: Pour Sports Restaurant is requesting approval of a Specific Use Permit (SUP) for alcoholic beverage sales for on-premises consumption in conjunction with 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.

Pour Sports is applying for a SUP to obtain a mixed beverage restaurant permit (MB/FB) and a mixed beverage late hours permit (LH) 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 the street from property line when measuring for 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. Pour Sports complies with Town and State requirements, as the closest church (Fellowship United Methodist Church) is approximately 1,205 feet away, the closest public school (Lakeview Elementary School) is approximately 6,600 feet away, and 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. A notice of a public hearing was distributed as required by State law. To date, staff has not received any inquiries.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

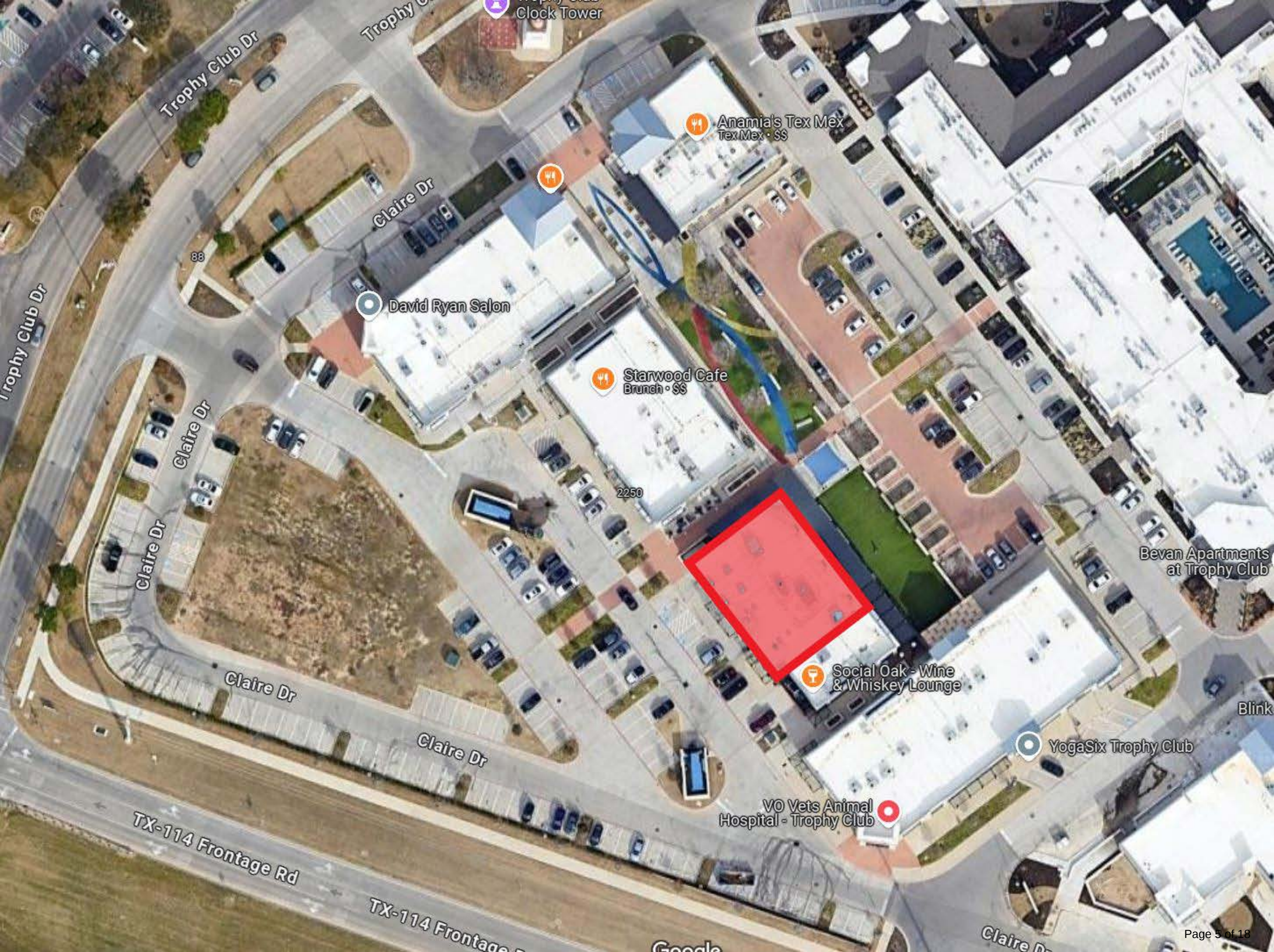
LEGAL REVIEW: N/A

ATTACHMENTS:

1. Pour Sports Location Map
2. SUP-24-004 Alcohol Use Application

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission conduct the public hearing and recommend approval to the Town Council regarding a Specific Use Permit request by Pour Sports for alcohol beverage sales on-premises consumption in conjunction with restaurant use, located at 2230 SH 114 #500, Trophy Club, Denton County, Texas.



Trophy Club Dr

Trophy Club

Clock Tower

Anamia's Tex Mex
Tex Mex • \$\$

Claire Dr

David Ryan Salon

Starwood Cafe
Brunch • \$\$

2250

Bevan Apartments
at Trophy Club

Social Oak - Wine
& Whiskey Lounge

YogaSix Trophy Club

VO Vets Animal
Hospital - Trophy Club

TX-114 Frontage Rd

TX-114 Frontage

Google

SITE PLAN/ZONING APPLICATION

APPLICATION TYPE – CHECK THE APPROPRIATE BOX BELOW

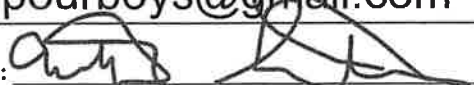
- ☐ Straight Zone Change
 ☐ Planned Development (PD) District
 ☒ Conditional/Specific Use Permit (CUP/SUP)
☐ Temporary Use Permit (TUP)
 ☐ Meritorious Exception
☐ Site Plan
☐ Amendment to PD, CUP, SUP, Site Plan

PROPERTY INFORMATION

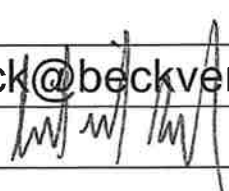
Project Name: Pour Sports- TC LLC DBA POUR SPORTS Total Lots: 1
 Property Address: 2230 TX 114 STE 500 TROPHY CLUB, TX 76262 Total Acres: _____
 Legal Description: Mix Use - Lot 1 Block A DCAD/TAD TAX ID: _____
 Current Use of Property: Vacant- 2nd GEN Current Zoning: PD 30
 Description of Request: SUP for Restaraunt with alcohol Proposed Zoning: N/A

APPLICANT / OWNER INFORMATION

Applicant

Company Name: Pour Boys Entertainment LLC
 Contact Name: Anthony Smith
 Address: 6301 Windhaven Pkwy # 1212
 City, State, Zip: Plano, TX 75093
 Phone: 972-965-8171
 Email: 2pourboys@gmail.com
 Signature: 

Owner (If Different)

Company Name: Trophy Club Town Center, LLC
 Contact Name: Scott Beck
 Address: 13101 Preston Rd
 City, State, Zip: Dallas, TX 75240
 Phone: _____
 Email: sbeck@beckventures.com
 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: 8-6-24
 Received by: Thad
 Fee Paid: \$300.00
 Payment Type/Check #: Online
 Receipt #: 00010909
 Case #: RPR-000208-2024



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: September 5, 2024

FROM: Matt Cox, Director of Community Development

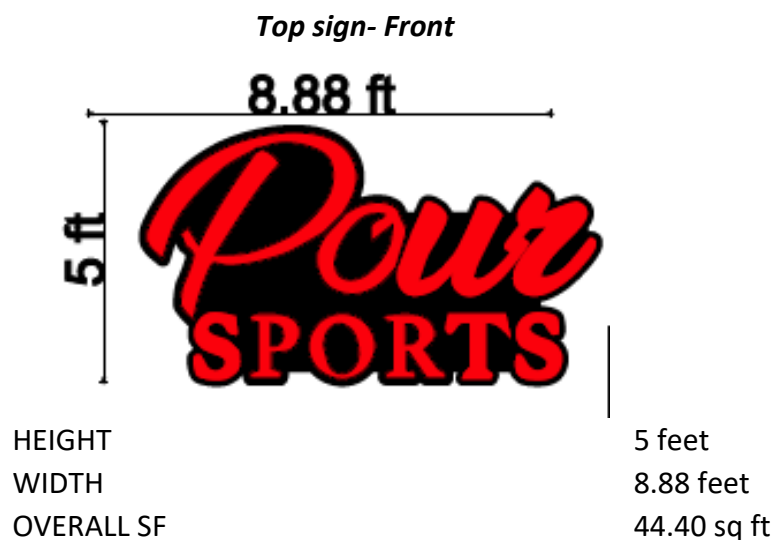
AGENDA ITEM: **Case ME-24-002 (Pour Sports Sign Meritorious Exception)**

Consider a recommendation to the Town Council on a Meritorious Exception for Pour Sports Restaurant generally located at the northeast corner of SH 114 and Trophy Club Drive addressed as 2230 SH 114 Suite 500, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

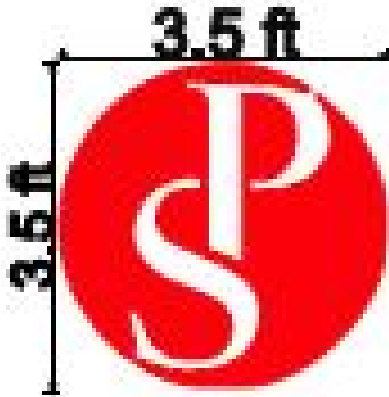
BACKGROUND/SUMMARY: Section 3.09.010 of the Town's Code of Ordinances allows an interested party to make a request for a Meritorious Exception to the Planning & Zoning Commission and Town Council to consider a proposal that does not conform to the sign regulations but may have merit and make a positive contribution to the visual environment. A request for a Meritorious Exception is necessary for the proposed sign at Pour Sports because it exceeds the sign height prescribed in the Planned Development District 30 (PD-30). PD-30 states that a sign shall fit within:

HEIGHT	2 feet, 6 inches (30 inches)
WIDTH	40 feet

As shown on Exhibit A, Pour Sports signs dimensions for Front elevation (Southwest) are:



Bottom sign- Front



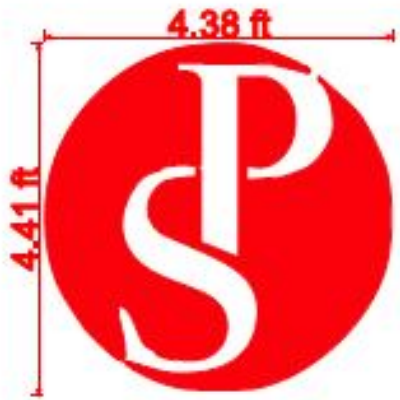
HEIGHT	3.5 feet
WIDTH	3.5 feet
OVERALL SF	12.25 sq ft

Exhibit A



As shown on Exhibit B, Pour Sports sign dimension for Rear elevation (Northeast) is:

Rear Logo Sign-

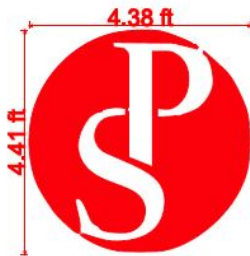


Height	4.4
Width	4.4
Overall SF	19.4

Exhibit B

elevation: Northeast
DAY VIEW :

Store front : 21 ft tall x 77 ft long



BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

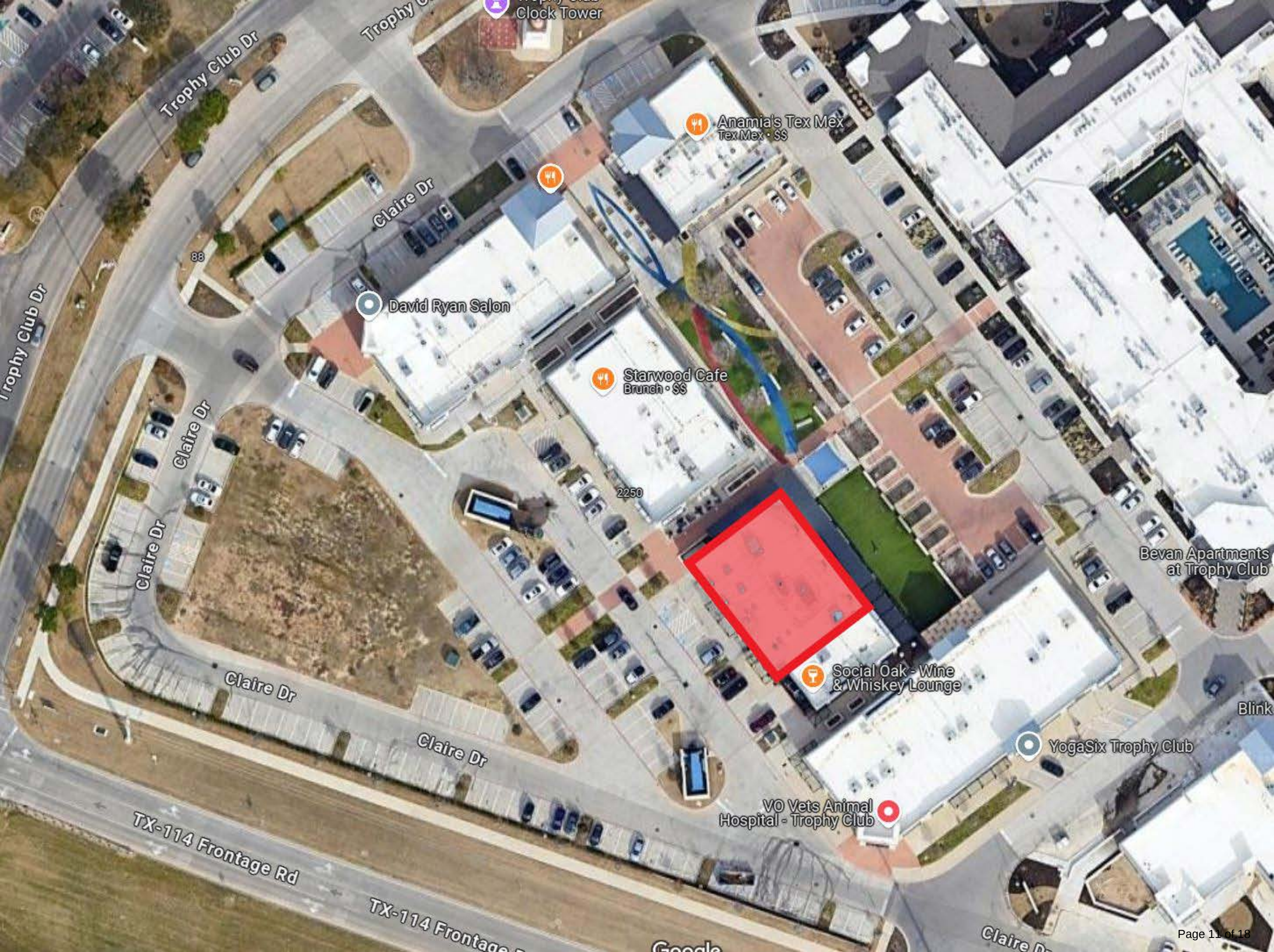
LEGAL REVIEW: N/A

ATTACHMENTS:

1. Pour Sports Location Map
2. ME Pour Sports Front
3. ME Pour Sports Back
4. ME-24-001 Application

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission recommend approval to the Town Council on a Meritorious Exception for special purpose sign for Pour Sports Restaurant generally located at the northeast corner of SH 114 and Trophy Club Drive addressed as 2230 SH 114 Suite 500, Trophy Club, Denton County, Texas.



Trophy Club Dr

Trophy Club

Clock Tower

Anamia's Tex Mex
Tex Mex • \$\$

Claire Dr

David Ryan Salon

Starwood Cafe
Brunch • \$\$

2250

Bevan Apartments
at Trophy Club

Social Oak - Wine
& Whiskey Lounge

YogaSix Trophy Club

VO Vets Animal
Hospital - Trophy Club

TX-114 Frontage Rd

TX-114 Frontage

Google

Elevation : Southwest



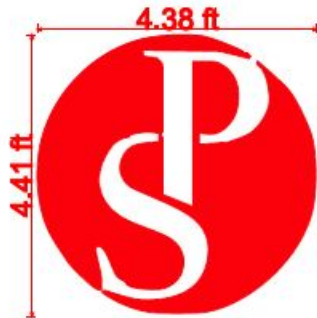
A Front-Lit, Plex-Face Channel Letters w/ LED, Individually Mounted on a Cloud W/wireway
SCALE: 0/0" = 1' 0" • For Production / For Presentation • Front View

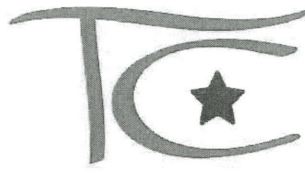
Store front : 23.5 ft tall x 77 ft long

elevation: Northeast

Store front : 21 ft tall x 77 ft long

DAY VIEW :





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

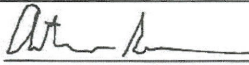
- ☐ Straight Zone Change ☐ Planned Development (PD) District ☐ Conditional/Specific Use Permit (CUP/SUP)
☐ Temporary Use Permit (TUP) ☒ Meritorious Exception ☐ Site Plan ☐ Amendment to PD, CUP, SUP, Site Plan

PROPERTY INFORMATION

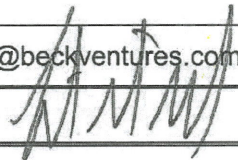
Project Name: Pour Sports - TC LLC DBA POUR SPORTS Total Lots: 1
Property Address: 2230 TX 114 STE 500 Trophy Club, TX 76262 Total Acres: _____
Legal Description: MIX USE - LOT 1 BLOCK A DCAD/TAD TAX ID: _____
Current Use of Property: VACANT- 2nd GEN Current Zoning: PD 30
Description of Request: Variance for Signage Proposed Zoning: N/A

APPLICANT / OWNER INFORMATION

Applicant

Company Name: Pour Boys Entertainment LLC
Contact Name: Anthony Smith
Address: 6301 Windhaven Pkwy #1212
City, State, Zip: Plano, TX 75093
Phone: 972-965-8171
Email: 2pourboys@gmail.com
Signature: 

Owner (If Different)

Company Name: Trophy Club Town Center LLC
Contact Name: Scott Beck
Address: 13101 Preston Rd
City, State, Zip: Dallas, TX 75240
Phone: _____
Email: sbeck@beckventures.com
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.
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- All required application fees shall be paid upon submittal of this application.
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STAFF USE ONLY

Date Received: 8-9-24
Received by: Thad
Fee Paid: \$300.00
Payment Type/Check #: _____
Receipt #: 00010926
Case #: RPR-000209-2024



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: September 5, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Consider approval of the August 1, 2024, Planning and Zoning meeting minutes. (A. Santos)

BACKGROUND/SUMMARY:

BOARD REVIEW/CITIZEN FEEDBACK:

FISCAL IMPACT:

LEGAL REVIEW:

ATTACHMENTS:

1. PZ Meeting Minutes 08.01.24

ACTIONS/OPTIONS:



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Special Meeting Minutes

Planning & Zoning Commission

August 1, 2024

6:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the August 1, 2024, Planning & Zoning Commission to order at 6:00 PM and announced a quorum.

Commissioners Present:

Chairperson Michael Biggs
Commissioner Robert Stevens
Commissioner Terry Kesterson
Vice Chairperson Mike Branum
Commissioner Paul Jablonski
Commissioner Reginald Barbarin (arrived at 6:51 PM)

Commissioners Absent:

None

Staff Present:

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

CITIZEN PRESENTATIONS

There were none.

REGULAR SESSION

1. Case 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).

Matt Cox presented the staff report and was available for questions. Mr. Cox advised that the applicant was not present for questions due to a family emergency.

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Kesterson moved to recommend approval 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. The motion was seconded by Commissioner Stevens. The motion passed 5-0.

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 30 (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 6:04 p.m.

Matt Cox provided a presentation, explaining that a previous version of the monument sign had been unanimously recommended by the Commission but was remanded back to the Commissioners by the Town Council for further consideration. The Council had concerns primarily about the LED display, the height of the sign, and the positioning of the "Trophy Club Town Center" branding.

He noted that the revised application addressed some of the Council's concerns: the height was reduced to 32 feet, and the "Trophy Club Town Center" name was moved to the top of the sign. The sign still includes space for 20 tenant names and maintains its overall design.

Bill Swift, 7417 Woodhaven Dr., NRH with Watchfire Sign Company, was present on behalf of the applicant, and answered questions from the Commission.

No one spoke in favor or opposition.

Mr. Cox stated staff received one email in opposition from Commissioner Jablonski.

Chairperson Biggs closed the public hearing at 6:18 p.m.

The Commissioners discussed at length the following:

- The appropriateness of the sign for Trophy Club and the Town Center
- Whether the sign's look and feel were consistent with the intended character of the area
- Whether the sign effectively supported the businesses
- The LED sign potentially being a distraction to drivers and affecting nearby residents
- Whether the proposed height reduction was sufficient and if the sign was appropriately sized for the location
- Concerns that further reducing the height could diminish the sign's effectiveness in attracting business
- Concerns that the sign's size and LED display might not align with the town's aesthetics

Commissioner Stevens moved 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 in accordance with the submitted plans included in the packet dated July 8, 2024. The motion was seconded by Commissioner Kesterson.

VOTE ON MOTION

AYES: Stevens, Kesterson, Biggs
NAYES: Barbarin, Branum, Jablonski
VOTE: 3-3 Motion Failed

Commissioner Branum moved to amend the original motion as proposed to include that sign be no lower than 32 feet in height in order to not diminish what the intended positive impacts are to the businesses and PD 30. The motion was seconded by Commissioner Kesterson

VOTE ON AMENDMENT TO ORIGINAL MOTION

AYES: Barbarin, Stevens, Branum, Biggs, Kesterson
NAYES: Jablonski
VOTE: 5-1

VOTE ON ORIGINAL MOTION AS AMENDED

AYES: Barbarin, Stevens, Branum, Biggs, Kesterson

NAYES: Jablonski

VOTE: 5-1

3. Consider approval of the June 6, 2024, Planning and Zoning Commission Meeting Minutes.

Chairperson Stevens moved to approve the June 6, 2024, Planning and Zoning Commission meeting minutes. The motion was seconded by Commissioner Branum. The motion passed 6-0.

4. 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

The meeting was adjourned at 7:17 PM.

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

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