



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