



## TOWN OF TROPHY CLUB

1 Trophy Wood Drive  
Trophy Club, Texas 76262

### MEETING AGENDA

### ZONING BOARD OF ADJUSTMENT

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December 5, 2024

6:00 PM

Council Chambers

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#### 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 [asantos@trophyclub.org](mailto:asantos@trophyclub.org).*

#### REGULAR ITEMS

1. Board Training. (Tammy Dixon, Town Secretary)
  1. Introduction of members.
  2. Board Training and Zoning Board of Adjustment Board's Roles and Responsibilities.
  
2. Consider the election of a Vice-Chairperson.
  
3. **Case ZBA-24-002 2517 Aspen Drive**  
Conduct a Public Hearing and consider action regarding a request made by Drees Custom Homes, LLP for a variance to allow for a fence to be extended along the side of the property to the building line/at the property line of the side yard adjacent to a side street, at 2517 Aspen Drive, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)
  
4. **Case ZBA-24-005 2517 Iris Drive**  
Conduct a Public Hearing and consider action regarding a request made by Drees Custom Homes, LLP for a variance to allow for a fence to be extended along the side of the property to the building line/at the property line of the side yard adjacent to a side street, at 2848 Iris Drive, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

**5. Case ZBA-24-003 213 Inverness Drive**

Conduct a Public Hearing and consider action regarding a request made by Nova Quality Builds, LLC on behalf of the homeowners, Mike and Tonya Gough, for a variance to Zoning Regulations to allow for the garage to face the street at 213 Inverness Dr, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

**6. Case ZBA-24-004 8 Pin Oak Court**

Conduct a Public Hearing and consider action regarding a request made by Kelly and Amy Nolan for a variance to allow the existing encroachment in the rear yard setback and request for a proposed addition to the residential structure located at 8 Pin Oak Court, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

7. Consider approval of the January 11, 2024, Zoning Board of Adjustment 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: December 2, 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.

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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 682.237.2900, 48 hours in advance, and reasonable accommodations will be made to assist you.