



## TOWN OF TROPHY CLUB

1 Trophy Wood Drive  
Trophy Club, Texas 76262

### MEETING AGENDA

### PLANNING & ZONING COMMISSION

---

December 12, 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 [asantos@trophyclub.org](mailto:asantos@trophyclub.org).*

#### REGULAR ITEMS

1. Board Training. (Brandon Wright, Town Manager)
  1. Introduction of members.
  2. Board Training and Planning and Zoning Commission Roles and Responsibilities.
  
2. **Case PD-AMD-24-004 PD 13 Amendment, Tract 1, Ship Shop**

Conduct a public hearing to consider testimony and make a recommendation to the Town Council on a rezoning made by the Applicant, The Ship Shop, to amend Planned Development District -13 (PD-13), Tract 1 to allow for Truck and Trailer Rental as an accessory use with outdoor storage and display of vehicles. The subject property is legally described as The Village at Trophy Club, Lot 1, approximately 3.79 acres, Denton County, Texas and is generally located at the northwest corner of Trophy Club Drive and SH 114. The property is addressed as 2003 E TX-114, Suite 340, Trophy Club, Texas. (Matt Cox, Community Development Director)
  
3. **Case RP-24-001 The Highlands At Trophy Club, Neighborhood 5, Phase 2B, Lot 23R, Block G (Gardner Replat)**

Conduct a public hearing to consider testimony and make a recommendation to the Town Council on a replat request made by Deric Gardner on Lot 23R, Block G of The Highlands at Trophy Club Neighborhood 5, Phase 2B, approximately 0.292 acres of land, for the addition of unplatted land. The property is addressed as 2643 Highlands Court and

situated in the Rosalinda Allen Survey, Abstract No. 17, Town of Trophy Club, Denton County, Texas. (Gardner Replat). (Matt Cox, Community Development Director)

4. Consider approval of the September 5, 2024, Planning & 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: December 6, 2024, at 3:00 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 682.237.2900, 48 hours in advance, and reasonable accommodations will be made to assist you.