



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

PLANNING & ZONING COMMISSION

January 4, 2024

7:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Commission on any matter pursuant to Texas Government Code Sec. 551.007. The 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 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. Case FP-24-001 Triple Crown Estates

Consider a recommendation to the Trophy Club Town Council on a request for a Final Plat for Lots 1-6 and 7X, Block A, Triple Crown Estates, consisting of 2.992 acres of land out of the Mary Medlin Survey, Abstract No. 832, located south of Trophy Park Drive, east of Nottingham Court, and west of Churchill Downs Lane, Trophy Club, Texas (M. Cox).

- 2.** Take appropriate action regarding the November 16, 2023, Planning and Zoning meeting minutes (A. Santos).
- 3.** Receive updates on previous cases heard by the Commission and active development in Town (M. Cox).

ADJOURN

The Board may convene into executive session to discuss posted items as allowed by the Texas Open Meeting Act, LGC.551.071 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 28, 2023, at 11:00 AM, 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 and ZONING COMMUNICATION

MEETING DATE: January 4, 2024

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Case FP-24-001 Triple Crown Estates

Consider a recommendation to the Trophy Club Town Council on a request for a Final Plat for Lots 1-6 and 7X, Block A, Triple Crown Estates, consisting of 2.992 acres of land out of the Mary Medlin Survey, Abstract No. 832, located south of Trophy Park Drive, east of Nottingham Court, west of Churchill Downs Lane, Trophy Club, Texas.

BACKGROUND/SUMMARY:

The subject property is currently zoned R-15 Single-Family District and the proposed lots meet or exceed the zoning standards for the district. The property owner/applicant is requesting to develop the property as six (6) residential lots and one (1) open space lot with a public right-of-way street with a cul-de-sac serving each lot. The open space lot adjacent to Trophy Park Drive will accommodate required screening and landscaping along the roadway.

A homeowner's association (HOA) will be created with the filing of the Final Plat that will own and maintain Lot 7X. The subdivider will also be required to pay a fee in lieu of dedicating parkland at the time of Final Plat filing.

The City Council approved the Preliminary Plat at their October 23, 2023 meeting. The City Engineer and Trophy Club Municipal Utility District No. 1 have reviewed and approved the civil construction plans for the development.

PROJECT LOCATION



FISCAL IMPACT:

Not applicable.

LEGAL REVIEW:

Town Attorney, Dean Roggia, has reviewed as to form and legality.

STAFF RECOMMENDATION:

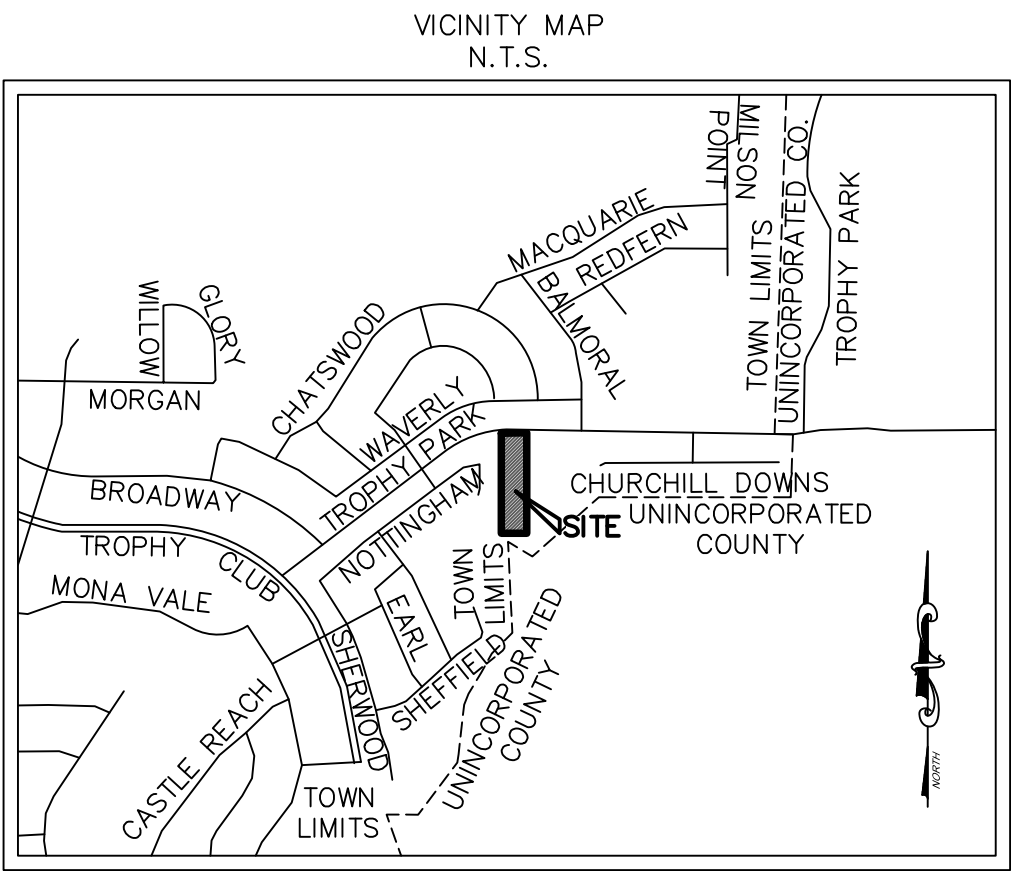
Staff has reviewed the plat and recommends approval of the Final Plat.

ATTACHMENTS:

Exhibit A – Triple Crown Estates Final Plat

ACTION/OPTIONS:

- Recommend approval of the Final Plat as presented;
- Recommend approval of the Final Plat with conditions; or
- Deny the Final Plat



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Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Minutes

Planning & Zoning Commission

November 16, 2023

7:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the November 16, 2023, Planning & Zoning Commission to order at 7:00 PM and announced a quorum.

Commissioners Present:

Chairperson Michael Biggs
Vice Chairperson Mike Branum
Commissioner Jonathon Poole
Commissioner Paul Jablonski
Commissioner Terry Kesterson

Commissioners Absent:

Commissioner Robert Stevens
Commissioner Rhylan Rowe

Staff Present:

Matt Cox	Director of Community Development
Helen-Eve Beadle	Town Planner Consultant
Alicia Santos	Sr. Administrative Assistant

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 SUP-23-003 (Hutchins BBQ Alcohol On-Premises)

Conduct a Public Hearing and consider a recommendation to the Town Council regarding a request made by Hutchins BBQ Restaurant for a Specific Use Permit for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use, located at 3000 E. Highway 114.

Chairperson Biggs opened the public hearing at 7:01 PM.

Matt Cox presented the staff report and was available for questions. Advise the Commissioners staff had not received any letters in support or opposition of the case. Commissioner Rowe emailed in support of the SUP. The applicant is not present for questions.

Chairperson Biggs closed the public hearing at 7:05 PM.

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 5-0.

2. Case RP-23-001 Replat NISD High School No. 2, for Block 1, Lot 2R

Conduct a public hearing and consider a recommendation to the Town Council on a request made by the Town of Trophy Club for a Replat for Block 1, Lot 2R, NISD High School No. 2, to accommodate right-of-way and access on a lot legally described as Block 1, Lot 2, NISD High School No. 2, approximately 1.725 acres. The property is generally located east of Bobcat Boulevard and south of Middleton Drive, in the Town of Trophy Club, Denton County, Texas.

Chairperson Biggs opened the public hearing at 7:07 PM.

Matt Cox presented the staff report and was available for questions. Advised the Commissioners staff had received questions regarding this case. The 60-foot right-a-way is needed for the sidewalk, utilities, and the turnaround. The fire department has reviewed and has approved the turnaround. Public utility easements will be included in this right-of-way area. The right-of-way will be a public street up the gate of the property.

Chairperson Biggs closed the public hearing at 7:31 PM.

Chairperson Biggs asked for discussion or a motion. Commissioner Jablonski moved to recommend approval, with a second by Commissioner Branum. Chairperson Biggs called for a vote. The motion passed 5-0.

3. Take appropriate action regarding the October 5, 2023, Planning and Zoning Commission Meeting Minutes.

Chairperson Biggs asked for discussion or a motion. Commissioner Jablonski, with a second by Commissioner Branum. Chairperson Biggs called for a vote. The motion passed unanimously 5-0.

4. Receive Town Planner updates on previous cases heard by Commission and active development in Town.

Matt Cox advised the Commissioners staff will be presenting two (2) final plats, there will not be a P&Z meeting in the month of December. There is no new news on the Trophy Town Homes. Hutchins BBQ should be putting up the screens and painting the stacks after the Thanksgiving holiday. Blue 22 has reopened and Jersey Mikes is coming soon.

ADJOURN

Chairperson Biggs called for a motion. Chairperson Biggs moved to adjourn the meeting, seconded by Commissioner Branum. Chairperson Biggs called for a vote. The motion was approved unanimously 5-0.

The meeting adjourned at 7:40 PM.

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

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