

Town of Trophy Club Town Council Meeting Minutes
January 13, 2025, 7:00 p.m., Regular Meeting
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL REGULAR MEETING TO ORDER

Mayor Tiffany called the regular meeting to order at 7:00 p.m.

COUNCIL MEMBERS PRESENT

Jeannette Tiffany, Mayor
Steve Flynn, Mayor Pro Tem
Stacey Bauer, Council Member Place 1
Jeff Beach, Council Member Place 2
Dennis Sheridan, Council Member Place 3
Rhylan Rowe, Council Member Place 4
LuAnne Oldham, Council Member Place 5

STAFF MEMBERS PRESENT

Brandon Wright, Town Manager
Tammy Dixon, Town Secretary
Dean Roggia, Town Attorney
Jason Wise, Fire Chief
Patrick Arata, Chief of Police
April Duvall, Director of Finance
Chase Ellis, Director of Parks and Recreation
Jill Lind, Director of Communications and Marketing
Matt Cox, Director of Community Development
Denise Deprato, Director of Human Resources
Tamara Smith, Assistant to the Town Manager

INVOCATION

Chaplain David Impwi delivered the invocation.

PLEDGES

Council Member Sheridan led the Pledge of Allegiance to the American and Texas Flags.

PUBLIC COMMENTS

Elizabeth Nelson, 267 Oak Hill Drive, spoke in support of the Town of Patriots campaign.

Jeff Eason, 605 Indian Creek Drive, addressed the Council on agenda item 11, stressing the need for improved tree maintenance, code enforcement, and execution of plans.

COMMUNITY SPOTLIGHT

1. SOS International

Shelly Harp, Director of Development for SOS gave a presentation on SOS International, a nonprofit founded in 2000, that focuses on sustainable solutions for at-risk children worldwide. Their key initiatives include clean water access, food security, combating human trafficking, and community development through education and vocational training.

2. Working for You . . . Trophy Club

a) Update from Town Council Members

Mayor Pro Tem Flynn expressed gratitude to Chief Arata and Chief Wise for their coordinated response to the recent fire on Morgan Lane. Although the house was a total loss, the departments worked collaboratively with neighboring fire departments, ensuring the safe evacuation of all residents with no injuries reported.

Mayor Tiffany extended New Year's greetings to all present and encouraged residents to stay connected with the Town by signing up for TC Alerts, subscribing to the Town Weekly Newsletter, following the Town's social media platforms, and engaging with neighbors.

b) Update from Town Manager

Town Manager Wright provided the following update:

- **Snow Event Update:** The recent snow event was successfully managed with no traffic accidents, thanks to the efforts of the Police, Fire, Streets, and Parks departments.
- **Council Retreat:** Scheduled for January 23-24 at the Metroport Chamber building in Roanoke, focusing on Business plan goals, Strategic plan updates, and Robert's Rules of Order.
- **Consent Agenda Correction:** Item regarding the town's official newspaper reflects a correction to the proper name, *Commercial Recorder*.
- **Upcoming Meetings:**
 - EDC Board meeting: January 16, 7:00 PM, Council Chambers.
- **Holiday Reminder:** Town Hall will be closed on January 20 for Martin Luther King Jr. Day; emergency services will remain available.
- **Council Meeting:** There will not be a regular Council meeting on January 27.

c) Quick Civic Tip (Dean Roggia, Town Attorney)

Town Attorney Roggia provided an overview on Town Council voting requirements. He explained that certain actions, such as charter amendments, require a two-thirds vote of the entire council, while others, like canvassing an election, only need a quorum of two members. Additionally, overturning a Planning and Zoning Commission recommendation requires a three-fourths vote, ensuring the public understands these variations.

CONSENT AGENDA

3. Consider approval of the December 9, 2024, Town Council regular meeting minutes. (Tammy Dixon, Town Secretary)
4. Consider approval of the December 19, 2024, Town Council special meeting minutes. (Tammy Dixon, Town Secretary)
5. Consider an ordinance authorizing and calling for a general election to be held on May 3, 2025, and if required, a runoff election on June 7, 2025, for the purpose of electing council members to Town Council Place 5 and Town Council Place 6 and establishing procedures for the election; and providing an effective date. (Tammy Dixon, Town Secretary) The caption of the ordinance reads as follows:

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, AUTHORIZING AND CALLING FOR A GENERAL ELECTION TO BE HELD ON MAY 3, 2025 AND, IF REQUIRED, A RUNOFF ELECTION ON JUNE 7, 2025, FOR THE PURPOSE OF ELECTING COUNCIL MEMBERS TO TOWN COUNCIL PLACE 5 AND TOWN COUNCIL PLACE 6; PRESCRIBING THE TIME AND DESIGNATING THE LOCATIONS AND MANNER OF CONDUCTING THE ELECTION TO BE IN ACCORDANCE WITH THE JOINT ELECTION AGREEMENTS FOR ELECTION SERVICES WITH DENTON AND TARRANT COUNTIES; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

6. Consider an ordinance repealing Ordinance 2010-21 and adopting an ordinance designating the Commercial Reporter as the official newspaper of the Town of Trophy Club. (Tammy Dixon, Town Secretary) The caption of the ordinance reads as follows:

ORDINANCE NO. 2025-02

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS; REPEALING ORDINANCE NO. 2010-21 IN ITS ENTIRETY AND ADOPTING AN ORDINANCE DESIGNATING THE COMMERCIAL RECORDER AS THE OFFICIAL NEWSPAPER OF THE TOWN OF TROPHY CLUB; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

7. Consider authorizing the Town Manager to negotiate and execute an updated master services agreement and consolidated statement of work between the Town of Trophy Club, TX, and CivicPlus, LLC, aligning all software services to a single annual expiration date of September 30, in the amount of \$52,808.54, with renewal options up to 5% increase per year. (April Duvall, Director of Finance)
8. Consider authorizing the Town Manager to negotiate and execute an updated master services agreement and consolidated statement of work between the Town of Trophy Club, TX, and Tyler Technologies, Inc., aligning all software services to a single annual expiration date of September 30, in the amount of \$59,975. (April Duvall, Director of Finance)
9. Consider a resolution approving the termination of the Metlife 457 Deferred Compensation Plan (Plan Number 1014964-01). (Denise Deprato, Director of Human Resources) The caption of the resolution reads as follows:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, APPROVING THE TERMINATION OF THE METLIFE 457 DEFERRED COMPENSATION PLAN (PLAN NUMBER 1014964-01); AUTHORIZING THE TOWN MANAGER TO TAKE ALL NECESSARY ACTIONS TO IMPLEMENT THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

10. Consider an ordinance of the Town of Trophy Club amending Appendix A “Fee Schedule,” Article A1.000 “General Provisions,” Section A1.006 “Animal Control,” Subsection (a) “Impound Fee,” of the Code of Ordinances. (Patrick Arata, Chief of Police) The caption of the ordinance reads as follows:

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING APPENDIX A “FEE SCHEDULE,” ARTICLE A1.000 “GENERAL PROVISIONS,” SECTION A1.006 “ANIMAL CONTROL,” SUBSECTION (A) “IMPOUND FEE,” OF THE CODE OF ORDINANCES, TOWN OF TROPHY CLUB, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

11. Consider accepting the 2025 Parks Maintenance Plan that outlines tree care within the Town of Trophy Club. (Chase Ellis, Director of Parks & Recreation)

Council Member Beach moved to approve Consent Items 3-11. Council Member Rowe seconded the motion.

VOTE ON MOTION

AYES: Bauer, Beach, Flynn, Sheridan, Tiffany, Rowe, Oldham

NAYES: None

VOTE: 7-0

INDIVIDUAL ITEMS

12. Case PD-AMD-24-004 PD 13 Amendment, Tract 1, Ship Shop Conduct a public hearing and consider an ordinance amending 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 applicant is David Sanders, owner of The Ship Shop, and 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, Director of Community Development)

i. Conduct Public Hearing

Mayor Tiffany outlined the procedure for the evening's public hearings, explaining that each hearing will include a staff report, a presentation by the applicant (if applicable), public comments, and Council discussion before any action is taken. Citizens will have a three-minute time limit per speaker to ensure an efficient and orderly meeting.

Mayor Tiffany opened the public hearing at 7:30 p.m.

Matt Cox, Director of Community Development, provided an overview of the request. He detailed the history of Mr. Sanders' inquiry in May about allowing larger U-Haul trucks, noting that such use was not permitted under current ordinances. Mr. Sanders applied for the use on November 16th.

Mr. Cox explained that PD-13 lacks a "truck and trailer rental" definition, prompting staff to propose a new definition and 11 conditions, including truck limits, parking restrictions, and fire lane considerations, included in the draft ordinance. He noted that the public hearing notices were distributed, and the ordinance was reviewed by the Town Attorney.

Michael Biggs, P&Z Chair, noted that five speakers opposed the request, while Mr. Sanders presented a petition with 182 signatures. A motion to approve the change and require a Special Use Permit for further review failed by a vote of 2-4.

Mr. Sanders, owner of the Ship Shop, presented his case for continuing U-Haul services at his business, emphasizing it as a valuable service for Trophy Club residents and a significant portion of his income (30%). He noted that U-Haul services have served over 578 Trophy Club residents, providing convenience and supporting local businesses such as nearby restaurants and gas stations. He clarified that his U-Haul operations are small-scale, with limited vehicles and trailers, and do not resemble larger U-Haul facilities.

He argued that removing U-Haul services would harm his business and redirect revenue, services, and taxes out of the town. He requested the Council to consider the economic and community benefits before making a decision.

The following individuals spoke in opposition:

Larry Hoover, 1118 Berkshire Court, Trophy Club
Patricia Keefer, 216 Fresh Meadow Dr., Trophy Club
Jennifer Fox, 2753 Enfield Dr., Trophy Club

The following individuals spoke in favor:

David Dill, 109 Pebble Beach Drive, Trophy Club
Kenneth Kolsti, 14 Chimney Rock Dr., Trophy Club
Janet Beaty, 18 Hillcrest Ct., Trophy Club
Deborah Johnson, 6 Hill Court, Trophy Club
Richard Baker, 7 Glen Eagles Ct., Trophy Club
Deborah Higgins, 194 Durango Dr., Trophy Club
Sinisa Mandic, 214 Durango Dr., Trophy Club
Lisa Garcia, 4233 Ocho Rios Dr., Fort Worth
Atoosa Kourosh, 90 Trophy Club Dr., Trophy Club
Wendy Magusiak, 1724 Wisteria, Westlake
Nancy Acevedo, 1035 Timber Ridge Dr., Justin
Smokey Duverne, 6 Palmetto Ct., Trophy Club

Mayor Tiffany closed the public hearing at 8:21 p.m.

ii. Consider Ordinance Approval

A lengthy discussion ensued as the Council considered the proposed ordinance amendment to PD-13 to allow truck and trailer rentals as an accessory use, focusing on whether the use would be subject to a Special Use Permit (SUP). The discussion addressed concerns about visual impacts, land use, enforcement of proposed conditions, and the suitability of the location for U-Haul operations. Council members debated limiting vehicle sizes to 10- and 15-foot trucks, requiring parking locations to be determined during the SUP process, and waiving SUP application fees for the applicant, Mr. Sanders.

Council Member Sheridan moved to overturn the Planning and Zoning Commission's recommendation and approve an ordinance amending 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. with the following modifications:

1. Revise the definition section to establish a maximum truck size of 10 feet and clarify that trucks of this size are only allowed by a Specific Use Permit (SUP).
2. Remove references to truck sizes larger than 15 feet in the chart.

3. Eliminate the reference to Exhibit A.1 and specify that the SUP will establish the parking area.
4. Direct staff to allow Mr. Sanders to apply for an SUP and waive the associated application fees.

Mayor Pro Tem Flynn seconded the motion.

VOTE ON MOTION

AYES: Bauer, Flynn, Tiffany, Sheridan, Oldham

NAYES: Beach, Rowe

VOTE: 5-2

RESULT: **Motion Failed.** *A supermajority of six votes required to overturn the Planning and Zoning Commission's recommendation.*

13. 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 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, Director of Community Development)

i. Conduct Public Hearing

Mayor Tiffany opened the public hearing at 9:15 p.m.

Mr. Cox explained that the replat was required as part of the Town's land sale to Mr. Gardner in April 2024, Staff recommended approval of the replat with conditions, including addressing outstanding survey corrections, obtaining required signatures, and providing a certified tax certificate prior to filing. The applicant was not present, but staff noted that they had followed up on necessary revisions with the surveyor.

No one spoke in favor or opposition.

Mayor Tiffany closed the public hearing at 9:17 p.m.

ii. Consider Replat

Council Member Rowe moved to approve 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. Council Member Bauer seconded the motion.

VOTE ON MOTION

AYES: Bauer, Beach, Flynn, Tiffany, Sheridan, Rowe, Oldham

NAYES: None

VOTE: 7-0

14. Conduct a public hearing and consider an ordinance amending Article 1.08.001 of Chapter 1, Article 1.08 "Parks and Recreation" and adopting the 2025 Youth Programs Standard of Care. (Chase Ellis, Director of Parks & Recreation)

i. Conduct Public Hearing

Mayor Tiffany opened the public hearing at 9:18 p.m.

Chase Ellis, Director of Parks and Recreation, presented the annual adoption of the Standards of Care for the Town's summer camp program, as required by the Texas Department of Family and Protective Services. He noted that, with assistance from the Town Secretary and Town Attorney, the standards were moved from ordinance form to an exhibit of the ordinance in the form of a manual. Mr. Ellis emphasized that adopting these standards ensures the program remains exempt from daycare licensing requirements while providing structured summer camp services.

No one spoke in favor or opposition.

Mayor Tiffany closed the public hearing at 9:20 p.m.

ii. Consider Ordinance Approval

Mayor Pro Tem Flynn moved to approve Ordinance No. 2025-04 amending Article 1.08.001 of Chapter 1, Article 1.08 "Parks and Recreation" and adopting the 2025 Youth Programs Standard of Care. Council Member Beach seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING CHAPTER 1, ARTICLE 1.08 "PARKS AND RECREATION", DIVISION 1 OF THE CODE OF ORDINANCES, TOWN OF TROPHY CLUB, TEXAS, BY AMENDING SECTION 1.08.001 IN ITS ENTIRETY; AND ADOPTING UPDATED "YOUTH PROGRAMS STANDARDS OF CARE"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Bauer, Beach, Flynn, Tiffany, Sheridan, Rowe, Oldham

NAYES: None

VOTE: 7-0

15. Conduct a public hearing and consider an ordinance granting a franchise agreement to Community Waste Disposal for solid waste and recycling collection; authorizing the Town Manager to negotiate and execute the franchise agreement; and directing staff to prepare an ordinance to make necessary updates to Article 13.02 Solid Waste of the Town Code of Ordinances. (Tamara Smith, Assistant to the Town Manager)

- i. **Conduct Public Hearing**

Mayor Tiffany opened the public hearing at 9:21p.m.

Tamara Smith, Assistant to the Town Manager, presented upcoming changes to the Town's solid waste and recycling services, including the selection of Community Waste Disposal (CWD) as the new service provider following a competitive bid process. The Town's current contract will expire on May 31, 2025. After reviewing five bids, CWD was selected for its competitive pricing and ability to meet the Town's needs. The new contract will maintain current service levels for residential trash and recycling pickup while introducing new services, including monthly household hazardous waste pickup, curbside Christmas tree recycling, and a seasonal leaf recycling program. Collection zones will be split for efficiency, and bulk waste collection will allow four cubic yards at no charge, with additional waste at \$15 per cubic yard. The first-year residential rate will be \$25.71 per month, with an option to upgrade to a 95-gallon recycling cart for an additional \$3.41 per month. The contract includes an annual rate adjustment based on the DFW Consumer Price Index. Staff also recommended rewriting the solid waste ordinance to be less contract-specific, with a revised ordinance expected at a future meeting.

No one spoke in favor or opposition.

Mayor Tiffany closed the public hearing at 9:28 p.m.

- ii. **Consider Ordinance Approval**

Jason Roemer, President of Community Waste Disposal (CWD), provided an overview of the company's operations and commitment to community engagement. He highlighted CWD's 40 years of experience, fleet of 200 compressed natural gas trucks, and advanced recycling facilities. Council Members asked about service efficiency, communication strategies, and the collection process, particularly regarding split collection zones, holiday and storm response, and manual trash pickup. Raymer assured the Council that CWD would maintain twice-weekly trash collection with flexible service options, including manual bag collection and optional 95-gallon recycling carts. He emphasized proactive communication efforts, including website updates, mailed notices, and direct alerts. Council Members also discussed cart and bin options, the logistics of switching providers, and ensuring a smooth transition for residents and businesses. CWD representatives confirmed their commitment to customer service and responsiveness.

Council Member Rowe moved to approve Ordinance No. 2025-05 granting a franchise agreement to Community Waste Disposal for solid waste and recycling

collection; authorizing the Town Manager to negotiate and execute the franchise agreement; and directing staff to prepare an ordinance to make necessary updates to Article 13.02 Solid Waste of the Town Code of Ordinances. Council Member Beach seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, GRANTING A FRANCHISE AGREEMENT TO COMMUNITY WASTE DISPOSAL FOR SOLID WASTE AND RECYCLING COLLECTION AND DISPOSAL SERVICES WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF TROPHY CLUB, TEXAS; AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND EXECUTE THE FRANCHISE AGREEMENT SUBJECT TO THE PROVISIONS OF THE TOWN CHARTER; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Bauer, Beach, Flynn, Tiffany, Sheridan, Rowe, Oldham

NAYES: None

VOTE: 7-0

Council Member Sheridan moved to reconsider the vote on Agenda Item #12 with the intent of determining whether the outcome would change if trucks were removed from the motion. Council Member Bauer seconded the motion.

A debate arose over whether Council Member Sheridan, who presumably voted "yes" on the original motion, could legally bring it back for reconsideration. A point of order was raised by Council Member Rowe referencing the Town's rules of procedure, which default to Roberts Rules when local guidelines do not specify a procedure.

Council Member Sheridan withdrew his motion and indicated he would bring it back for consideration after the Council approves updated rules of procedure. The discussion ended without a revote on Agenda Item #12.

16. Consider authorizing the Town Manager to negotiate and execute a construction contract with Home Run Construction, LLC in an amount not to exceed \$1,121,407 for the construction of dedicated pickleball courts at Harmony Park. (Chase Ellis, Director of Parks & Recreation)

Mr. Ellis presented an overview of the item which includes the construction of six pickleball courts, the relocation of the bocce ball area, and the basketball court. An RFP was issued for construction services, which remained open for 30 days, resulting in two submissions. After evaluation, Home Run Construction, LLC was determined to provide the best value based on price and references. If approved, a contract will be established in the coming weeks, with groundbreaking anticipated in early February and an estimated 8- to 9-month construction timeline, aiming for a fall 2025 opening. The project remains

within the allocated \$1.3 million budget, including design, construction, and contingency funds.

The Council discussed aspects of the project, including lighting, seating areas, and court sizes.

Council Member Sheridan moved to approve authorizing the Town Manager to negotiate and execute a construction contract with Home Run Construction, LLC in an amount not to exceed \$1,121,407 for the construction of dedicated pickleball courts at Harmony Park. Council Bauer seconded the motion.

VOTE ON MOTION

AYES: Bauer, Beach, Flynn, Tiffany, Sheridan, Rowe, Oldham
NAYES: None
VOTE: 7-0

17. Consider a resolution adopting the Trophy Club Town Council Rules of Procedure. (Brandon Wright, Town Manager; Tammy Dixon, Town Secretary)

Town Manager Wright presented updates to the Town Council Rules of Procedure, including the addition of a new section on video conference participation. He explained virtual participation of meetings would also be allowed for certain boards and commissions that handle budget approvals and zoning cases but not for advisory boards like Parks & Recreation or the Arts Council.

Council Member Sheridan inquired about Waiver of Rules as outlined under Section 6.7 which provides rules may be waived by majority of Council.

Council Member Rowe moved to approve Resolution No. 2025-02 adopting the Trophy Club Town Council Rules of Procedure. Council Member Beach seconded the motion. The caption of the resolution reads as follows:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, ADOPTING THE TOWN OF TROPHY CLUB TOWN COUNCIL RULES OF PROCEDURE AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Bauer, Beach, Flynn, Tiffany, Sheridan, Rowe, Oldham
NAYES: None
VOTE: 7-0

Council Member Sheridan made a motion to reconsider Agenda Item 12, based on the possibility that a "no" vote might change if there were no trucks involved. Council Member Steve Flynn seconded the motion.

Town Attorney Roggia clarified that while the Council had adopted new Rules or Procedure by resolution, an ordinance outlining procedural rules was still in place and required action on the next agenda.

Council Member Sheridan withdrew his motion.

18. Consider an ordinance amending Chapter 1, "General Provisions", Article 1.03, "Town Council", by repealing Division 2, "Meetings and Rules of Procedure" in its entirety and by amending Article 1.04 "Boards, Commissions and Committees", Division 1 "Generally" by adding a new section 1.04.011 "Background Checks of Boards and Commissions Applicants", of the Code of Ordinances. (Brandon Wright, Town Manager; Tammy Dixon, Town Secretary)

Council Member Sheridan moved to approve Ordinance No. 2025-06 amending Chapter 1, "General Provisions", Article 1.03, "Town Council", by repealing Division 2, "Meetings and Rules of Procedure" in its entirety and by amending Article 1.04 "Boards, Commissions and Committees", Division 1 "Generally" by adding a new section 1.04.011 "Background Checks of Boards and Commissions Applicants", of the Code of Ordinances. Council Member Bauer seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING CHAPTER 1, "GENERAL PROVISIONS", ARTICLE 1.03, "TOWN COUNCIL", BY REPEALING DIVISION 2, "MEETINGS AND RULES OF PROCEDURE" IN ITS ENTIRETY AND BY AMENDING ARTICLE 1.04, "BOARDS, COMMISSIONS AND COMMITTEES", DIVISION 1 "GENERALLY" BY ADDING A NEW SECTION 1.04.011 "BACKGROUND CHECKS OF BOARDS AND COMMISSIONS APPLICANTS", OF THE CODE OF ORDINANCES, TOWN OF TROPHY CLUB, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Bauer, Beach, Flynn, Tiffany, Sheridan, Rowe, Oldham
NAYES: None
VOTE: 7-0

Council Member Sheridan, citing *Rule 4.10 - Procedures for Agenda Items*, made a motion to reconsider Agenda Item 12. Mayor Pro Tem Flynn seconded the motion.

VOTE ON MOTION

AYES: Bauer, , Flynn, Sheridan, Oldham
NAYES: Beach, Tiffany, Rowe
VOTE: 4-3

12. Case PD-AMD-24-004 PD 13 Amendment, Tract 1, Ship Shop Conduct a public hearing and consider an ordinance amending 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 applicant is David Sanders, owner of The Ship Shop, and 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, Director of Community Development)

i. **Conduct Public Hearing**

Mayor Tiffany reopened the public hearing at 10:02 p.m.

No one spoke in favor or in opposition.

Mayor Tiffany closed the public hearing at 10:02 p.m.

ii. **Consider Ordinance Approval**

Council Member Sheridan addressed Council Members Beach and Rowe, who voted against the request. He argued that the land use should be reconsidered as a reuse rather than a new development, citing a similar case where a BBQ restaurant was approved under continued use. He acknowledged concerns about large trucks but cautioned that restrictions could also impact necessary drop-offs and transit.

Council Member Beach opposed the request, stating that the business owner had alternative operational options and that the proposed use did not enhance the town's aesthetics. Beach also noted that the owner had been in violation of town codes for years by using a personal trailer without proper approval.

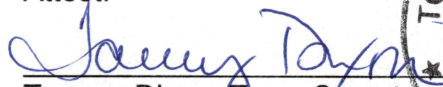
Council Member Rowe expressed concerns that the business already relying on the proposed use so soon after opening suggested a likelihood of future expansion that might not align with the town's vision. Rowe emphasized that the site was too small and located in a high-value frontage area, making it unsuitable for truck rentals, which are typically found in industrial zones.

Following the discussion, there was **no motion and no vote** on the matter.

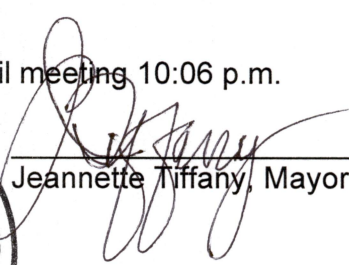
ADJOURNMENT

Mayor Tiffany adjourned the Town Council meeting 10:06 p.m.

Attest:


Tammy Dixon, Town Secretary




Jeannette Tiffany, Mayor