



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Minutes

Zoning Board of Adjustment

December 5, 2024

6:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Bowman called the December 5, 2024, Zoning Board of Adjustment meeting to order at 6:00 PM and announced a quorum.

Board Members Present:

Steve Bowman	Chairperson
Doug Harper	Board Member
Steven Boedeker	Board Member
Reid Burley	Board Member
Aaron Ross	Board Member

Board Members Absent:

None

Staff Present:

Matt Cox	Director of Community Development
Alicia Santos	Sr. Administrative Assistant
Tammy Dixon	Town Secretary

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 Bowman asked if there were any public requests to speak. No public requests were submitted.

REGULAR SESSION

1. Board Training. (Tammy Dixon, Town Secretary)

- a. Introduction of members.
- b. Board Training and Zoning Board of Adjustment Board's Roles and Responsibilities.

2. Nomination and Election of Vice-Chairperson

Chairperson Bowman motioned for nomination and election of Vice-Chairperson. Board Member Burley nominated himself, with a second by Board Member Boedeker. Chairperson Bowman called for a vote. The motion was passed 5-0

3. Case ZBA-24-002 (2517 Aspen)

Conduct a Public Hearing and consider action regarding a request made by Drees Custom Homes, LLP for variance to Section 14.02.351, Fencing, retaining walls and screening of the Town's Zoning Ordinance to allow for a fence in 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. (M. Cox).

Chairperson Bowman opened the public hearing at 6:29 PM

Matt Cox presented the staff report and was available for questions. The applicant is present and available for questions.

Applicant Mike Davis with Drees Homes presented and was available for questions.

Chairperson Bowman asked if there were any public requests to speak.

Pete Totter –2800 Sheffield Drive - President of HOA – was for the approval of the fence.

Chairperson Bowman closed the public hearing at 6:40 PM

Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Boedeker moved to recommend approval, with a second by Board Member Harper. Chairperson Bowman called for a vote. The motion passed 5-0.

4. Case ZBA-24-005 (2848 Iris Drive)

Conduct a Public Hearing and consider action regarding a request made by Drees Custom Homes LLP for a fence to be extended along the side of the property to the building line/at the property line of the said yard adjacent to a side street at 2848 Iris Drive, Trophy Club, Denton County, Texas. (M. Cox).

Chairperson Bowman opened the public hearing at 6:51 PM.

Matt Cox presented the staff report and was available for questions. The applicant is present and available for questions.

Applicant Mike Davis with Drees Homes presented and was available for questions.

Chairperson Bowman closed the public hearing at 6:55 PM.

Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Harper moved to recommend approval, with a second by Board Member Boedeker. Chairperson Bowman called for a vote. The motion passed 5-0.

5. Case ZBA-24-003 (213 Inverness Drive)

Conduct a Public Hearing and consider action regarding a request made by Mike & Tonya Gough to allow front face garage to the street at 213 Inverness Drive, Trophy Club, Denton County, Texas. (M. Cox)

Chairperson Bowman opened the public hearing at 7:01 PM

Matt Cox presented the staff report and was available for questions. The applicant is present and available for questions.

Applicant Tonya Gough presented and was available for questions.
Victor Ramirez – Contractor – presented and was available for questions.

Chairperson Bowman asked if there were any public requests to speak.

Pat Keefer – 216 Fresh Meadow – was opposed.
Ben Bruster -222 Fresh Medow - was opposed.

Chairperson Bowman closed the public hearing at 7:21 PM

Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Burley moved to recommend approval, with a second by Board Member Ross. Chairperson Bowman called for a vote. The motion was denied 2-3.

6. Case ZBA-24.004 (8 Pin Oak Court)

Conduct a Public Hearing and consider action regarding a request made by Kelly & Amy Nolan for a variance to allow a proposed addition to a residential structure to encroach on the rear setback, generally located east of Trophy Wood Drive at 8 Pin Oak Court, Trophy Club, Denton County, Texas. (M. Cox)

Chairperson Bowman opened the public hearing at 7:41 PM

Matt Cox presented the staff report and was available for questions. The applicant is present and available for questions.

Applicant Amy Nolan - presented and was available for questions.
Applicant Kelly Nolan - presented and was available for questions.

Chairperson Bowman asked if there were any public requests to speak. There were none.

Chairperson Bowman closed the public hearing at 7:49 PM

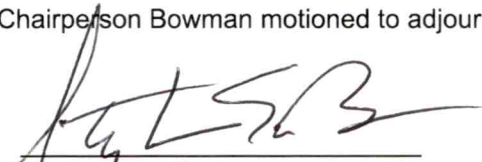
Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Harper moved to recommend approval, with a second by Board Member Boedeker. Chairperson Bowman called for a vote. The motion passed 5-0.

7. Take appropriate action regarding the January 11, 2024, Zoning Board of Adjustment meeting minutes (A. Santos).

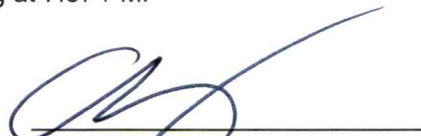
Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Harper moved to recommend approval, with a second by Board Member Burley. Chairperson Bowman called for a vote. The motion passed 5-0.

ADJOURN

Chairperson Bowman motioned to adjourn the meeting at 7:57 PM.



Chairperson Bowman
Zoning Board of Adjustment
Town of Trophy Club, TX



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