



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Special Meeting Minutes

Planning & Zoning Commission

December 12, 2024

6:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the December 12, 2024, Planning & Zoning Commission to order at 6:00 PM and announced a quorum.

Commissioners Present:

Chairperson Michael Biggs
Commissioner Terry Kesterson
Commissioner Paul Jablonski
Commissioner Reginald Barbarin
Vice Chairperson Mike Branum
Commissioner Sean Holmes

Commissioners Absent:

Commissioner Srinath Sadam

Staff Present:

Matt Cox, Director of Community Development
Brandon Wright, Town Manager
Alicia Santos, Sr. Administrative Assistant

CITIZEN PRESENTATIONS

There were none.

Chairperson Biggs opened the public meeting at 6:02 PM

REGULAR SESSION

1. Case RP-24-001 The Highlands at Trophy Club, Neighborhood 5, Phase 2B, Lot 23R, Block G (Gardner Replat)

Conduct a public hearing and 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 (Matt Cox, Community Development Director).

Chairperson Biggs opened the public hearing at (time)

Matt Cox presented the staff report and was available for questions. Mr. Cox advised that the applicant was not present for questions.

No one spoke in favor or opposition.

Chairperson Biggs closed the public meeting at 6:04 PM

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Branum moved to recommend approval on a request for 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 Trophy Club, Denton County, Texas. The motion was seconded by Commissioner Kesterson. The motion passed 6-0.

VOTE:

AYES: (Biggs, Kesterson, Jablonski, Barbarin, Branum, Holmes)

NAYES (None)

ABSENT: SADAM

VOTE: (6-0)

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 SH114 Suite 340, Trophy Club, Denton County, Texas (Matt Cox, Community Development Director).

Chairperson Biggs opened the public hearing at 6:08 PM.

Matt Cox presented an overview of the application submitted by Mr. David Sanders, owner of the Ship Shop. The proposal seeks to amend PD-13 to allow truck and trailer rental as an accessory use, including outdoor storage and display of vehicles. Staff provided details on the following:

- PD-13 prohibits outdoor storage and does not define truck and trailer rental as a permitted use.
- Applicant's proposal includes parking and storage details, including a maximum number of vehicles allowed.
- Public hearing notices were sent as required, and no official letters of opposition or support were received.
- **David Sanders, (owner and operator of The Ship Shop) presented his case and answered questions from the Commission. Mr. Sanders emphasized the following:** The U-Haul rental business constitutes 30% of his revenue, which is vital to sustaining his operations.
- Measures are taken to maintain the visual appeal of the vehicles on-site.
- He requested a non-transferable variance to continue offering truck and trailer rental services.
- Provided supporting evidence, including signatures from 128 residents in favor of the proposal.

Public Comments:

No one spoke in favor.

The following spoke in opposition:

Tonia Beard, 215 Fresh Meadow

Pat Keefer, 216 Fresh Meadow,

Kathie Ford, 400 Hilltop

Jennifer Winmill, 7 Overhill,

Janie Fox, 2753 Infield,

Chairperson Biggs closed the public meeting at 6:49 PM

Chairperson Biggs opened the floor for discussion and questions.

The Commissioners deliberated on the following points:

- The appropriateness of the U-Haul business as an accessory use within PD-13.
- Concerns about visual impacts, parking congestion, and the long-term implications of amending PD-13.
- The potential need for a Special Use Permit (SUP) to address operational details, including vehicle limits and parking locations.
- Enforcement challenges regarding compliance with current zoning regulations.

Commissioner Kesterson moved to amend Planned Development District 13 (PD-13), Tract 1 to allow for truck and trailer rental an accessory use with outdoor storage and display of vehicle by SUP. The motion was seconded by Chairman Biggs.

VOTE:

AYES: (Biggs, Kesterson)

NAYES (Holmes, Barbarin, Branum, Jablonski)

ABSENT: SADAM

VOTE: (2-4)

The motion to approve the amendment failed. This constitutes a recommendation for denial of the proposed amendment to the Town Council.

3. Consider approval of the September 5, 2024, Planning and Zoning Commission Meeting Minutes.

Commissioner Kesterson moved to approve the September 5, 2024, Planning and Zoning Commission meeting minutes. The motion was seconded by Commissioner Jablonski.

AYES: (Biggs, Branum, Holmes, Barbarin, Jablonski, Kesterson)

NAYES: None

ABSENT: SADAM

VOTE: (6-0)

4. Board Training. (Brandon Wright, Town Manager)

- a. Introduction of members.
- b. Board Training and Planning and Zoning Commission Roles and Responsibilities.

Town Manager Wright provided general board training, which included information on:

- Roles and Responsibilities
- Meetings and Agendas
- Parliamentary Procedures
- Attendance Requirements
- Conflict of Interest Policies
- External Training Opportunities
- Medial Relations and Social Media Postings
- Use of Town Email
- Boards and Commissions Manual

Matt Cox presented an overview of the Planning and Zoning Commission's Roles and Responsibilities, highlighting the following:

- Overview of the Commission.

- Purpose and Objectives
- Powers and Duties
- Meetings and Voting
- Key Responsibilities

ADJOURN

Chairperson Biggs adjourned the meeting at 8:39 p.m.



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



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