



# Town of Trophy Club

1 Trophy Wood Drive  
Trophy Club, Texas 76262

## Meeting Minutes

### Zoning Board of Adjustment

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February 20, 2025

6:00 PM

Council Chambers

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#### CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Bowman called the February 20, 2025, 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
Aaron Ross	Board Member
Jonathan Poole	Board Member – Alt.
Daniel Parham	board Member – Alt.

#### Board Members Absent:

Reid Burley	Board Member
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#### Staff Present:

Matt Cox	Director of Community Development
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 Bowman asked if there were any public requests to speak. No public requests were submitted.

#### REGULAR SESSION

##### 1. Case ZBA-25-001 (2 and 4 Troon Drive)

Conduct a public hearing and consider action regarding a request made by homeowner Greg Stoltzman for a variance to Section 14.02.035 (c)(3)(A)(B)&(C), Fencing, retaining walls and screening of the Town's Zoning Ordinance to allow for a fence to be constructed parallel to and within 20 feet from an existing fence along the rear property line at 2 and 4 Troon Drive, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

Matt Cox advised the board that the homeowner/applicant had decided to pull the variance request from tonight's agenda.

##### 2. Case ZBA-25-002 (47 Sonora Drive)

Conduct a public hearing and consider action regarding a request made by Michael Conklin for a variance to Section 14.02.156(f)(6), Depth of rear yard in the R-8 Single Family District regulations of the Town's Zoning Ordinance to allow for an attached patio cover in the 20-foot rear yard setback at 47 Sonora Drive, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

Chairperson Bowman opened the public hearing at 6:02 PM

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

Applicant Greg Stoltzman was presented and was available for questions.

Chairperson Bowman asked if there were any public requests to speak. There was no one to speak in favor or opposition.

Chairperson Bowman closed the public hearing at 6:09 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 Poole. Chairperson Bowman called for a vote. The motion passed 5-0.

**3. 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.

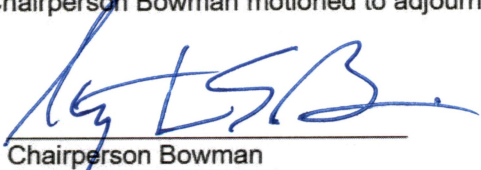
Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Harper moved to recommend approval, with a second by Board Member Boedeker. Chairperson Bowman called for a vote. The motion passed 5-0.

**4. Take appropriate action regarding the December 5, 2024, Zoning Board of Adjustment meeting minutes (A. Santos).**

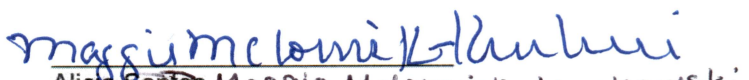
Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Harper moved to recommend approval, with a second by Board Member Boedeker. Chairperson Bowman called for a vote. The motion passed 5-0.

**ADJOURN**

Chairperson Bowman motioned to adjourn the meeting at 6:13 PM.



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



~~Alieta Santos~~ Maggie McCormick-Krukowski  
Sr. Administrative Assistant Records Analyst  
Town of Trophy Club, TX