

TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262



PLANNING & ZONING COMMISSION

AGENDA MEETING

July 10, 2025

7:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Board/Commission on any matter pursuant to Texas Government Code Sec. 551.007. The Board/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/Commission has authority. Speakers have up to three (3) 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 jross@trophyclub.org

REGULAR ITEMS

1. PD-AMD-25-002 (Hutchins BBQ PD Amendment)

Conduct a public hearing and make a recommendation to the Town Council on a request made by Hutchins BBQ, applicant, on behalf of the landowner, Bread 114, LLC, to amend Planned Development District-25 (PD-25), Final Detailed Site Plan, to allow for dining room expansion and off-site parking at 3000 SH 114. The subject property is legally described as Trophy Wood Business Center, Block B, Lot 2R2, approximately 2.052 acres, and is generally located at the northeast corner of Trophy Wood Drive and SH 114 in the Town of Trophy Club, Tarrant County, Texas. (Matt Cox, Community Development Director)

- i. Conduct Public Hearing
- ii. Consider Recommendation

2. Consider approval of the April 3, 2025, Planning & Zoning meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

FUTURE AGENDA ITEMS

ADJOURN

The Board/Commission may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

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: July 3, 2025, at 11:00 A.M., 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 & ZONING COMMISSION COMMUNICATION

MEETING DATE: July 10, 2025

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: PD-AMD-25-002 (Hutchins BBQ PD Amendment)

Conduct a public hearing and make a recommendation to the Town Council on a request made by Hutchins BBQ, applicant, on behalf of the landowner, Bread 114, LLC, to amend Planned Development District-25 (PD-25), Final Detailed Site Plan, to allow for dining room expansion and off-site parking at 3000 SH 114. The subject property is legally described as Trophy Wood Business Center, Block B, Lot 2R2, approximately 2.052 acres, and is generally located at the northeast corner of Trophy Wood Drive and SH 114 in the Town of Trophy Club, Tarrant County, Texas. (Matt Cox, Community Development Director)

- i. Conduct Public Hearing
 - ii. Consider Recommendation
-

BACKGROUND/SUMMARY: Planned Development District-25 (PD-25) was originally adopted in 2002 and encompasses approximately 16 acres of the area known as Trophy Wood Center. The PD has been amended in the past to accommodate unique development needs of the users and this particular lot, Trophy Wood Business Center, Block B, Lot 2R2, approximately 2.052 acres, was amended in July 2023 to provide for outside storage containers, a walk-in cooler on the exterior of the building, exterior modifications (smokestacks and exhaust fans, and signage).

The applicant, Hutchins BBQ, has requested a Planned Development District (PD-25) amendment to allow for the enclosure of the outdoor patio dining area of approximately 894 square feet (*Figure 1*). The existing horizontal fencing will be removed and replaced with a 12-foot-high split-face (CMU) wall with a standing seam metal roof matching the original main dining area (Figures 2, 3, 4 and 5). The area will be accessed through one ingress/egress point to the interior of the structure and one ingress/egress to the outside walkway.



Figure 1



Figure 2



Figure 3

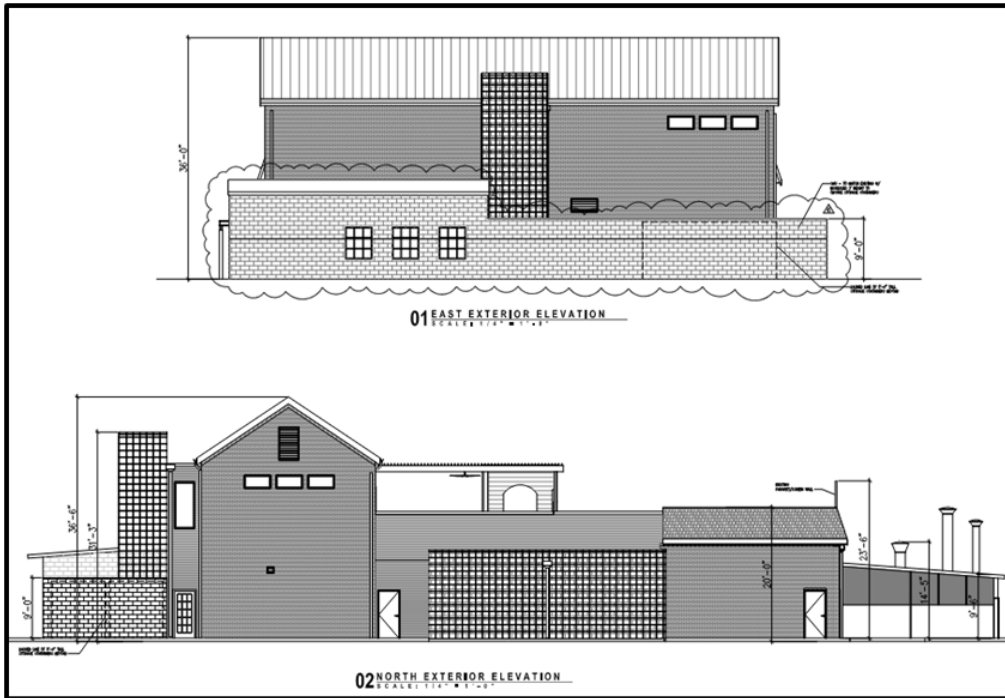


Figure 4

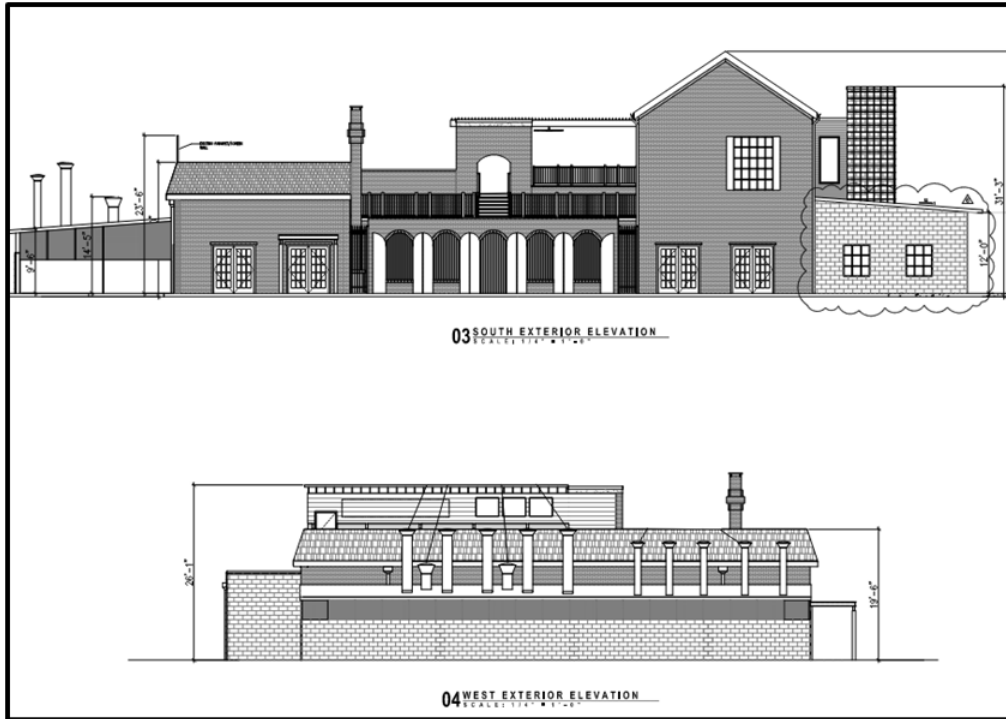


Figure 5

The site has limited parking and additional parking is required to satisfy the parking requirements. Hutchins BBQ has entered into a shared parking agreement (August 1, 2024) with Holiday Inn-Trophy Club for the use of 12 parking spaces for a term of 230 months (Figure 6). Trophy Club requires parking to be located on-site and the proposed PD amendment will allow the off-site parking to meet the requirements.



Figure 6

Existing PD Regulations:

The original PD 25 approved in 2002 required the following standards and the information below has been updated or identified as no changes being requested.

1. Final Detailed Site Plan and Elevations

The Architectural Site Plan A001, Adjacent Parking Plan A002, Exterior Elevations A300 and A301, shall satisfy the requirements for the Final Detailed Site Plan. A Civil Site Plan will not be required.

2. Site Line Studies

Site Line Studies previously established in Ordinance 2015-44 P&Z satisfy the site line study requirements. No changes requested.

3. Landscape Plan and Plant List

The previously approved Landscape Plan in Ordinance 2015-44 P&Z will be utilized for this application and a new plan will not be required. No changes requested.

4. Photometric Plan

The previously approved Photometric Plan in Ordinance 2015-44 P&Z will be utilized for this application and a new plan will not be required. No changes requested.

5. Wall and Fence Criteria

The previously approved Wall and Fence Criteria for the dumpster enclosure in Ordinance 2015-44 P&Z will be utilized for this application and a new plan will not be required. No changes requested for screening the dumpster. A decorate wood fence is being removed to enclose the patio.

6. Signage

The site signage for the restaurant was approved with Ordinance 2023-10-P&Z. No changes requested.

7. Development Schedule

The site is an existing development, and a Development Schedule is not required.

BOARD REVIEW/CITIZEN FEEDBACK: Public hearing notices were published and mailed as required by the Town of Trophy Club Zoning Ordinance and Texas Local Government Code. At the time of agenda packet preparation, no letters in support or in opposition had been received.

FISCAL IMPACT: N/A

LEGAL REVIEW: Town Attorney, Dean Roggia, is reviewing the ordinance as to form and legality.

ATTACHMENTS:

- 1. Final Detailed Site Plan, Off-site shared parking exhibit, and Building Elevations
- 2. Applicant Statement
- 3. Executed Shared Parking Agreement

ACTIONS/OPTIONS:

Staff recommends that the Planning and Zoning Commission conduct a public hearing and make a recommendation to Town Council to approve a request made by Hutchins BBQ, applicant, on behalf of the landowner, Bread 114, LLC, to amend Planned Development District-25 (PD-25), Final Detailed Site Plan, to allow for dining room expansion and off-site parking at 3000 SH 114. The subject property is legally described as Trophy Wood Business Center, Block B, Lot 2R2, approximately 2.052 acres, and is generally located at the northeast corner of Trophy Wood Drive and SH 114 in the Town of Trophy Club, Tarrant County, Texas.

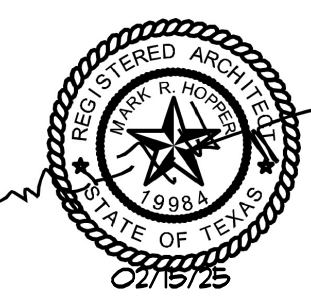


899 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242
hubcityr202@gmail.com

HUTCHINS BBQ
3000 SH 114 • TROPHY CLUB, TX 76262

ARCHITECTURAL SITE PLAN

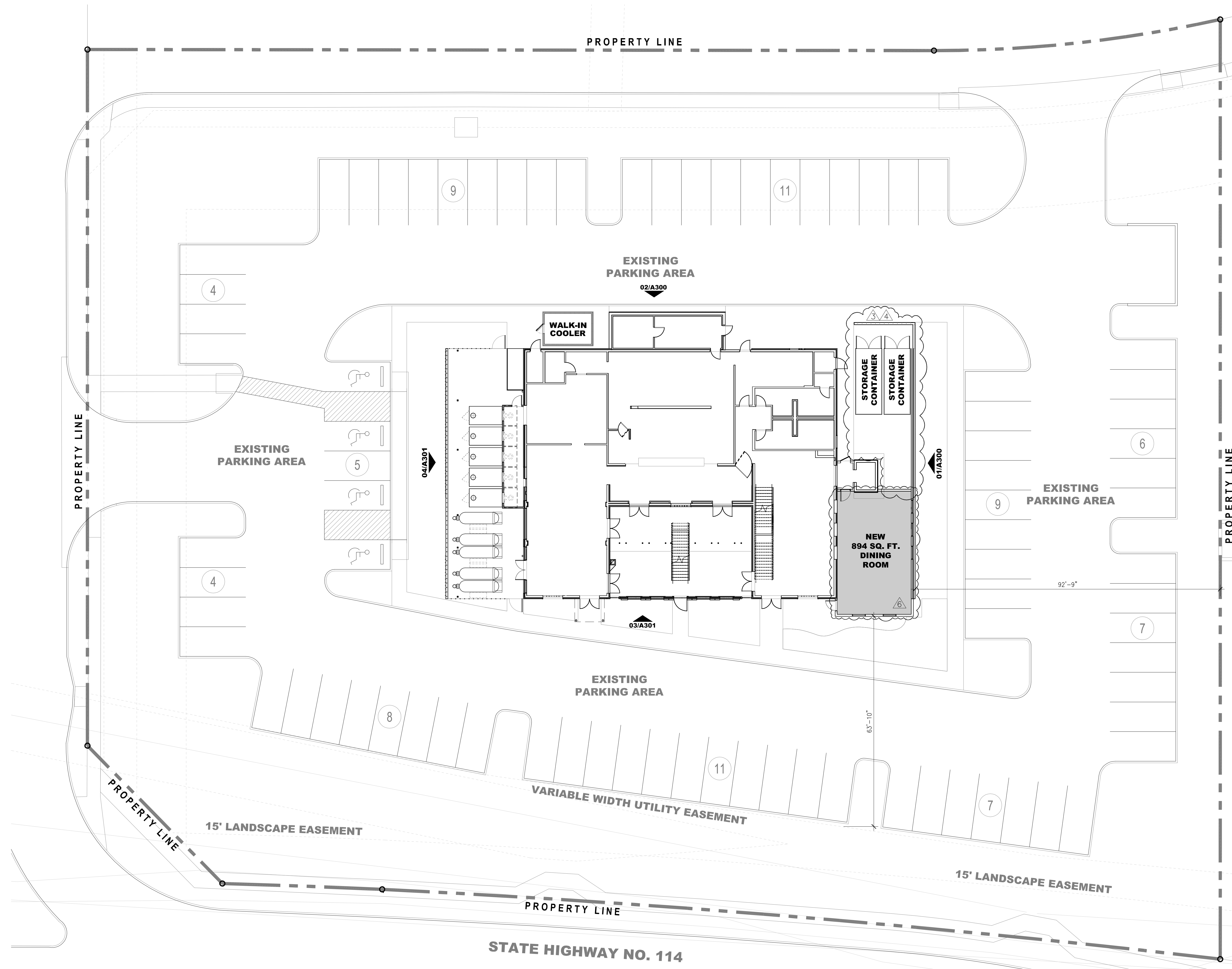
REV. NO.	DATE	DESCRIPTION
06/06/23		PLANNING & ZONING COMMENTS
06/15/23		PLANNING & ZONING COMMENTS
07/11/23		PLANNING & ZONING COMMENTS
02/15/25		OWNER REVISION



DATE ISSUED: 11-18-22

PROJECT NO.: 22844

DRAWING NO.: A001



01 ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"



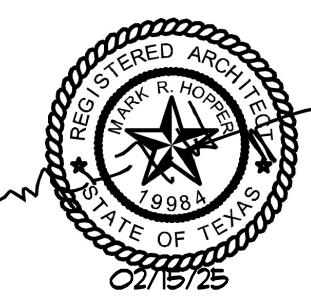


PROJEC 15043
 890 EXPOSITION AVENUE
 DALLAS TEXAS 75226
 TEL: 214.821.2242
 hubcityr202@gmail.com

HUTCHINS BBQ
 3000 SH 114 • TROPHY CLUB, TX 76262

ADJACENT PARKING PLAN

REV. NO.	DATE	DESCRIPTION
1	06.06.23	PLANNING & ZONING COMMENTS
2	06.15.23	PLANNING & ZONING COMMENTS
3	07.11.23	PLANNING & ZONING COMMENTS
4	02.15.25	OWNER REVISION



DATE ISSUED:
11-18-22

PROJECT NO.:
22844

DRAWING NO.:
A002



ADDITIONAL 12 PARKS PER AGREEMENT

EXIST. RESTAURANT W/ 81 PARKS

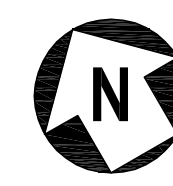
Holiday Inn
 Trophy Club by IHG
 From \$81/night on
 Holiday Inn Trophy

The Original Roy
 Hutchins Barbeque
 Recently via AFJ

Complete Dentistry
 in Trophy Club

PARKING ANALYSIS	
EXIST. RESTAURANT	= 10,800 SQ. FT.
PROPOSED ADDITION	= 894 SQ. FT.
TOTAL AREA	= 11,694 SQ. FT.
ON SITE PARKING	= 81
PER PARKING AGREEMENT	= 12
93 PARKS REQUIRED	
93 PARKS PROVIDED	
04 ACCESSIBLE SPACES	

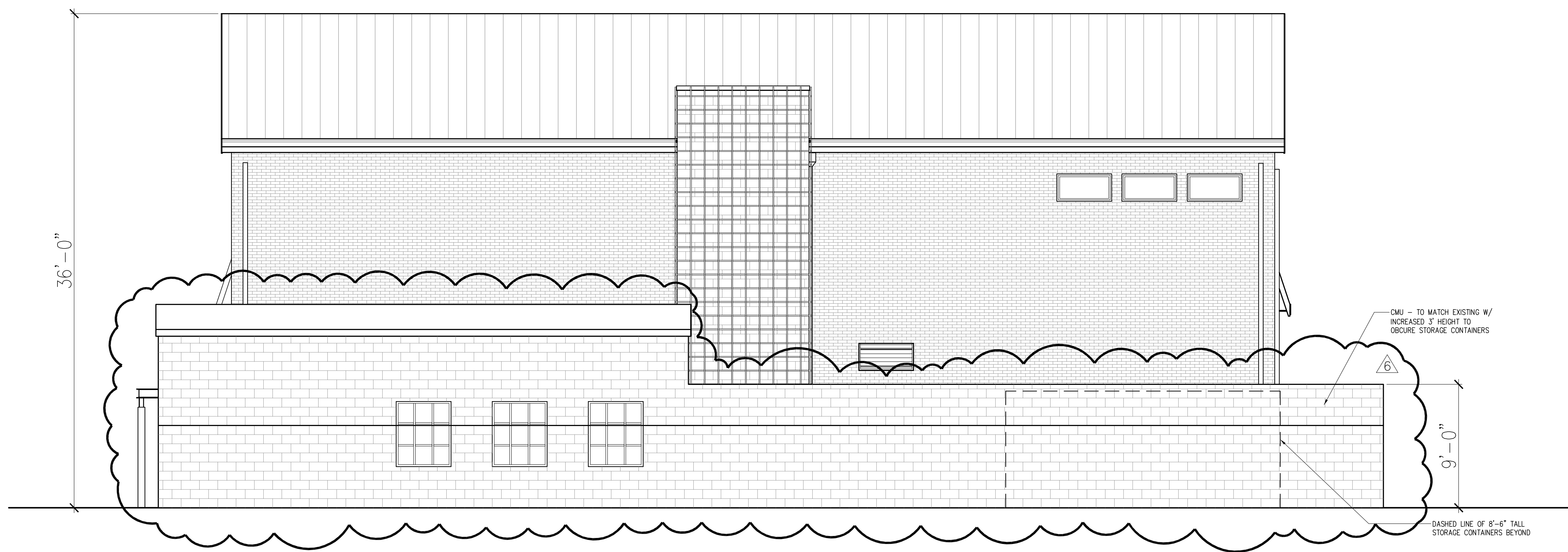
01 PARKING PLAN
 SCALE: 1/32" = 1'-0"



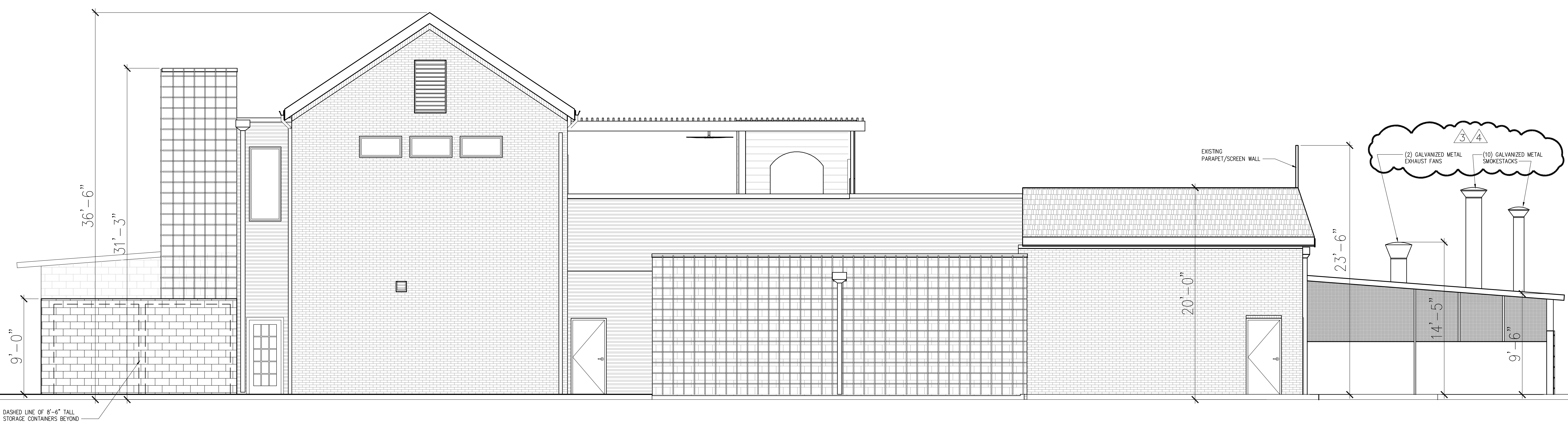


800 EXPOSITION AVENUE
DALLAS TEXAS 75208
TEL: 214.821.8242
hubcityr2002@gmail.com

HUTCHINS BBQ
3000 SH 114 • TROPHY CLUB, TX 76262



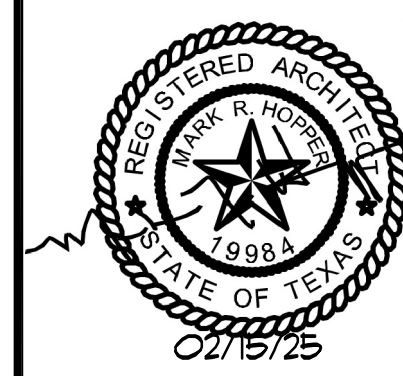
01 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



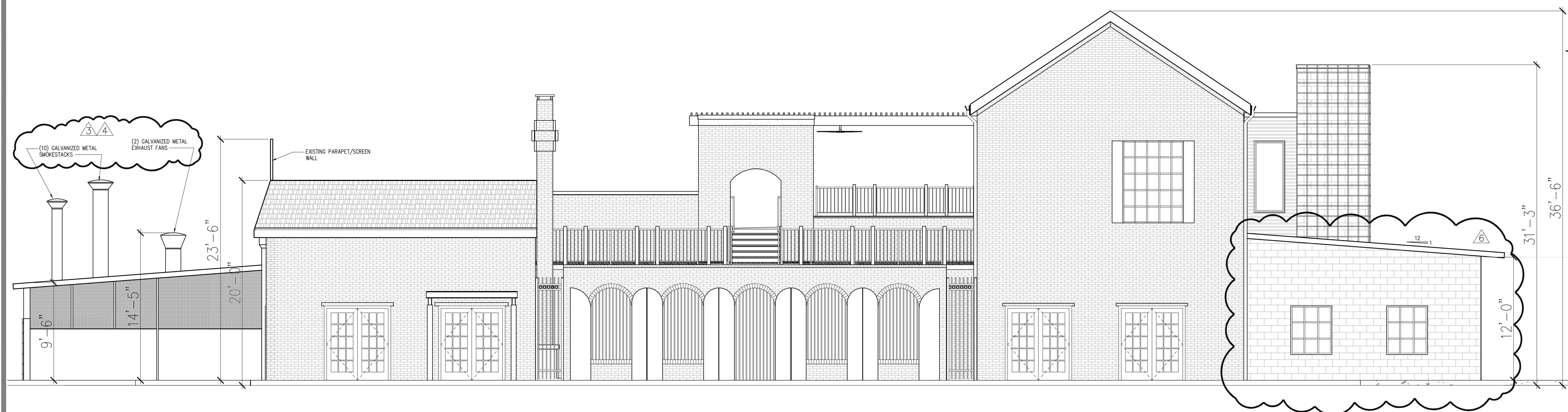
02 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

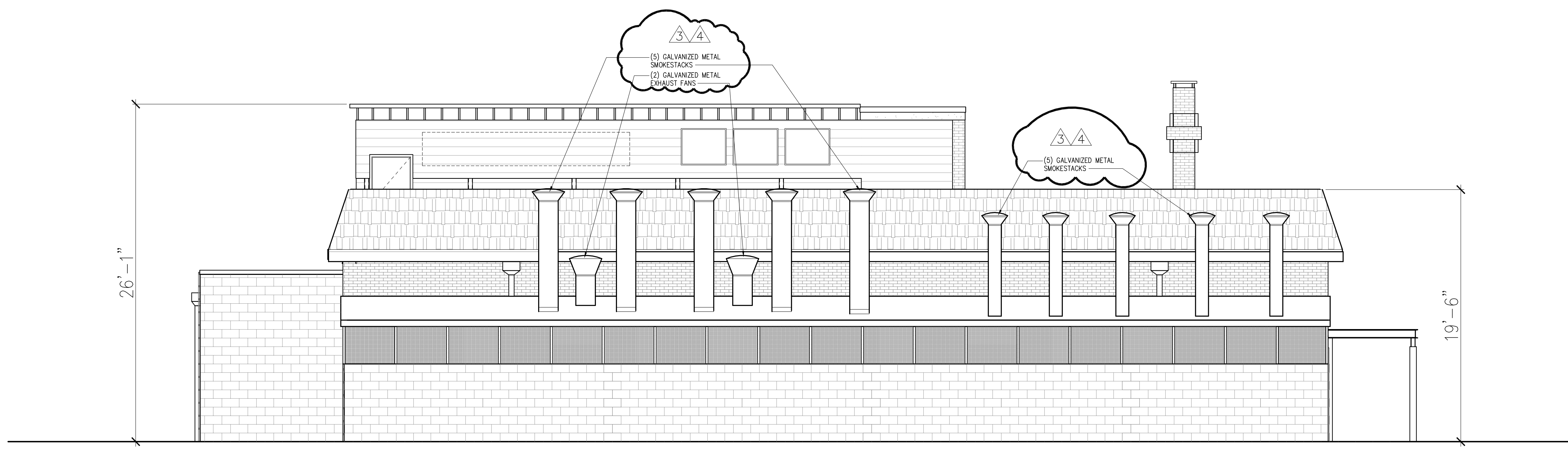
REV. NO.	DATE	DESCRIPTION
A	06.06.23	PLANNING & ZONING COMMENTS
B	06.15.23	PLANNING & ZONING COMMENTS
C	07.11.23	PLANNING & ZONING COMMENTS
D	02.15.25	OWNER REVISION



DATE ISSUED:
11-18-22
PROJECT NO.:
22844
DRAWING NO.:
A300



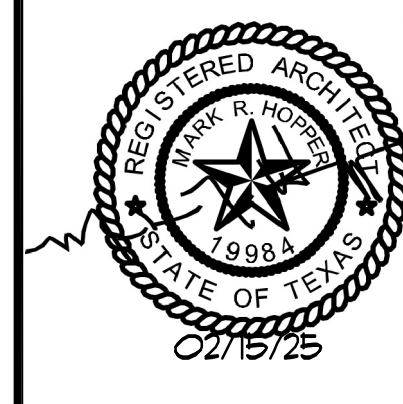
03 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



04 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

REV. NO.	DATE	DESCRIPTION
01	06.06.23	PLANNING & ZONING COMMENTS
02	06.15.23	PLANNING & ZONING COMMENTS
03	07.11.23	PLANNING & ZONING COMMENTS
04	02.15.25	OWNER REVISION



DATE ISSUED:
11-18-22

PROJECT NO.:
22844

DRAWING NO.:
A301

HUB CITY PRODUCTIONS

800 EXPOSITION AVENUE • DALLAS TEXAS 75226 • 214.821.8242

C O M M U N I C A T I O N

DATE: 18 JUNE 2025

TO: HELEN-EVE BEADLE, ACIP
HE PLANNING + DESIGN
8458 HOWELL DRIVE
FRISCO, TEXAS 75034

FROM: ROBERT ROMANO

CC: WES HUTCHINS, MARK HOPPER

RE: ***HUTCHINS BBQ***
3000 HWY 114
TROPHY CLUB, TX 76262

ZONING PD-25 AMENDMENT

Per your request, the letter is to serve as a written explanation of the request for a change to the existing PLAN DEVELOPMENT 25 in Trophy Club, Texas.

The Original Roy Hutchin's BBQ in Trophy Club, TX, is a fantastic barbecue joint known for its authentic Texas flavor. Since 2005, they have been serving mouthwatering slow-cooked meats that capture the essence of traditional Texas barbecue.

With a cozy atmosphere and a commitment to quality, Roy Hutchin's BBQ is a must-visit destination for barbecue enthusiasts seeking an unforgettable dining experience. From tender brisket to juicy ribs and a variety of delicious sides, every dish is made with care and served with warm hospitality.

The current Trophy Club location opened in June of 2024 and has proved to be an immediate success. The restaurant has already outgrown it's dining room and the owners are looking to expand. The proposed PD AMENDMENT would include a new 894 square foot dining room as well as the additional 12 parking spaces (located at the adjacent Holiday Inn) needed to accommodate the expansion.

Thank you for your time and consideration.

PARKING LICENSE AGREEMENT

This PARKING LICENSE AGREEMENT is by and between **SHRI SIDDHI VENYAK, LLC** ("Holiday Inn – Trophy Club") and HUTCHINS NATIONAL, LLC ("Hutchins") and is effective as of the last of the dates set forth below (the "Effective Date").

Whereas, Hutchins operates a restaurant known as "The Original Roy Hutchins BBQ" at 3000 TX-114, Trophy Club, Texas 76262 (the "Restaurant"), and will be constructing a patio add-on and other associated improvements (the "Improvements") to the premises where the Restaurant is operated during the upcoming months; and

Whereas, as a result of the construction of such Improvements, the Restaurant will have need to accommodate the parking of additional vehicles; and

Whereas, due to the increased need for parking at such premises due to the construction of the Improvements, the Town of Trophy Club is requiring that Hutchins provide an additional 12 parking spaces; and

Whereas, Holiday Inn – Trophy Club operates a Holiday Inn hotel across the street from the Restaurant at 725 Plaza Dr., Trophy Club, TX 76262 (the "Hotel Property"); and

Whereas, Hutchins is interested in acquiring a license to use 12 parking spaces on the Hotel Property for the additional employees, customers, vendors, and construction workers who will be working at or patronizing the Restaurant as a result of the construction of the Improvements; and

Whereas, on the conditions and subject to the terms set forth herein, Holiday Inn – Trophy Club is willing to grant a irrevocable license to the Hutchins to use for the term of this Agreement 12 parking spaces on the Hotel Property for vehicular parking .

Now, therefore, for and in consideration of the covenants and obligations set forth below, Hutchins and Holiday Inn – Trophy Club agree as follows:

1. Subject to the Hutchin's faithful adherence to the terms and conditions of this Agreement, Holiday Inn – Trophy Club grants to Hutchins a irrevocable license (the "License") to use any 12 parking spaces on the Hotel Property for vehicular parking with the Restaurant. This License shall begin on the Effective Date and shall continue for a term of 230 months (the "Term").

2. The fee for the License shall be \$ **25⁰⁰** per calendar month and shall be due on or before the 15th day of each calendar month beginning with the first full calendar month after the Effective Date. If the Effective Date is on a day other than the 1st of any month, then the first month's License fee shall be prorated. If the License terminates on any day other than the last day of any month, then the last month's License fee shall also be prorated.

3. Hutchins shall be responsible for complying with all of the Town's rules, regulations and ordinances with regard to parking. Holiday Inn – Trophy Club shall be responsible for maintaining the parking spaces and entrances into the parking spaces in good condition.

4. Hutchins may terminate this Agreement early at any time by providing Holiday Inn – Trophy Club 12 month's advanced written notice of such termination to the address below.

5. Miscellaneous. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. The prevailing party in any legal proceeding brought in relation to this Agreement or transaction shall be entitled to recover from the non prevailing party's court costs, reasonable attorneys' fees and all other reasonable litigation expenses. This Agreement embodies the totality of all agreements between Holiday Inn – Trophy Club and Hutchins with regard to the subject matter hereof and there are no other agreements, written or oral, that modify, amend or supersede those contained herein.

[the remainder of this page is intentionally left blank; signature page to follow]

This Agreement is executed and made effective as of the Effective Date by the parties hereto.

HOLIDAY INN – TROPHY CLUB:

By: 

Print: RAS PATEL


Title: MANAGER

Date: 8/1/2024

Address for Notices: 725 PALAZA DR
TROPHY CLUB
TX 76262

HUTCHINS:

HUTCHINS NATIONAL, LLC

By: 

Print: Wes Hutchins

Title: Manager

Date: 8/1/2024

Address for Notices: 3000 TX-114
Trophy Club, TX
76262



**PLANNING & ZONING COMMISSION
COMMUNICATION**

MEETING DATE: July 10, 2025

FROM: Jackie Ross

AGENDA ITEM: Consider approval of the April 3, 2025, Planning & Zoning meeting minutes.
(Jackie Ross, Sr. Administrative Assistant)

BACKGROUND/SUMMARY: The Planning & Zoning Commission held a regular meeting on April 3, 2025.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. 04.03.2025 P&Z meeting minutes

ACTIONS/OPTIONS:

Move to approve the April 3, 2025, Planning & Zoning Commission regular meeting minutes.



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Special Meeting Minutes

Planning & Zoning Commission

April 3, 2025

6:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the April 3, 2025, Planning & Zoning Commission to order at 6:00 PM and announced a quorum.

Commissioners Present:

Commissioner Place 1, Srinath Sadam
Commissioner Place 2, Paul Jablonski
Vice-Chairperson Place 3, Mike Branum
Commissioner Place 4, Reginald Barbarin
Commissioner Place 5, Terry Kesterson
Commissioner Place 6, Sean Holmes
Chairperson Place 7, Michael Biggs

Commissioners Absent:

None

Staff Present:

Matt Cox, Director of Community Development
Alicia Santos, Sr. Administrative Assistant

CITIZEN PRESENTATIONS

There were none.

REGULAR SESSION

1. Case SUP-25-002 (Rosati's Pizza Restaurant)

Conduct a public hearing and consider a recommendation to the Town Council regarding a Specific Use Permit request by Synergy Capital Ventures LLC, on behalf of Rosati's Pizza Restaurant for alcohol beverage sales on-premises consumption in conjunction with restaurant use located at 2210 SH 114, #250, Denton County, Texas. (Matt Cox, Director of Community Development)

Chairperson Biggs opened the public hearing at 6:01 PM.

Director of Community Development 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 6:03 PM.

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Kesterson moved to recommend approval. The motion was seconded by Commissioner Barbarin. The motion passed 7-0.

VOTE:

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

NAYES: (None)

ABSENT: (None)

VOTE: (7-0)

2. TUP-25-001 (PD-28 Construction Trailer)

Consider a recommendation to the Town Council on a request for a Temporary Use Permit to allow a construction trailer on NISD High School No. 2, Lot 1, Block 1 property, generally located at 2775 Bobcat Blvd, Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

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

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Kesterson moved to recommend approval. The motion was seconded by Commissioner Barbarin. The motion passed 7-0.

VOTE:

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

NAYES: (None)

ABSENT: (None)

VOTE: (7-0)

3. PD-AMD-25-001 (BNHS PD 28 Amendment)

Conduct a public hearing and consider a recommendation to the Trophy Club Town Council regarding a request to amend Ordinance No. 2018-26 P&Z, Planned Development District No. 28, in order to provide a site plan package, including development regulations to accommodate the proposed building additions at Byron Nelson High School, located at 2775 Bobcat Boulevard, within the Northwest Independent School District boundaries, on a property containing approximately 93 acres of land and generally located northeast of the of the intersection of Bobcat Boulevard and Marshall Creek Road, within Trophy Club's town limits, Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

Chairperson Biggs opened the public hearing at 6:10 PM.

Director of Community Development Matt Cox presented the staff report and responded to questions. He introduced Dan Holt, Partner and Senior Project Architect with Glenn-Partners (Dallas, Texas), who provided a presentation on the project.

No one spoke in favor or opposition.

Chairperson Biggs closed the public meeting at 6:25 PM.

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Kesterson moved to recommend approval. The motion was seconded by Commissioner Sadam. The motion passed 7-0.

VOTE:

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

NAYES: (None)

ABSENT: (None)

VOTE: (7-0)

4. Consider approval of February 6, 2025, Planning and Zoning Commission Meeting Minutes.

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Branum moved to approve the February 6, 2025, Planning and Zoning Commission meeting minutes. The motion was seconded by Commissioner Kesterson. The motion passes 7-0.

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

NAYES: None

ABSENT: None

VOTE: (7-0)

ADJOURN

Chairperson Biggs adjourned the meeting at 6:48 p.m.

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

Jackie Ross, Sr. Administrative Assistant
Town of Trophy Club, TX