



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

ZONING BOARD OF ADJUSTMENT MEETING

AGENDA MEETING

September 11, 2025

6:00 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. Case ZBA-25-004 213 Inverness Drive

Conduct a public hearing and consider a request made by Mike and Tonya Gough for a variance to Zoning Regulations to allow for an attached street-facing garage at 213 Inverness Dr, Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

- i. Conduct Public Hearing
- ii. Consider Approval

2. Consider approval of the May 8, 2025, Zoning Board of Adjustment meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

3. Consider approval of the July 24, 2025, Planning & Zoning Commission and Zoning Board of Adjustment Joint Work Session minutes. (Jackie Ross, Sr. Administrative Assistant)

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.

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: September 2, 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.

Jackie Ross
Sr. Administrative Assistant

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.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

MEETING DATE: September 11, 2025

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Case ZBA-25-004 213 Inverness Drive

Conduct a public hearing and consider a request made by Mike and Tonya Gough for a variance to Zoning Regulations to allow for an attached street-facing garage at 213 Inverness Dr, Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

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

BACKGROUND/SUMMARY: The owners, Mike & Tonya Gough, are requesting a variance appeal to allow an attached street-facing garage, located at 213 Inverness Drive, Trophy Club, Denton County, Texas.

The original variance request was denied by the Zoning Board of Adjustment during a public hearing held on December 5, 2024. However, pursuant to Ordinance No. 2025-25, approved by the Town Council on August 25, 2025, which amended Chapter 14, Section 14.02.405(j) of the Code of Ordinances to reduce the mandatory waiting period for reapplication from one year to 90 days, the applicant is now eligible to reappear before the ZBA to appeal the decision.

Sec. 14.02.153, R-11 Single-Family District regulations of the Town's Zoning Ordinance states:

(i) Garages. Attached garages shall not face any public dedicated right-of-way or golf course. Detached garages shall comply with [section 14.02.253](#), Accessory Structures and Uses.

The owners are requesting to construct an attached garage facing the public right of way to allow the necessary ADA-like accessibility in connection with their ongoing remodel for additional living space. The hardship stated is a zoning requirement for home and driveway access in the R-11 District.

Original Plans: Variance Denied



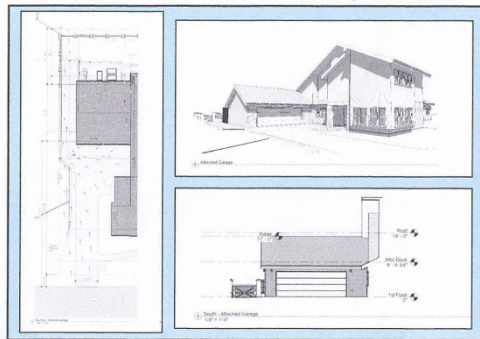
Current Approved Plans



Request: Attached Forward-Facing Garage

1. Improved aesthetic
 - Increased side setback from west edge
 - More appealing look
2. Improved property value
3. Improved harmony with neighbors
4. Slight increase in width of garage
 - Improved accessibility
 - Improved independence of elderly residents
5. Improved accessibility and safety for mobility challenged

Plan Edit: Variance Requested



Notice of the public hearing was published in the Commercial Recorder newspaper and notices were mailed to property owners within 200 feet of the request.

Section 14.02.405, Zoning Board of Adjustment (f) meetings states that all matters before the board of adjustment on matters of appeal, variance, special exception, or other matter as specified by ordinance, shall be held as a public hearing in accordance with the provisions of section 14.02.406, Public Hearings. Contradicting requirements for a public hearing will be processed with the most restrictive regulations.

BOARD REVIEW/CITIZEN FEEDBACK: At the time of staff report and agenda packet preparation, no responses in favor or in opposition have been received.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Application
2. Notice Letter

3. Notice Area Map

ACTIONS/OPTIONS:

Staff recommends that the ZBA Board conduct the public hearing and move to approve the request made by Mike and Tonya Gough for a variance to Zoning Regulations to allow for an attached street-facing garage at 213 Inverness Dr, Trophy Club, Denton County, Texas. A concurring vote of four (4) members of the Board of Adjustment is necessary for approval of the variance request.

Zoning Board of Adjustment (ZBA) Request Type—Check the appropriate box below

- Variance to Zoning Requirement Fence Special Exception Administrative Appeal
 Building Board of Appeals / Building and Standards Commission Appeal Other Appeal

DETAILS OF REQUEST (See Page Two for additional required information)

Description of Request: *Attach garage to main structure - see additional information on following pages.*

Property Address: 213 Inverness Drive Current Zoning: Residential

Legal Description: _____

APPLICANT / OWNER INFORMATION

Applicant

Owner (If Different)

Name: Michael and Tonya Gough

Name: _____

Address: 213 Inverness Drive, Trophy Club

Address: _____

State/ZIP: Texas 76262

State/ZIP: _____

Phone: 443-995-6936/443-852-5626

Phone: _____

Email: MRGOAV8@gmail.com

Email: _____

Signature: 

Signature: _____

NOTE: The property owner must sign the application or submit a notarized letter of authorization.

APPLICATION REQUIREMENTS

STAFF USE ONLY

- All required information, plans and signatures, including the second page of this application shall be completed prior to application submittal. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
- Per the requirements of page two, a detailed description of the request including all relevant project details shall be attached on a separate sheet to this application.
- All required application fees shall be paid upon submittal of this application.
- Other plans and exhibits may be required to be submitted with this application per the requirements of the Town Code of Ordinances. It is recommended that a preliminary conference with a member of Town staff be conducted prior to the submittal of this application.
- Requests before the Board are considered individually based on whether the request constitutes a hardship as described in the Town Code of Ordinances and are subject to denial. Completion of this application shall not imply any guarantee of approval of the request or permission to continue any work related to the request.

Date Received: _____

Received by: _____

Fee Paid: _____

Payment Type/Check #: _____

Receipt #: _____

Case #: _____

In order to make a finding of hardship and to grant a variance, special exception or appeal, the Zoning Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial or self-induced. Attach additional sheets if necessary.

1. Completely describe the variance, special exception or appeal you are requesting:

See attached description, explanation, and plans.

2. Do similar conditions exist in the area? Explain. *Yes. Several detached garages exist in Trophy Club. There are also numerous forward-facing attached garages.*

3. Describe how the unique conditions or circumstances do not result from your actions. *The lot allows for building a downstairs living suite and attaching a garage. Our currently City-approved plans have detached forward facing garage.*

4. Is there any way to do what you want without this request? *No. Not to allow for downstairs living and a garage of enough size to facilitate mobility constraints and avoid the risks of a detached garage to mobility challenged residents.*

ATTACH A DETAILED DIAGRAM OF THE SITE, TO SCALE, AND ANY OTHER DRAWINGS OR INFORMATION NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS AND THE VARIANCE, SPECIAL EXCEPTION OR APPEAL REQUESTED. THE SPECIFIC REQUEST SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.).

Variance Request: Attached Forward-Facing Garage for ADA-Friendly Accessibility - 213 Inverness Drive

We respectfully request a variance to allow the construction of an **attached forward-facing garage** in connection with our ongoing remodel. While the city ordinance prohibits attached forward-facing garages, it does permit detached forward-facing garages located at least 10 feet from the dwelling. We submit that an attached forward-facing garage is not only necessary to achieve our goals of an ADA-friendly (restricted mobility) home but also offers practical, aesthetic, and community benefits. We originally asked for a variance and were denied in December of 2024, but had to continue with our remodel with a detached garage instead of the attached one we hoped to build for ADA-like convenience. We prioritized the downstairs primary suite, however, over an attached garage and continued with the renovation. We seek reconsideration based on the below:

1. Hardship: ADA-like Accessibility for Current and Future Needs

- We are remodeling the home specifically to be **ADA friendly accessible**, including the addition of a downstairs primary suite.
- Our family intends to use this residence to care for elderly parents when needed, and we want to ensure the home is accessible for ourselves as we age.
- A detached garage—set 10 feet from the dwelling—creates a physical barrier for anyone with mobility challenges. Navigating the distance, weather exposure, and potential grade changes between garage and home would be unsafe and impractical for individuals with walkers, wheelchairs, or other mobility aids.
- An **attached garage allows direct, safe, and barrier-free access** to the home—critical to making the house fully ADA-friendly.

2. Garage Size and Functionality for Accessibility

- The ordinance-compliant detached garage design would be smaller and positioned awkwardly, **barely accommodating two vehicles**.
- An **attached garage can be built wider**, allowing safe ingress/egress from vehicles and providing sufficient maneuvering space for wheelchairs, walkers, or caregivers assisting elderly family members.
- This layout is essential to meet the intent of ADA principles design standards and ensure dignity, safety, and independence for those with mobility impairments.

3. Property Value and Market Benefit

- An attached garage is generally more desirable to homeowners and buyers, particularly when integrated into a thoughtfully remodeled, ADA-friendly design.
- Allowing this variance would **increase the long-term value of the home** by aligning with modern standards for convenience, accessibility, and usability.

4. Aesthetic and Neighborhood Impact

- The detached garage permitted by ordinance is planned to be built along the **western property line at the edge of the 5-foot required setback**, blocking views toward the golf course from the street and crowding the side yard.
- By contrast, the **attached garage design maintains a 10-foot buffer from the western property line**, preserving open space and improving the sightlines to the golf course. This enhances the overall aesthetic appeal not only for our home but also for the neighborhood.
- The attached garage is more architecturally cohesive with the planned remodel, blending seamlessly into the home's design rather than standing as a separate structure.

5. Conclusion

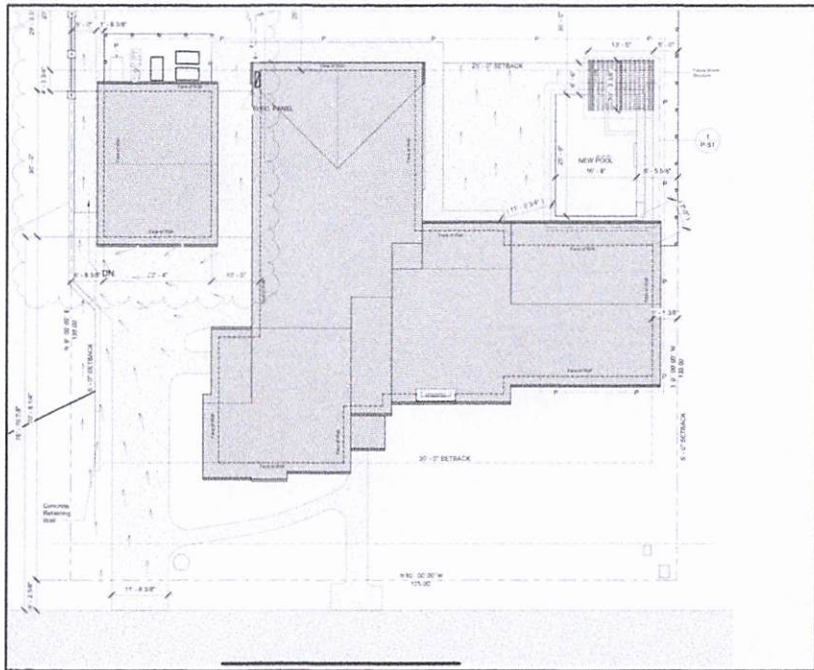
We respectfully submit that the ordinance-compliant option creates an undue hardship by preventing us from safely accommodating current and future family mobility needs. An attached forward-facing garage:

- Provides **necessary ADA-like accessibility**,
- Ensures safety and independence for elderly residents,
- Increases property value, and
- Enhances the aesthetics and open space of the property in harmony with the neighborhood.

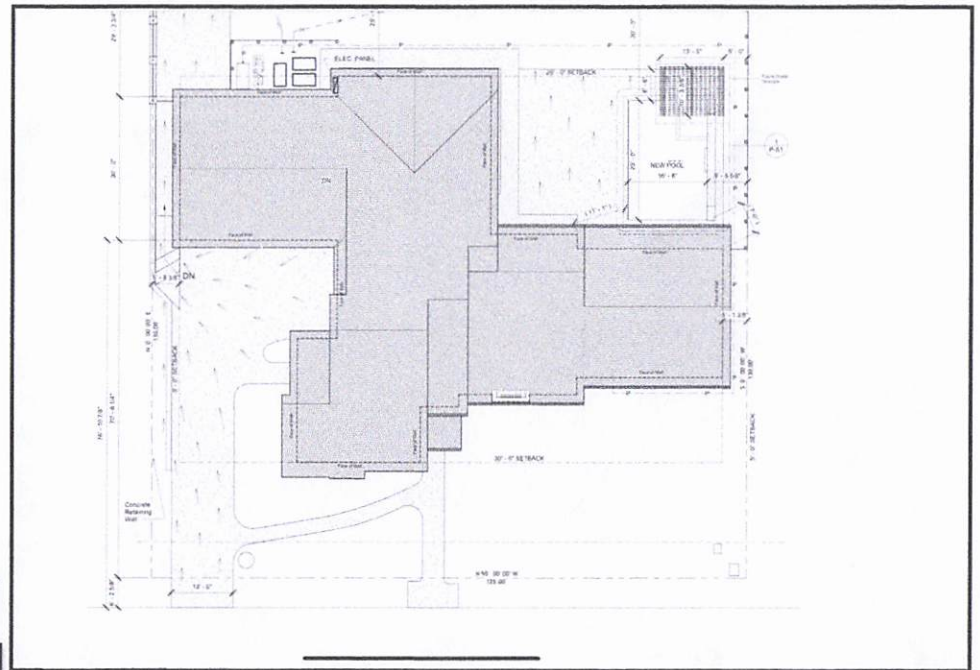
For these reasons, we respectfully request approval of this variance.

Request: *Attach forward-facing garage*

Current Approved Plans

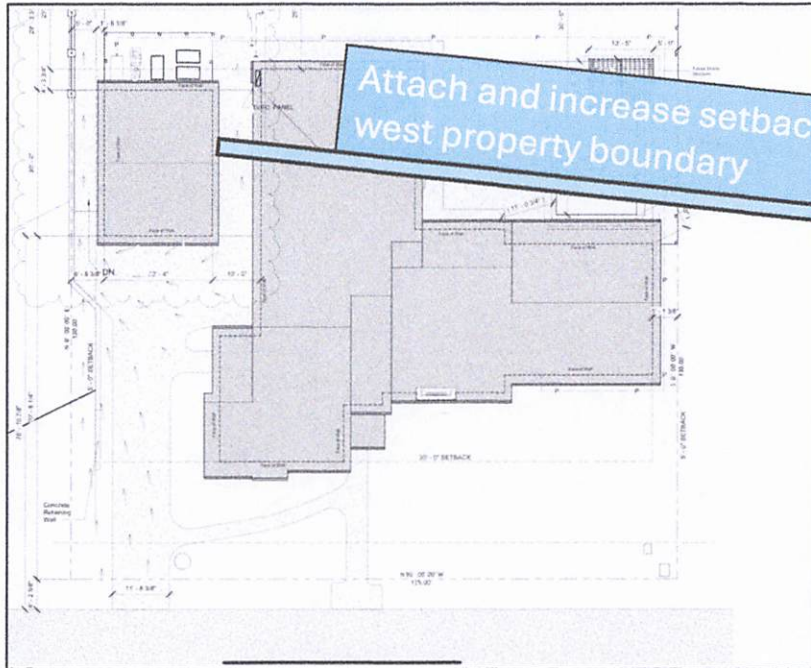


Original Plans: Variance Denied

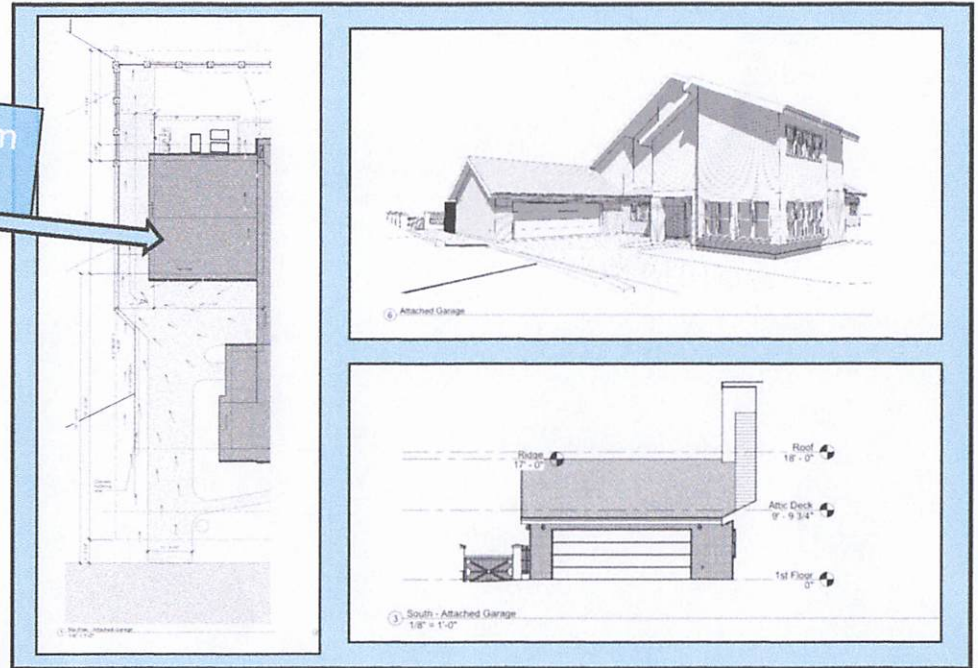


Request: *Attach forward-facing garage*

Current Approved Plans



Plan Edit: Variance Requested

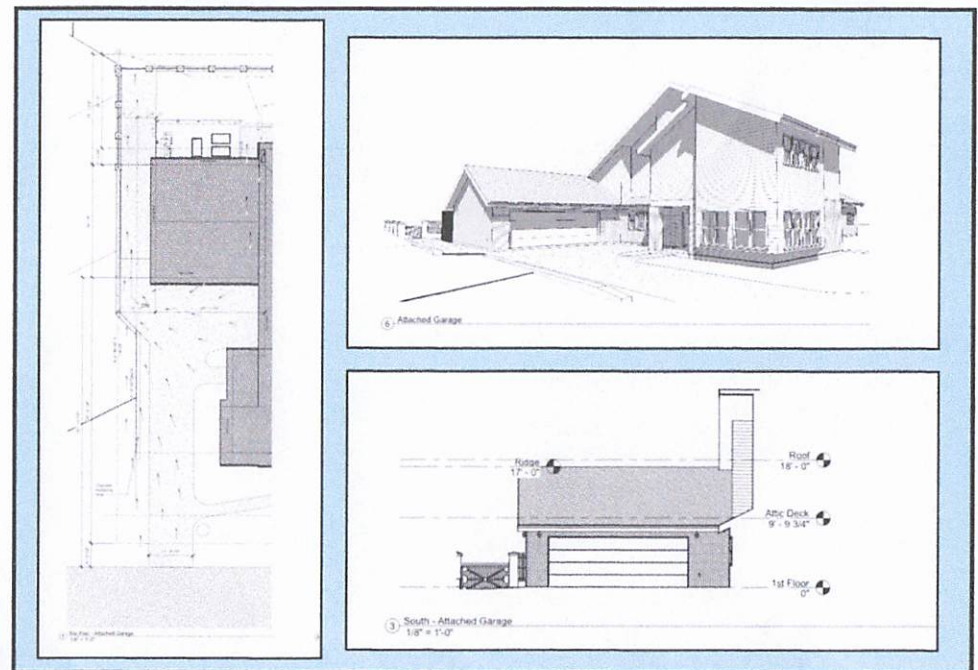


Request: *Attach forward-facing garage*

Benefits

- Improved accessibility and safety for mobility challenged
- Slight increase in width of garage
 - Improved accessibility
 - Improved independence of elderly residents
- Improved aesthetic
 - Increased setback from west edge
 - More appealing look
- Improved property value
- Improved harmony with neighbors

Plan Edit: Variance Requested





1 Trophy Wood Drive, Trophy Club, TX 76262 | 682.237.2900 | info@trophyclub.org | trophyclub.org

August 28, 2025

Re: Requested variance to allow garage to face the street at 213 Inverness Drive.

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed change, which is described below and shown on a location map on the reverse side.

A request made by owners Micheal & Tonya Gough for a variance to Zoning Regulations to allow for the garage to face the street at 213 Inverness Drive, Trophy Club, Denton County, Texas. Case #ZBA-25-004.

A Public Hearing will be held by the Zoning Board of Adjustment on **Thursday, September 11, 2025, at 6:00 PM** at Town Hall, 1 Trophy Wood Drive in Trophy Club regarding the above request, and action may be taken on the request at the public hearing.

The Public Hearing is scheduled for the purpose of receiving public comments. Feel free to contact me at (682) 237-2916 if you need further information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Cox', is written over a light blue circular stamp.

Matt Cox,
Director of Community Development
Town of Trophy Club



**Notification Area
213 Inverness Drive Case #ZBA-25-004**

**Zoning Board of Adjustment Public Hearing
Thursday, September 11, 2025, at 6:00 pm
Town of Trophy Club - 1 Trophy Wood Drive**



**ZONING BOARD OF ADJUSTMENT
COMMUNICATION**

MEETING DATE: September 11, 2025

FROM: Jackie Ross

AGENDA ITEM: Consider approval of the May 8, 2025, Zoning Board of Adjustment meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

BACKGROUND/SUMMARY: The Zoning Board of Adjustment held a regular meeting on May 8, 2025.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. ZBA Meeting Minutes 05.08.2025

ACTIONS/OPTIONS:

Move to approve the May 8, 2025, Zoning Board of Adjustment meeting minutes.

Town of Trophy Club Zoning Board of Adjustment Meeting Minutes
May 8, 2025, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Chairman Bowman called the meeting to order at 6:01 p.m.

BOARD MEMBERS PRESENT

Stephen Bowman, Chair
Doug Harper, Place 1
Steven Boedeker, Place 2
Reid Burley, Place 4
Aaron Ross, Place 5
Robert Stevens, Alternate 3 (Present but did not participate)
Danile Parham, Alternate 4 (Present but did not participate)

STAFF PRESENT

Matt Cox, Director of Community Development
Maggie McCormic-Krukowski, Records Analyst

PUBLIC COMMENTS

There were none.

REGULAR ITEMS

- 1. Case ZBA-25-003 – Triple Crown Estates, Lot 6, Block A**
Conduct a public hearing and consider action regarding a request made by Charles Jeppesen, on behalf of the property owner Moda Homes, LLC, for a variance to Section 14.02.151(f)(6), rear yard setback requirements, to reduce the rear yard setback from 25 feet to 15 feet.

Chairman Bowman opened the public hearing at 6:03 p.m.

Matt Cox, Director of Community Development, provided an overview of the request. He explained the lot is part of a proposed six-lot subdivision, Triple Crown Estates, which is not yet platted. The subject property, Lot 6, has a unique pie shape due to its location on a cul-de-sac, creating challenges with building placement and setback compliance. The applicant requested a 10-foot reduction in the rear setback, reducing it from 25 feet to 15 feet. Mr. Cox noted that all public hearing notice requirements were met, including mailing to properties within 200 feet. Two emails were received: one from within and one from outside the 200-foot notification radius.

Applicant Presentation:

Nate Jeppesen, 2032 Churchill Downs, addressed the Board. He stated the request was specific to his personal residence and explained that the lot’s shape made it difficult to design a functional home within the standard setback requirements. The reduced setback would affect only the rear of the lot, which backs up to U.S. Army Corps of Engineers property.

Public Comment:

Carolyn Rosson, 2928 Nottingham Court, spoke. Initially opposed, she withdrew her objection after clarification that the setback did not impact her property or neighboring residents’ lots.

Chairman Bowman closed the public hearing at 6:09 p.m.

The Board members discussed the unique characteristics of the lot and its minimal impact on neighboring properties. Comments included support for the proposal due to the property’s adjacency to undevelopable Corps land and its overall size.

Board Member Burley moved to approve a request made by Charles Jeppesen, on behalf of the property owner Moda Homes, LLC, for a variance to Section 14.02.151(f)(6), rear yard setback requirements, to reduce the rear yard setback from 25 feet to 15 feet. Board Member Harper seconded the motion.

VOTE ON THE MOTION

AYES: Harper, Boedeker, Bowman, Burley, Ross
NAYES: None
ABSENT: 0
VOTE: 5-0

- 2. Consider approval of the February 20, 2025, Zoning Board of Adjustment meeting minutes.

Board Member Harper moved to approve the minutes from February 20, 2025. Board member Burley seconded the motion.

VOTE ON THE MOTION

AYES: Harper, Boedeker, Bowman, Burley, Ross
NAYES: None
ABSENT: 0
VOTE: 5-0

ADOURN

Chairman Bowman adjourned the meeting at 6:13 p.m.

Stephen Bowman, Chair

Attest:

Jackie Ross, Sr. Administrative Assistant



ZONING BOARD OF ADJUSTMENT COMMUNICATION

MEETING DATE: September 11, 2025

FROM: Jackie Ross

AGENDA ITEM: Consider approval of the July 24, 2025, Planning & Zoning Commission and Zoning Board of Adjustment Joint Work Session minutes. (Jackie Ross, Sr. Administrative Assistant)

BACKGROUND/SUMMARY: The Planning & Zoning Commission and Zoning Board of Adjustment held a Joint Work Session on July 24, 2025.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. PZ and ZBA Joint Work Session 07.24.2025

ACTIONS/OPTIONS:

Move to approve the July 24, 2025, Planning & Zoning Board of Adjustment Joint Work Session minutes.

Town of Trophy Club
Planning & Zoning Commission / Zoning Board of Adjustment
Joint Work Session - Meeting Minutes
July 24, 2025, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262
EOC Room

CALL TO ORDER

Planning & Zoning Commission Chairperson Biggs called the July 24, 2025, joint work session to order at 6:02 p.m.

Zoning Board of Adjustment Chairperson Bowman called the July 24, 2025, joint work session to order at 6:02 p.m.

PLANNING & ZONING COMMISSIONERS PRESENT

Michael Biggs, Chair
Mike Branum, Vice Chair
Paul Jablonski, Place 2
Reginald Barbarin, Place 4
Terry Kesterson, Place 5
Sean Holmes, Place 6

PLANNING & ZONING COMMISSIONERS ABSENT

Srinath Sadam, Place 1

ZONING BOARD OF ADJUSTMENT MEMBERS PRESENT

Stephen Bowman, Chair
Doug Harper, Place 1
Steven Boedeker, Place 2
Reid Burley, Place 4
Jonathan Poole, Alternate 2
Daniel Parham, Alternate 4

STAFF MEMBERS PRESENT

Brandon Wright, Town Manager
Tamara Smith, Assistant to Town Manager
Tammy Dixon, Town Secretary
Rachel Raggio, Town Attorney's Office
Matt Cox, Director of Community Development
Jackie Ross, Sr. Administrative Assistant

PUBLIC COMMENTS

Sara Miniatas, 248 Oak Hill Dr, expressed concerns about potential impacts from incoming senior group and boarding homes.

Vickie Noblett, 240 Oak Hill Dr, and Collen Boyd, 253 Oak Hill Dr, echoed Ms. Miniatas' comments.

Written comment was submitted by Pat Keefer, Fresh Meadow Dr, via email.

WORK SESSION ITEM

1. Presentation and discussion on potential ordinance improvements for regulating and permitting senior group homes and boarding homes. (Tamara Smith, Assistant to the Town Manager)

Assistant to the Town Manager Tamara Smith gave a presentation on senior and boarding homes, focusing on what state law allows and how the Town can regulate such facilities if they apply to operate in Trophy Club. Her presentation, tied to Council's 2025 Business Goal #5, emphasized the need for proactive regulation aligned with the Town's strategic plan.

Key points included:

Definitions and Legal Framework: Clarified types of facilities (e.g., assisted living, group homes) and state requirements for reasonable accommodations in residential areas, especially for persons with disabilities.

Current Zoning Limitations: These facilities are currently only permitted in the Neighborhood Services District, not residential zones.

Proposed Regulations: Suggested ordinance updates include allowing certain facilities in residential areas with safeguards, requiring registration, annual inspections, occupancy limits, and updates to the Certificate of Occupancy process.

Enforcement and Compliance: While the Town cannot shut down non-compliant homes outright, it can impose local regulations, conduct inspections, and report issues to the state.

Appeals and Oversight: Reasonable accommodation appeals would likely be handled by the Zoning Board of Adjustment.

Members of the Planning & Zoning Commission and Zoning Board of Adjustment raised various questions during the presentation. Their concerns on potential incoming group homes included public health and safety hazards, parking, trash collection, permitting,

inspections, applicable codes, and compliance with federal, state, and local laws. Town Attorney representative Rachel Raggio and Town staff addressed these inquiries based on current legal guidelines.

A resident input session is scheduled for August 4 to collect feedback on developing an ordinance regulating incoming senior and group homes.

ADJOURNMENT

There being no further business, Chairpersons Biggs and Bowman adjourned the work session at 7:39 p.m.

Chairperson Michael Biggs
Planning & Zoning Commission

Chairperson Stephen Bowman
Zoning Board of Adjustment

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