



## TOWN OF TROPHY CLUB

1 Trophy Wood Drive  
Trophy Club, Texas 76262

### MEETING AGENDA

### ZONING BOARD OF ADJUSTMENT

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January 11, 2024

6:00 PM

Council Chambers

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#### CALL TO ORDER AND ANNOUNCE A QUORUM

#### PUBLIC COMMENT(S)

*This is an opportunity for citizens to address the Board on any matter pursuant to Texas Government Code Sec. 551.007. The Board 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 has authority. Speakers have up to four (4) 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 [asantos@trophyclub.org](mailto:asantos@trophyclub.org).*

#### REGULAR ITEMS

1. Nomination and Election of Vice-Chairperson
2. Nomination and Election of Secretary.
3. **Case ZBA-24-001 303 Skyline Drive**  
Conduct a Public Hearing and consider action regarding a request made by Justin Davis for a variance to Sections 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 303 Skyline Drive, Trophy Club, Denton County, Texas (M. Cox).
4. **Case ZBA-24-002 The Falcon Estates**  
Conduct a Public Hearing and consider action regarding a request made by Dean & Co. Custom Homes, L.P. on behalf of the landowner, Ward New Horizons LLC, for a variance to Zoning Regulations to allow for third and/or fourth car garages to face the street for The Falcon Estates at Trophy Club, Lots 1-8, Block A. The properties are located south of Kent Street between Trophy Club Drive and Mona Vale Road, Trophy Club, Denton County, Texas.

5. Take appropriate action regarding the October 12, 2023, Zoning Board of Adjustment meeting minutes (A. Santos).
6. Receive updates on previous cases by the Board and active development in Town (M. Cox).

#### **ADJOURN**

*The Board may convene into executive session to discuss posted items as allowed by the Texas Open Meeting Act, LGC.551.071. Notice is hereby given that a quorum of the Town of Trophy Club Town Council may be in attendance at the 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: January 8, 2024, at 2:00 PM, 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.

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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.



## ZONING BOARD of ADJUSTMENT COMMUNICATION

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**MEETING DATE:** January 11, 2024

**FROM:** Matt Cox, Director of Community Development

**AGENDA ITEM:** Case ZBA-24-001 303 Skyline Drive

Conduct a Public Hearing and consider action regarding a request made by Justin Davis for a 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 303 Skyline Drive, Trophy Club, Denton County, Texas. (M. Cox)

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### BACKGROUND/SUMMARY:

The owner of the subject property is requesting approval of a variance through a special exception so that he may construct a fence in the building line/at the property line of the side yard adjacent to a side street. Reference Exhibit A.

Section 14.02.351, Fencing retaining walls and screening of the Town's Zoning Ordinance provides the following for fences adjacent to side streets:

“(2) Side yard adjacent to side street. Side yard fences shall be located within the side yard building setback and shall not extend beyond the building line of the side yard adjacent to a side street.”

The applicant has noted other homes within the surrounding area that have installed fences within the building setbacks. Staff researched various properties and found one to have received ZBA approval, two (2) others were permitted at the time of initial building, and no documentation on the last property. It is preferable to consistently apply the zoning regulations, and it is apparent that fences have not been closely regulated in the past.

The applicant has submitted a sketch on the property survey indicating the desired location along the property line Exhibit A. Exhibit D includes images of examples of existing fences with similar conditions submitted by the applicant. Exhibit E is the property survey with the surrounding neighbors' support for the variance/special exception request. The application is included in this report as Exhibit B. Exhibit C illustrates the public hearing letter and area of notification.

### Additional information:

- The side yard setback/building line along Clear Vista Drive is 20 feet and the house is approximately 21.2 feet from the property line. The edge of paving has not been located with a dimension but appears to be a 11-12 foot parkway.
- There are no sidewalks in this neighborhood.
- There is not a driveway/visibility concern for the adjacent lot.

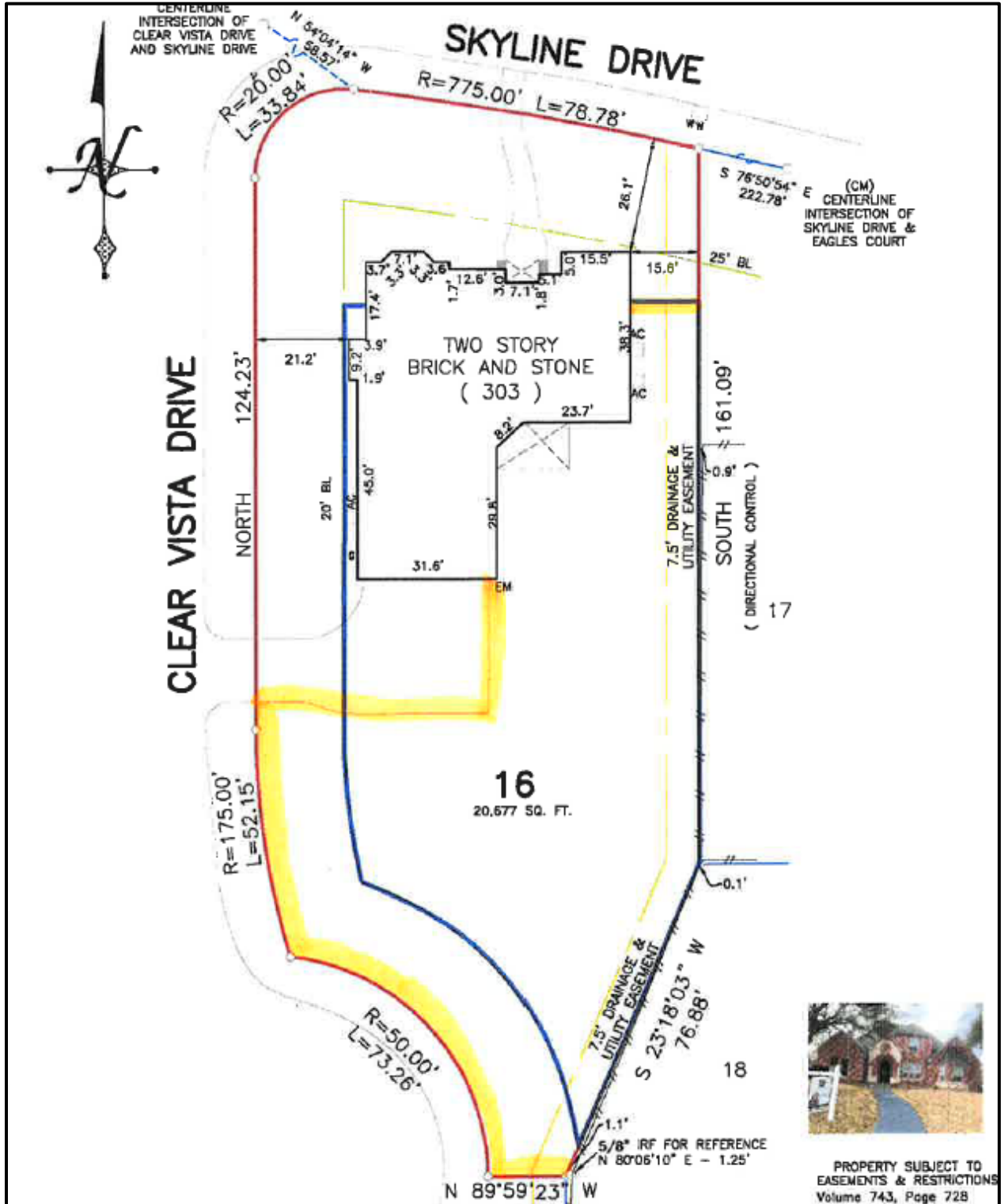
- A fence permit application will require utility location to determine if there are any franchise utilities in the setback area. The Final Plat for the subdivision from 1996 did not include the required 10 foot utility easement along the property line that is now a requirement. Should the fence be approved, existing utilities will need to be accommodated per the entity's requirements.

**Property Location**



*Google Maps*

Property Survey with proposed fence location



## Existing Conditions



### **Zoning Board of Adjustment Authority:**

Section 14.02.351(P) of the Trophy Club Code of Ordinances authorizes the Zoning Board of Adjustment to consider and allow waivers to the fence requirements as a Special Exception. The language from the ordinance reads:

“The Zoning Board of Adjustment shall have the power to grant a Special Exception waiving or modifying these regulations where the literal enforcement of this Ordinance would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but would do substantial justice and would be in accordance with the spirit of this Ordinance.

1. For the purpose of this Ordinance, the following are established as general conditions, all of which are to be met upon the granting of any special exception.
  - a. No diminution in value of surrounding properties would be suffered; and
  - b. Granting the permit would be of benefit to the public interest or surrounding properties; and
  - c. Denial of the permit would result in unnecessary hardship to the owner seeking it; and
  - d. A zoning restriction as applied to the owner’s property interferes with the reasonable use of the property, considering the unique setting of the property in its environment; and
  - e. By granting the permit, substantial justice would be done; and
  - f. The use must not be contrary to the spirit of the Ordinance.

2. The burden of demonstrating that all general conditions have been met and that a Special Exception is appropriate is upon the person requesting the Special Exception. The Zoning Board of Adjustment may require a person requesting a Special Exception to provide proof as the Board determines necessary and appropriate for the Board to evaluate the application for Special Exception.”

**Public Hearing Notices:**

Notice of the Public Hearing was published in the Fort Worth Star Telegram and notices mailed to property owners within 200 feet of the request. At the time of staff report and agenda packet preparation no responses in favor or in opposition have been received.

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.

A concurring vote of four (4) members of the Board of Adjustment is necessary for approval of the variance/special exception request.

**FISCAL IMPACT:**

Not applicable.

**LEGAL REVIEW:**

Not applicable.

**ATTACHMENTS:**

Exhibit A – Lot survey with requested fence location

Exhibit B – Application and hardship information

Exhibit C – 200 foot Notification Letter and Map

Exhibit D – Photos submitted as fence locations within/at the building line

Exhibit E – Survey with adjacent owners’ signatures of support for proposed fence location

1529 E I-30, STE. 103  
GARLAND, TEXAS 75043

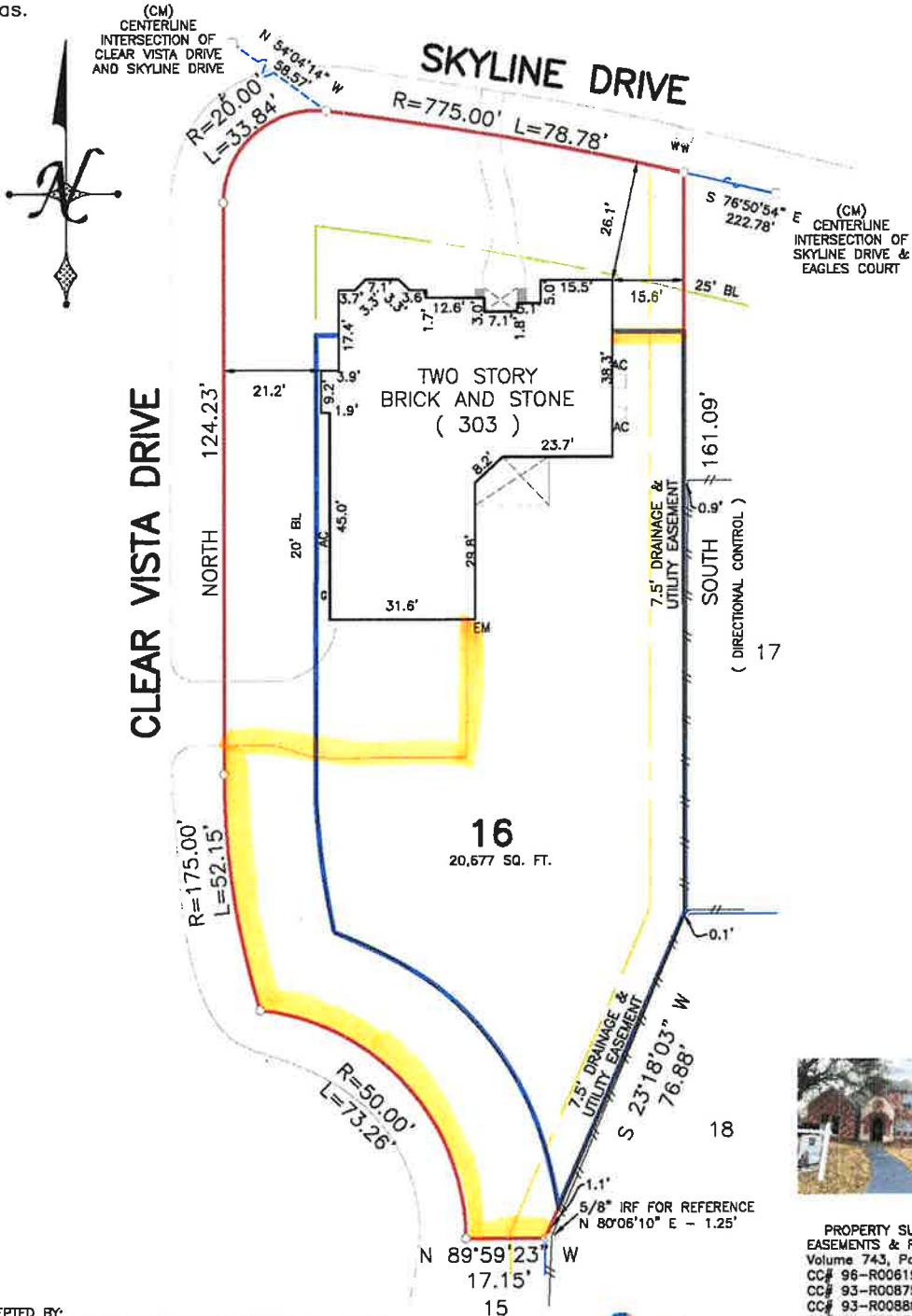
FIRM REGISTRATION NO. 10194386

# SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 303 SKYLINE DRIVE in DENTON COUNTY, Texas.  
Being Lot 16, of EAGLES RIDGE, PHASE I, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet M, Page 150, Plat Records of Denton County, Texas.



ACCEPTED BY: \_\_\_\_\_

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY Title Resources  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 30'  
Date: 02/23/2023  
G. F. No.: 232014  
Job no.: 202301305  
Drawn by: MR

LEGEND

WOOD FENCE	---	IRON FENCE	---
CHAIN LINK	-D-	WIRE FENCE	-X-
PROPERTY LINE	---		
CM - CONTROLLING MONUMENT		MRO - MONUMENTS OF RECORD DENSITY	
1/2" IRON ROD FOUND	○	1/2" YELLOW-CAPPED IRON ROD SET	○
SET "X" FOUND "X"	X	3/8" IRON ROD FOUND	○
3/8" IRON ROD FOUND	○	5/8" IRON ROD FOUND	○
PK NAIL FOUND	○		
C - CABLE	—	E - ELECTRIC	—
G - CLEAN OUT	—	PE - POOL EQUIP	—
G - GAS METER	—	P - POWER POLE	—
H - FIRE HYDRANT	—	T - TELEPHONE	—
L - LIGHT POLE	—	W - WATER METER	—
MH - MANHOLE	—	V - WATER VALVE	—
(UNLESS OTHERWISE NOTED)			



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS  
Volume 743, Page 728  
CC# 96-R0061965  
CC# 93-R0087515  
CC# 93-R0088024  
CC# 94-R0016162  
CC# 95-R0077029



**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: Requesting to move my build line in the back yard for a fence closer to the curb (10' from the curb like other homes in neighborhood)

Property Address: 303 Skyline Drive Trophy Club Current Zoning: R-12

Legal Description: Eagles Ridge Phase 1 Lot 16

**APPLICANT / OWNER INFORMATION**

Applicant

Owner (If Different)

Name: Justin Davis

Name: \_\_\_\_\_

Address: 303 Skyline Drive

Address: \_\_\_\_\_

State/ZIP: TX 76262

State/ZIP: \_\_\_\_\_

Phone: 817-235-0999

Phone: \_\_\_\_\_

Email: jcarld03@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: 10-13-2023

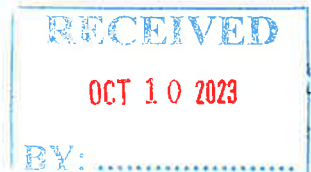
Received by: Shad

Fee Paid: \$200.00

Payment Type/Check #: \_\_\_\_\_

Receipt #: 9926

Case #: ZFEE-000174-2023



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:**

My property is quite unique in that my entire back yard runs the length of the cul-de-sac head on, instead of "behind" the front of my home. I'm wanting to put in a wrought iron fence, but the current build line (blue line in survey) would require me to put the fence in approximately 30' from the curb, essentially cutting the back yard in half. I'd like to move the build line (for the back yard are only) to the red property line, which is approximately 10' from the curb. This is in line with other similar properties in the neighborhood, and all 4 of my cul-de-sac neighbors have signed off and approved what I'm requesting. Please see the survey with their signatures, along with the orange line which shows where I'd like to put the fence.

**2. Do similar conditions exist in the area? Explain.**

Yes they do. I've included photos of other homes in the subdivision that have fences between 10-13' from the curb. The addresses are 305 Skyline Dr (same cul-de-sac as me w/ 13' from curb), 320 Tenison Trail (10' from curb), and 300 Tait Ct. (10' from curb)

**3. Describe how the unique conditions or circumstances do not result from your actions.**

My neighbors agree that it would look awkward for me to put a fence 30' from the curb. To maintain the look and feel of essentially all other courtyards in Trophy Club, and the uniqueness of the back yard, I think it makes logical sense to allow the fence 10' from the curb.

**4. Is there any way to do what you want without this request?**

Not without being out of compliance with the city.

**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.).**

December 22, 2023

*Re: A request to allow for a fence in the building line/at the property line of the side yard adjacent to a side street at 303 Skyline 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.

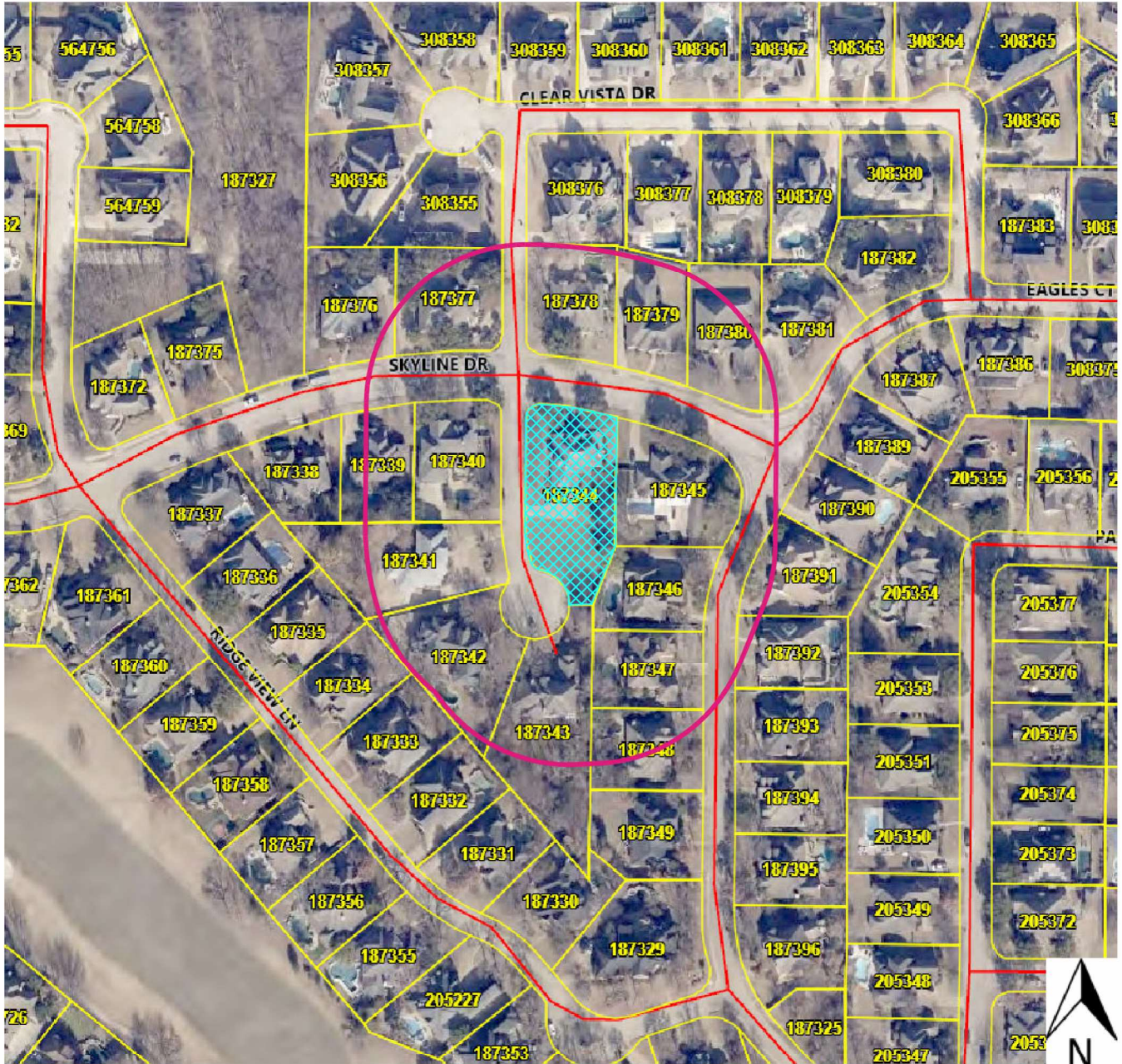
*A request made by Justin Davis for a variance to Section 14.02.351, Fencing, retaining walls and screening of the Town's Zoning Ordinance to allow for a fence in the building line/at the property line of the side yard adjacent to a side street at 303 Skyline Drive, Trophy Club, Denton County, Texas. **Case ZBA-24-001***

A Public Hearing will be held by the Zoning Board of Adjustment on **Thursday, January 11, 2024, 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,

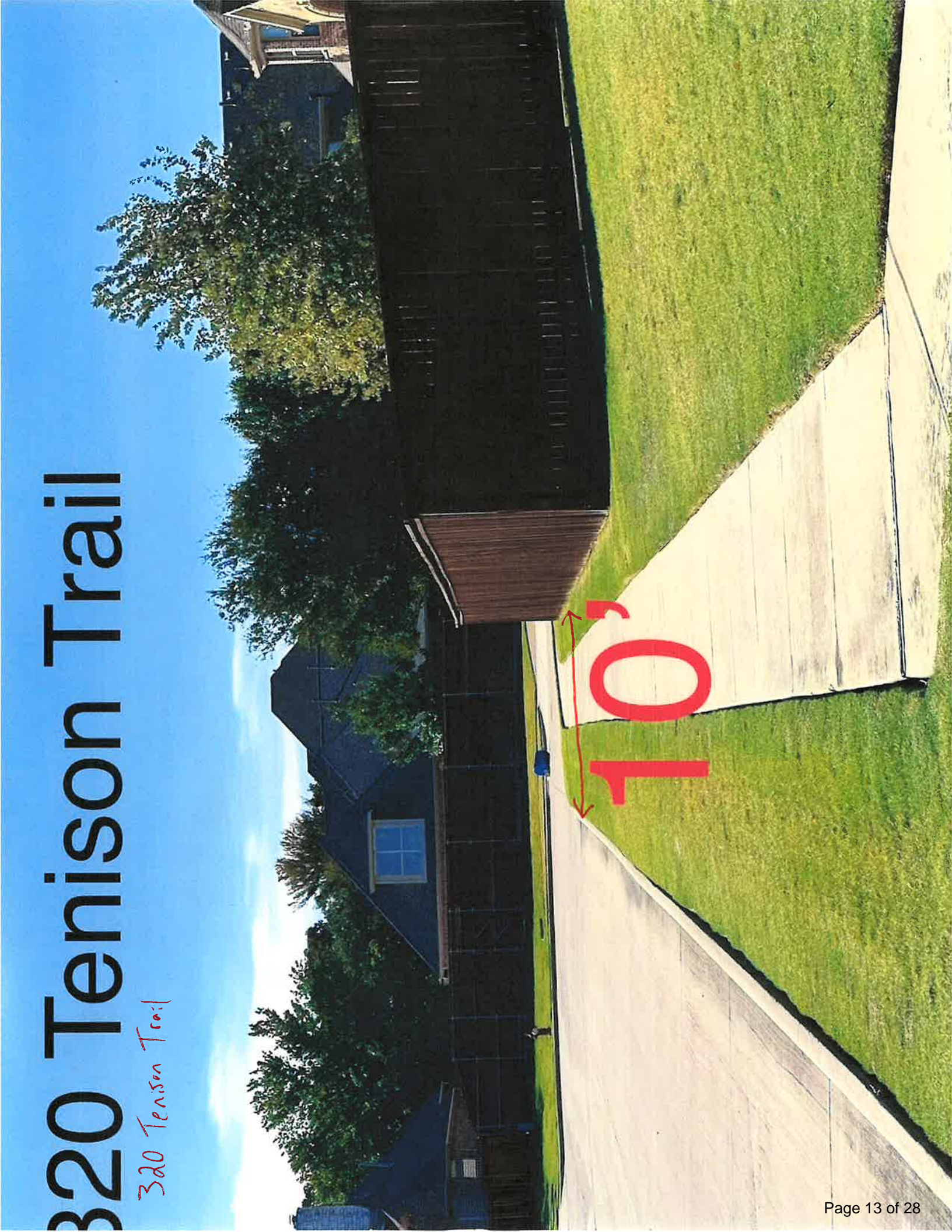
Matt Cox,  
Director of Community Development



**PUBLIC HEARING NOTIFICATION AREA  
ZONING BOARD OF ADJUSTMENT  
JANUARY 11, 2024  
303 SKYLINE DRIVE  
ZBA-24-001**

# 320 Tension Trail

*320 Tension Trail*

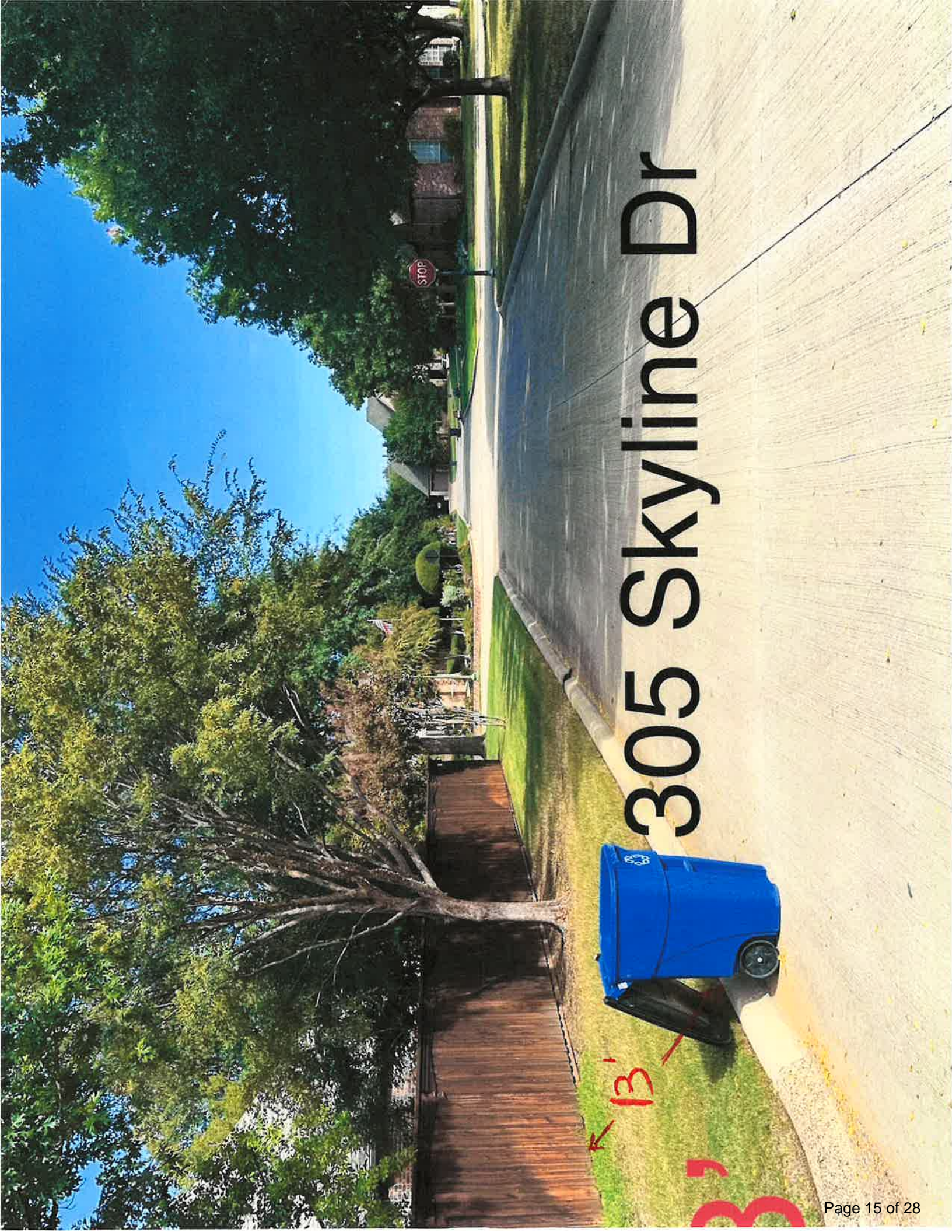


# 300 Tait Ct.

300 Tait Ct.

10'

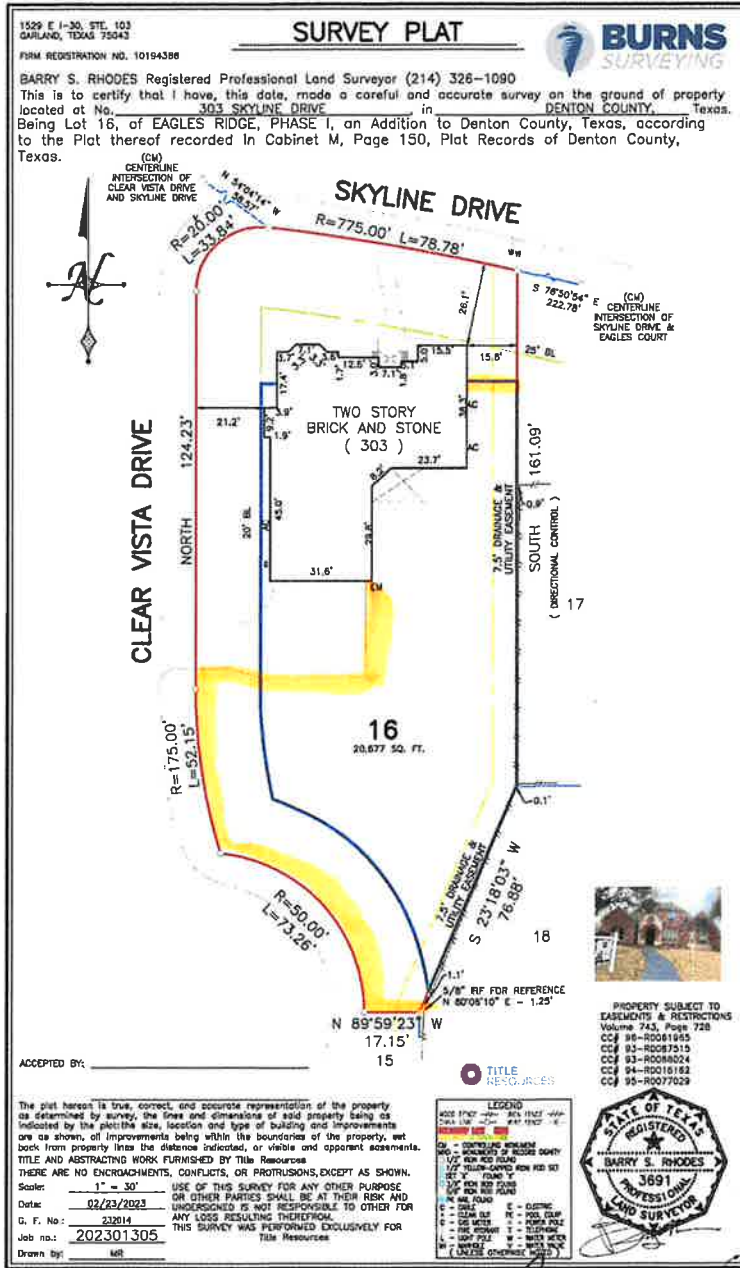




# 305 Skyline Dr

3'  
13'

Request: The current build line is the blue line, which is about 30 feet from the curb. Since that would cut the yard almost in half, and given it's a unique lot, I would like approval to build the fence at the Orange Highlight below, which is off the property line. Fence will be rod iron, maintaining inviting atmosphere. Please see all neighbor approvals below!



- 305 Skyline Drive
- 205 Clear Vista Drive
- 203 Clear Vista Drive
- 201 Clear Vista Drive

- Joe & Cindy
- Ed & Olga Delacruz & Uriegas
- Daniel & Gigi Gitonga
- Bob & Kim Pacheco

*Contact info*

Joe A. Stapley Jr. 817-271-2192

Ed & Olga Delacruz 817-201-7946

Cathy 480-231-5469

Angela 817-300-7206



## ZONING BOARD of ADJUSTMENT COMMUNICATION

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**MEETING DATE:** January 11, 2024

**FROM:** Matt Cox, Director of Community Development

**AGENDA ITEM:** Case ZBA-24-002 The Falcon Estates

Conduct a Public Hearing and consider action regarding a request made by Dean & Co. Custom Homes, L.P. on behalf of the landowner, Ward New Horizons LLC, for a variance to Zoning Regulations to allow for third and/or fourth car garages to face the street for The Falcon Estates at Trophy Club, Lots 1-8, Block A. The properties are located south of Kent Street between Trophy Club Drive and Mona Vale Road, Trophy Club, Denton County, Texas.

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**BACKGROUND/SUMMARY:**

The homebuilder, Dean & Co., Custom Homes, L.P., on behalf of the landowner Ward New Horizons LLC, is requesting approval of a variance to allow the third and/or fourth car garages to face the street within The Falcon Estates at Trophy Club, Lots 1-8, Block A.

Sec. 14.02.152, R-12 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.*

It is the applicant's desire to construct homes with third and/or fourth car garages facing the street similar to the products surrounding the subject property in PD-27. The hardship stated is the zoning requirement for home and driveway access for the R-12 District does not match with the surrounding homes.

**Zoning Board of Adjustment Authority:**

A concurring vote of four (4) members of the Board of Adjustment is necessary for approval of the variance request.

**Public Hearing Notices:**

Notice of the Public Hearing was published in the Fort Worth Star Telegram and notices mailed to property owners within 200 feet of the request. At the time of staff report and agenda packet preparation no responses in favor or in opposition have been received.

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.

A concurring vote of four (4) members of the Board of Adjustment is necessary for approval of the variance/special exception request.

**Attachments:**

- Exhibit A – The Falcon Estates at Trophy Club Application and Hardship Information with garage orientation information
- Exhibit B – Notification Letter and Map

**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: Variance to allow 3rd and/or 4th car garage(s) to face the street in 7H (Falcon Estates)

Property Address: Falcon Estates / Well Head 7H      Current Zoning: R12

Legal Description: The Falcon Estates at Trophy Club (Final Plat recorded as Doc No. 2008-13746)

**APPLICANT / OWNER INFORMATION**

**Applicant**

Name: Dean & Co. Custom Homes

Address: 2844 Sherwood Dr. Trophy Club

State/ZIP: Texas / 76262

Phone: 214-244-9902

Email: CD@DeanCoHomes.com

Signature: 

**Owner (If Different)**

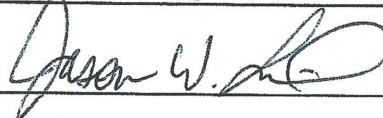
Name: Ward New Horizons LLC

Address: 2816 Mona Vale Rd. Trophy Club

State/ZIP: Texas/76262

Phone: 817-845-9115

Email: wardnewhorizons@gmail.com

Signature: 

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

**APPLICATION REQUIREMENTS**

- 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.
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**STAFF USE ONLY**

Date Received: 11-20-23

Received by: Thad

Fee Paid: \$300.00

Payment Type/Check #: 1013

Receipt #: 10047

Case #: ZFEE - 000178-2023

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:**

Nearly all of the homes surrounding Parcel 7H have a secondary garage facing the street. The hardship is building a style of home at a high price point that does not match up with the surrounding homes.

**2. Do similar conditions exist in the area? Explain.**

All surrounding homes have a front facing garage whether it be a primary or secondary garage. See attached

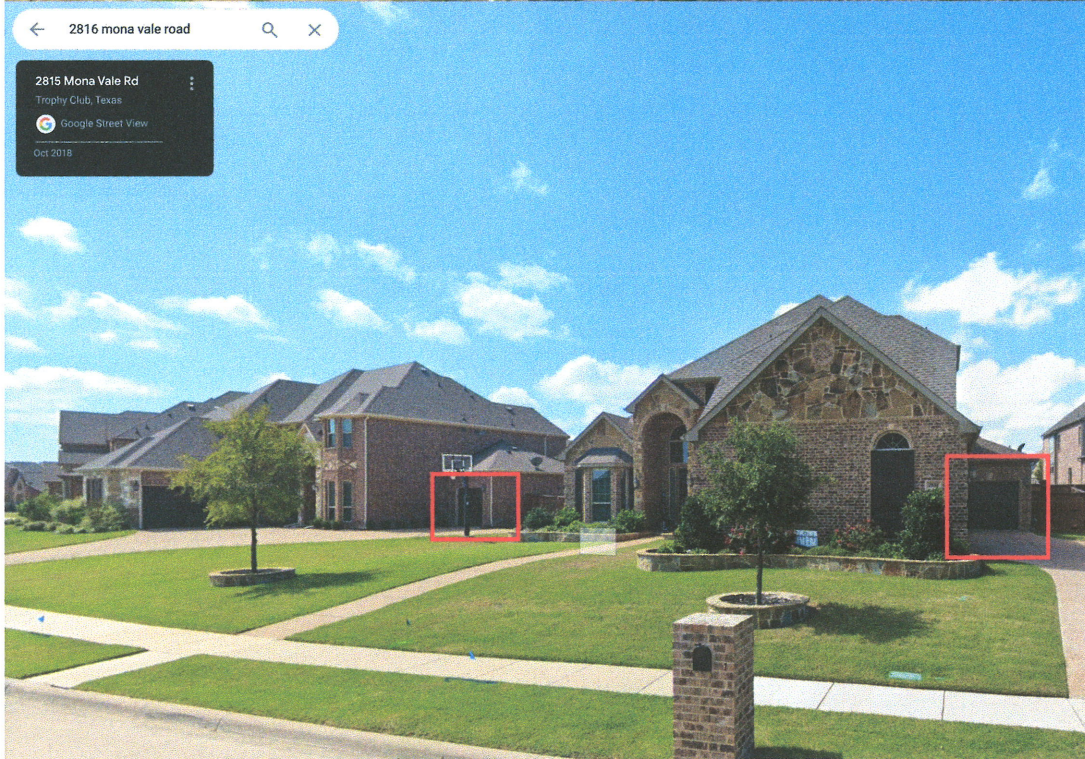
**3. Describe how the unique conditions or circumstances do not result from your actions.**

Conditions meet the criteria stated in the Town's zoning ordinance. Article 14.02.405 (h) (4), where the vast majority of the homes in the built out subdivision do not conform to the regulations of the district. All of the homes surrounding 7H were rezoned with the PD leaving out the gas well site 7H at the time.

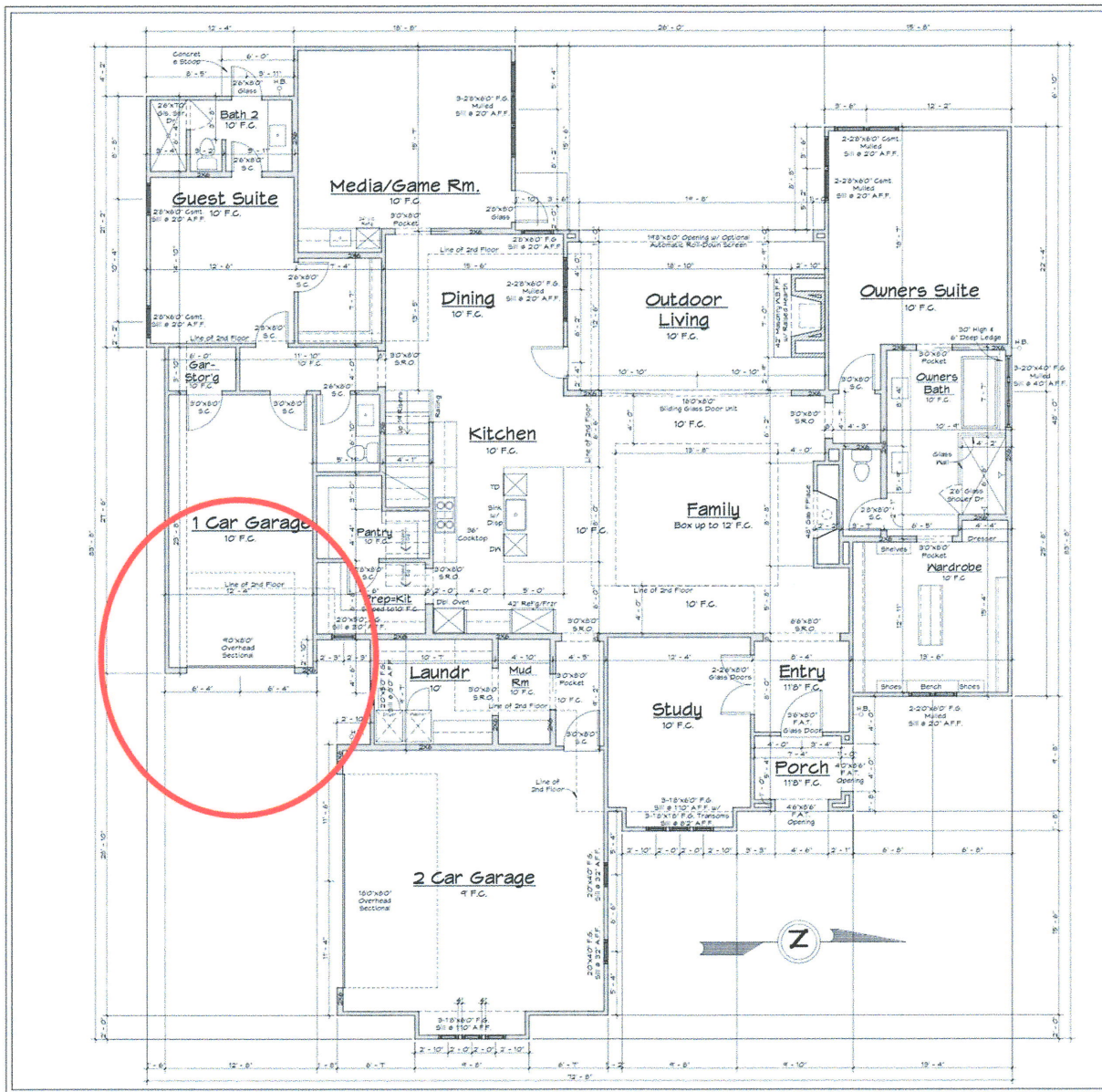
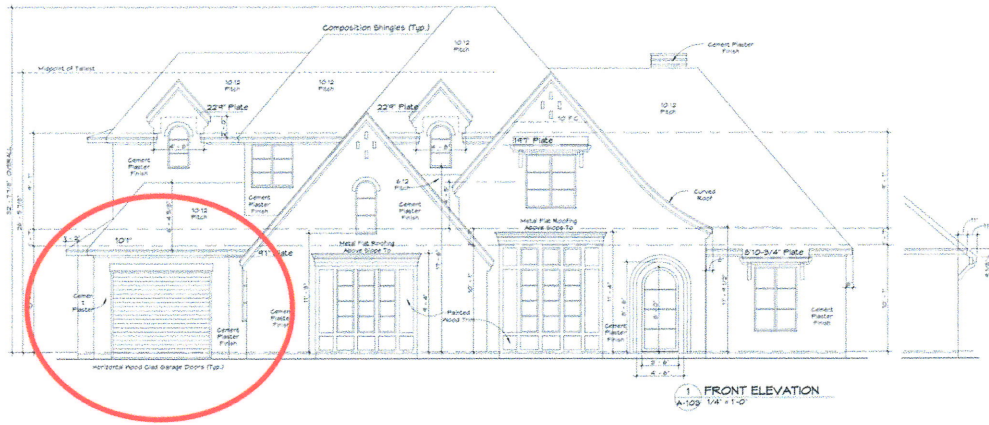
**4. Is there any way to do what you want without this request?**

There is no way to build product that blends with the current product surrounding parcel 7H (Falcon Estates) without the variance permitting the ability for an additional garage(s) facing the street as exists in nearly all of the surrounding neighborhoods.

**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.).**









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

December 20, 2023

*Re: Requested Variance to allow for allow for third and/or fourth car garages to face the street for The Falcon Estates at Trophy Club, Lots 1-8, Block A.*

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.

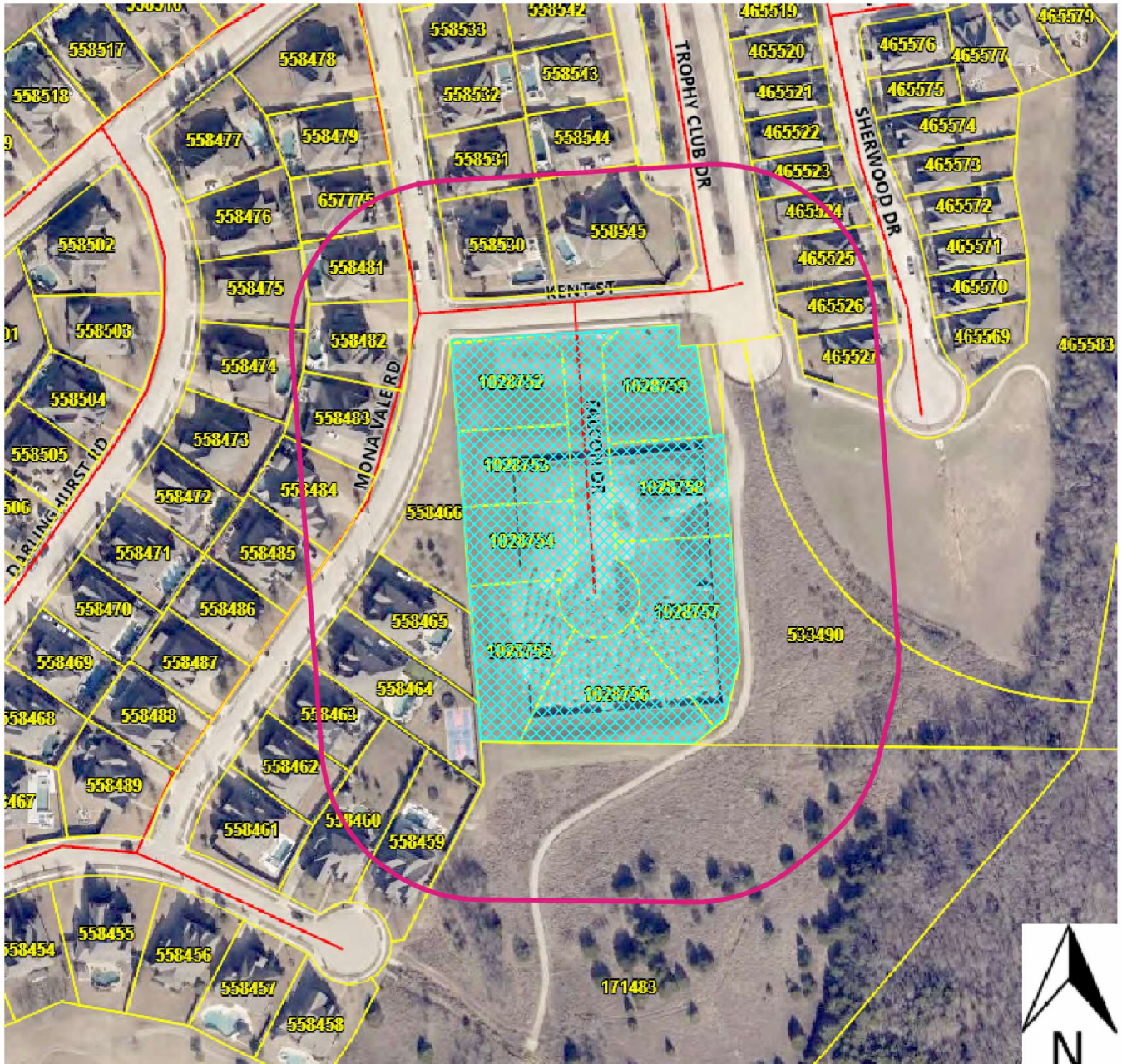
*A request made by Dean & Co. Custom Homes, L.P. on behalf of the landowner, Ward New Horizons LLC, for a variance to Zoning Regulations to allow for third and/or fourth car garages to face the street for The Falcon Estates at Trophy Club, Lots 1-8, Block A. The properties are located south of Kent Street between Trophy Club Drive and Mona Vale Road, Trophy Club, Denton County, Texas. Case ZBA-24-002*

A Public Hearing will be held by the Zoning Board of Adjustment on **Thursday, January 11, 2024, 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,

Matt Cox,  
Director of Community Development



**PUBLIC HEARING NOTIFICATION AREA  
ZONING BOARD OF ADJUSTMENT  
JANUARY 11, 2024  
THE FALCON ESTATES AT TROPHY CLUB  
BLOCK A, LOTS 1-8  
ZBA-24-002**



# Town of Trophy Club

1 Trophy Wood Drive  
Trophy Club, Texas 76262

## Meeting Minutes

### Zoning Board of Adjustment

October 12, 2023

6:00 PM

Council Chambers

#### CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Bowman called the October 12, 2023, 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 Boedecker	Board Member
Reid Burley	Board Member
James Calaway	Board Member

#### Board Members Absent:

None

#### Staff Present:

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

#### 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.

Chairperson Bowman opened the Public Hearing at 6:06 PM.

#### REGULAR SESSION

##### 1. Case ZBA-23-001 The Aspen Estates at Trophy Club

a. Conduct a Public Hearing regarding a request made by Drees Custom Homes, on behalf of the landowner, Beck Properties Trophy Club, LP for a variance to Zoning Regulations to allow for third and/or fourth car garages to face the street for Lots 1-7, Block A of The Aspen Estates at Trophy Club, approximately 3.37 acres out of the J. Henry Survey, Abstract Number 529 and R. Allen Survey, Abstract Number 17, Town of Trophy Club, Denton County, Texas (M. Cox)

b. Take appropriate action regarding a request made by Drees Custom Homes, on behalf of the landowner, Beck Properties Trophy Club, LP for a variance to Zoning Regulations to allow for third and/or fourth car garages to face the street for Lots 1-7, Block A of The Aspen Estates at Trophy Club, approximately 3.37 acres out of the J. Henry Survey, Abstract Number 529 and R. Allen Survey, Abstract Number 17, Town of Trophy Club, Denton County, Texas (M. Cox).

Matt Cox presented the staff report and was available for questions.

Chairperson Bowman closed the public hearing at 6:37 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.

Chairperson Bowman asked if there were any public requests to speak. Public Comments were presented by the following individuals:

Patricia Jayne Keefer sent email opposing the front facing garages.

## **2. Case ZBA-23-002 The Willow Estates at Trophy Club**

a. Conduct a Public Hearing regarding a request made by Drees Custom Homes, on behalf of the landowner, Beck Properties Trophy Club, LP for a variance to Zoning Regulations to allow for third and/or fourth car garages to face the street for Lots 2-10, Block A, identified in the Final Plat for The Willow Estates at Trophy Club, also known as Tract 2, approximately 4.208 acres out of the Rosalinda Allen Survey, Abstract Number 17, Town of Trophy Club, Denton County, Texas (M. Cox).

b. Take appropriate action regarding a request made by Drees Custom Homes, on behalf of the landowner, Beck Properties Trophy Club, LP for a variance to Zoning Regulations to allow for third and/or fourth car garages to face the street for Lots 2-10, Block A, identified in the Final Plat for The Willow Estates at Trophy Club, also known as Tract 2, approximately 4.208 acres out of the Rosalinda Allen Survey, Abstract Number 17, Town of Trophy Club, Denton County, Texas (M. Cox).

Matt Cox presented the staff report and was available for questions.

Chairperson Bowman opened the public hearing at 6:46 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 4-1.

Chairperson Bowman asked if there were any public requests to speak. Public Comments were presented by the following individuals:

Patricia Jayne Keefer sent email opposing the front facing garages.

## **3. Case ZBA-23-003 The Oak Estates at Trophy Club**

a. Conduct a Public Hearing regarding a request made by Drees Custom Homes, on behalf of the landowner, Beck Properties Trophy Club, LP for a variance to Zoning Regulations to allow for third and/or fourth car garages to face the street for Lots 1-8, Block A, identified in the Final Plat for The Oak Estates at Trophy Club, also known as Tract 2B, approximately 4.339 acres out of the Tomas J. Allen Survey, Abstract Number 7, Town of Trophy Club, Denton County, Texas (M. Cox).

b. Take appropriate action regarding a request made by Drees Custom Homes, on behalf of the landowner, Beck Properties Trophy Club, LP for a variance to Zoning Regulations to allow for third and/or fourth car garages to face the street for Lots 1-8, Block A, identified in the Final Plat for The Oak Estates at Trophy Club, also known as Tract 2B, approximately 4.339 acres out of the Tomas J. Allen Survey, Abstract Number 7, Town of Trophy Club, Denton County, Texas (M. Cox).

Matt Cox presented the staff report and was available for questions.

Chairperson Bowman opened the public hearing at 7:10 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.

Chairperson Bowman asked if there were any public requests to speak. Public Comments were presented by the

following individuals:

Patricia Jayne Keefer sent email opposing the front facing garages.

**4. Case ZBA-23-004 406 Ramsey Trail**

a. Conduct a Public Hearing regarding a request for a variance through a special exception to construct a new fence in the side yard setback at 406 Ramsey Trail (M. Cox).

b. Take appropriate action regarding a request for a variance through a special exception to construct a new fence in the side yard setback at 406 Ramsey Trail (M. Cox).

Chairperson Bowman opened the public hearing at 7:21 PM.

Matt Cox presented the staff report and was available for questions.

Chairperson Bowman closed the public hearing at 6:30 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 4-1.

Chairperson Bowman asked if there were any public requests to speak. Public Comments were presented by the following individuals:

Mr. Freeland, 366 Dover, called Matt Cox in favor of the variance for the fence on the side yard setback.

**5. Take appropriate action regarding the May12, 2022 and the June 2, 2022 Zoning Board of Adjustment meeting minutes (A. Santos).**

Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions.

Chairperson Bowman called for a vote. The motion passed 5-0.

**6. Receive updates on previous cases heard by the Board and active development in Town.**

Director Matt Cox advised the members there could be another fence variance request from 303 Skyline. Hutchinson BBQ requesting an SUP alcohol permit to P&Z.

**ADJOURN**

Chairperson Bowman motioned to adjourn the meeting at 8:05 PM.

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

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