TOWN OF TROPHY CLUB ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

November 6, 2025

6:00 PM

Council Chambers
1 Trophy Wood Drive
Trophy Club, Texas 76262

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. Introduction of new members and board orientation. (Matt Cox, Director of Community Development)

2. Consider the appointment of the Vice Chair for the Zoning Board of Adjustment. (Matt Cox, Director of Community Development)

3. **Case ZBA-25-005 (2721 Trophy Club Drive)**
Conduct a public hearing and consider action regarding a request made by homeowner John Schober for a special exception to Section 14.02.351, Fencing, Retaining Walls and Screening of the Town's Zoning Ordinance, to allow a fence to be constructed within 4 feet of the most front elevation along the eastern side of the home at 2721 Trophy Club Drive, Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

i. Conduct Public Hearing
ii. Consider Approval

4. Consider approval of the September 11, 2025, Zoning Board of Adjustment meeting 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.

CERTIFICATION
I do hereby certify that the Notice of Meeting was posted on the official 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: 10/28/2025, at 11:25 a.m., and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 of the Texas Government Code.

_____
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.

TROPHY CLUB

ZONING BOARD OF ADJUSTMENT COMMUNICATION

MEETING DATE: November 6, 2025
FROM: Matt Cox, Director of Community Development
AGENDA ITEM: Introduction of new members and board orientation. (Matt Cox, Director of Community Development)

BACKGROUND/SUMMARY: Introduction of new members along with a brief orientation on ZBA/BSC roles and responsibilities. The training will cover the Board's purpose, duties, and general procedures to ensure members are prepared to serve effectively.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Presentation

ACTIONS/OPTIONS:
N/A

Zoning Board of Adjustment & Building Standards Commission

General Roles & Responsibilities

TROPHY CLUB

Overview of the ZBA Board

- ZBA is a quasi-judicial body established under Chapter 211 of the Texas Local Government Code.
- ZBA is authorized to make special exceptions to the terms of the city's zoning ordinance, consistent with its general purpose and intent.
- Consists of five regular members and four alternates.
- Appointed by the Town Council for two-year terms.
- Chairperson selected by the Town Council.
- Vice Chair selected by the Board.

Authority of the ZBA

- Hear and decide appeals alleging errors in administrative decisions.
- Authorize variances from zoning ordinances in specific cases
- Hear and decide special exceptions as outlined in zoning ordinances.
- Address other matters as authorized by city ordinances.

Special Exceptions & Variances

- Special Exception: Site-specific permission outlined in a zoning ordinance.
- Variance: Approval to deviate from zoning requirements due to 'unnecessary hardship.'
- Conditions for variances include financial cost of compliance, property loss, and unreasonable encroachments.

Meetings & Voting

- Meetings are held on an as-need basis.
- All meetings are subject to the Texas Open Meetings Act.
- Quorum: At least four members must be present.
- Decisions require a supermajority vote of 75% of members (4 members).

Appeals & Limitations

- Appeals may be filed with a state district court, county court, or county court of law.
- Petitions must clearly state that the decision was unlawful and identify specific grounds for appeal.
- The ZBA’s authority is limited by law; it cannot amend or override established ordinances.

Composition of the Building Standards Commission

- Established under Article 3.15 of Town's Code. Operates under Subchapter C, Chapter 54 of the Texas Local Government code.
- Created to address violations of building and safety ordinances.
- Appointed by the Town Council for 2-year terms.
- Commission shall be comprised of the same members appointed to the Zoning Board of Adjustment.

BSC Meetings & Procedures

- Meetings are held on an as-need basis.
- All meetings are subject to the Texas Open Meetings Act.
- Quorum: 4 members
- Decisions require a majority vote on members present.

BSC Authority

- Hear & decide cases on violations of ordinances related to safety and property standards.
- Review proposed amendments to building and fire codes.
- Provide guidance to the building official and fire chief.
- Issue orders to address substandard structures.

Addressing Substandard Structures

- Structures are deemed substandard if they fail to meet minimum standards or pose a safety hazard.
- The Commission may order repairs, demolition, or other necessary actions.
- Property owners may be subject to penalties for non-compliance.

BSC Rules & Notifications

- Rules of proceedings ensure fair hearings and allow evidence presentation.
- Notifications are sent to property owners and lienholders regarding hearings.
- Public notices must be published in advance of hearings.

BSC Enforcement & Penalties

- Civil penalties up to $1,000/day (or $10/day for homesteads).
- Town may assess costs and place liens for non-compliance.
- Decisions can be appealed to district courts.

The Zoning Board of Adjustment/Building Standards Commission plays a vital role in preserving the integrity of the Town's zoning regulations by carefully considering requests for variances and special exceptions.

The Town sincerely appreciates the time, dedication, and thoughtful service of each volunteer who contributes to maintaining the fairness and consistency of our zoning process.

TROPHY CLUB

TOWN OF
TROPHY CLUB

social media | email | website

ZONING BOARD OF ADJUSTMENT COMMUNICATION

MEETING DATE: November 6, 2025
FROM: Matt Cox, Director of Community Development
AGENDA ITEM: Consider the appointment of the Vice Chair for the Zoning Board of Adjustment. (Matt Cox, Director of Community Development)

BACKGROUND/SUMMARY: The Zoning Board of Adjustment (ZBA) consists of five regular members and four alternates appointed by the Town Council to hear and decide requests for variances, special exceptions, and appeals of administrative decisions related to the Town's zoning regulations.

In accordance with the Town's Zoning Ordinance, the Board selects a Vice Chair from among its members to serve in the absence of the Chairperson and to assist in conducting meetings and hearings. The appointment of a Vice Chair ensures continuity in leadership and facilitates the orderly conduct of ZBA proceedings throughout the year.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
1. ZBA Member Roster

ACTIONS/OPTIONS:
Staff recommends that the ZBA Board move to appoint a Vice Chair from among the current Zoning Board of Adjustment members.

Zoning Board of Adjustment Members

Place 1	Robert Stevens		*Term 10/1/2025 - 9/30/2027*
Place 2	Steven Boedeker		*Term 10/1/2024 - 9/30/2026*
Place 3	Stephen Bowman	Chair	*Term 10/1/2024 - 9/30/2026*
Place 4	Marc Thompson	(New Member)	*Term 10/1/2025 - 9/30/2027*
Place 5	Daniel Parham		*Term 10/1/2025 - 9/30/2027*
Alternate 1	David Richardson	(New Member)	*Term 10/1/2025 - 9/30/2027*
Alternate 2	Carl Staffel	(New Member)	*Term 10/1/2025 - 9/30/2027*
Alternate 3	Vacant		*Term 10/1/2024 - 9/30/2026*
Alternate 4	Jayde Trabold	(New Member)	*Term 10/1/2024 - 9/30/2026*

ZONING BOARD OF ADJUSTMENT COMMUNICATION

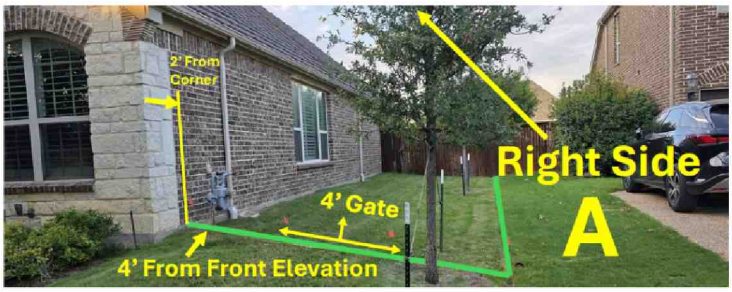
MEETING DATE: November 6, 2025
FROM: Matt Cox, Director of Community Development
AGENDA ITEM: **Case ZBA-25-005 (2721 Trophy Club Drive)**
Conduct a public hearing and consider action regarding a request made by homeowner John Schober for a special exception to Section 14.02.351, Fencing, Retaining Walls and Screening of the Town's Zoning Ordinance, to allow a fence to be constructed within 4 feet of the most front elevation along the eastern side of the home at 2721 Trophy Club Drive, Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

i. Conduct Public Hearing
ii. Consider Approval

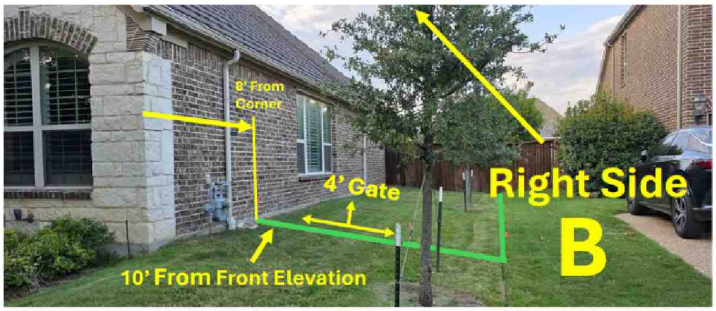
BACKGROUND/SUMMARY: The property owner, John Schober, has submitted a request for a special exception to Section 14.02.351, Fencing, Retaining Walls, and Screening of the Town's Zoning Ordinance, to allow installation of a new 5-foot black wrought iron fence to be located within 4 feet of the home's front elevation along the eastern (right) side of the property located at 2721 Trophy Club Drive.

Section 14.02.351 of the Town's Zoning Ordinance requires that fences be located a minimum of ten (10) feet behind the front elevation of the primary structure. The proposed fence will replace a portion of existing wood fencing and extend approximately 45 feet forward along the right side of the residence, terminating roughly 30 feet from the sidewalk. The fence design features 5-foot black wrought iron panels with decorative spear tops and matching 4-foot gates on both sides of the home, as shown in the attached plans and HOA application materials.

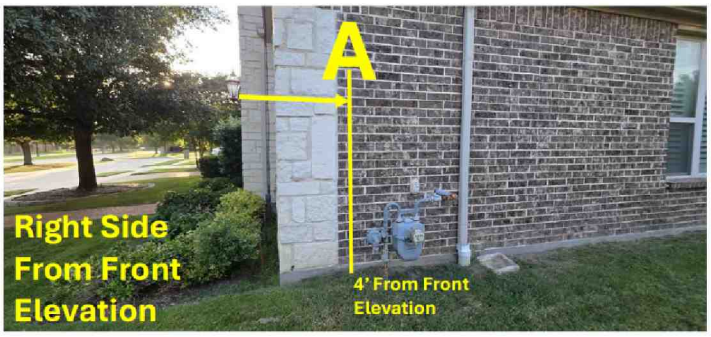
(A) Request is that new fence to be located on the eastern right side of the house is allowed to be positioned within 4' from our most front elevation



(B) Where new fence would be located if placed 10' from most front elevation

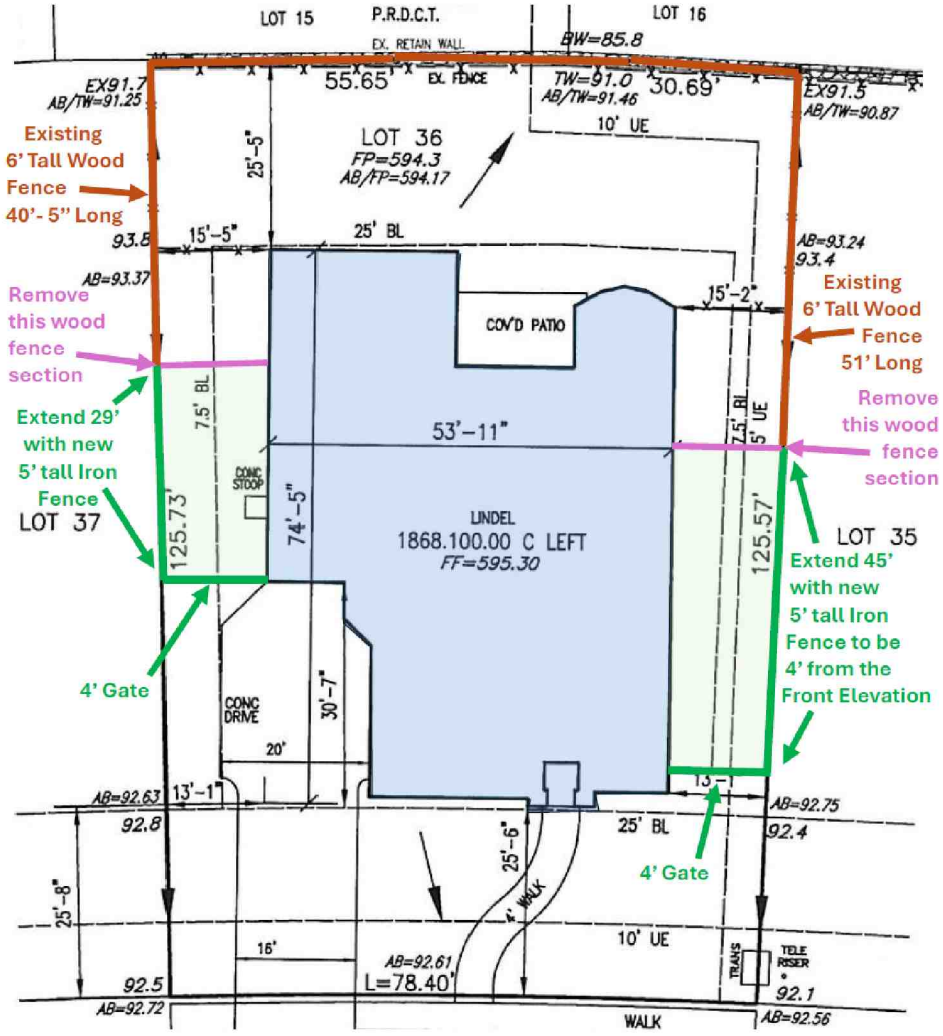


(A) Request is that new fence to be located on the eastern right side of the house is allowed to be positioned within 4' from most front elevation



(B) Where new fence would be located if placed 10' from most front elevation

Survey for 2721 Trophy Club Drive mocked up to show proposed changes



The Highlands HOA Architectural Control Committee provided conditional support for the project, stating that if the Town approves the request, the HOA will approve it as well.

Zoning Board of Adjustment Authority:
Section 14.02.405(h) 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 following powers:
(1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official of the town in the enforcement of this ordinance.

(2) To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance, if any.
(3) To authorize upon appeal in special cases, such variances from the terms of this ordinance as will not be contrary to the public interest, where, owing to special conditions, the literal enforcement of the provision of this ordinance will result in unnecessary hardship, so that the spirit of this ordinance shall be observed and substantial justice done.
(4) To permit in any district such modification of the requirements of the district regulations as the board may deem necessary to secure an appropriate development of a lot where adjoining such lot on two (2) or more sides there are lots occupied by buildings which do not conform to the regulations of the district.

Public Hearing Notices:
Notice of the public hearing was published in the Commercial Recorder 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 and one response in opposition had been received.

Section 14.02.405, Zoning board of adjustment, subsection (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, one response in opposition had been received.

FISCAL IMPACT: There is no financial impact associated with this agenda item.

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Application - 2721 Trophy Club Dr
2. 200ft Notice Letter_Map

ACTIONS/OPTIONS:
Staff recommends that the Zoning Board of Adjustment conduct the public hearing and move to deny the request made by homeowner John Schober for a special exception to Section 14.02.351, Fencing, Retaining Walls and Screening of the Town's Zoning Ordinance, to allow a fence to be constructed within 4 feet of the most front elevation along the eastern side of the home at 2721 Trophy Club Drive, Trophy Club, Denton County, Texas.

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

TOWN OF TROPHY CLUB
100 Municipal Drive • Trophy Club, Texas 76262

Application to Appear Before the Zoning Board of Adjustment

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: Request is that our new 5' tall wrought iron fence, to be located on the eastern right side of our house, is allowed to be positioned within 4' from our most front elevation.

Property Address: 2721 Trophy Club Dr Trophy Club, TX 76262 Current Zoning: Residential

Legal Description: Single Family Home

APPLICANT / OWNER INFORMATION

Applicant	***Owner (If Different)***
Name: John Schober	**Name:**
Address: 2721 Trophy Club Drive	**Address:**
State/ZIP: Trophy Club, TX 76262	**State/ZIP:**
Phone: 716-998-3386	**Phone:**
Email: [redacted]	**Email:**
Signature: John C Schober	**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.
- 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.

STAFF USE ONLY

Date Received: 10-06-2025

Received by: Thad

Fee Paid:

Payment Type/Check #:

Receipt #:

Case #: ZFEE-000252-2025

RECEIVED
By Thad Johnson at 9:36 am, Oct 06, 2025

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:***

We are requesting that our new wrought iron fence on the eastern right side of our house is allowed to be 4' from our most front elevation instead of the current limit of 10'. Attached is a screen capture of a communication from our HOA On 10/2/2025, Cole Nix from the Highlands HOA Architectural Control Committee wrote "If the city approves the fence being that close, I have no problem having the HOA approve it." Per the attached HIGHLANDS AT TROPHY CLUB HOMEOWNERS ASSOC ARCHITECTURAL CONTROL COMMITTEE REQUEST FORM, both of our neighbors conveyed approval of this request.

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

Yes, 2718 Trophy Club Drive's fence is 1' in front of their most front elevation
Yes, 2418 Trophy Club Drive's fence is even with their most front elevation
Yes, 2738 Mona Vale Road's fence is even with their most front elevation
Note: The first listed address above, of 2718 Trophy Club Dr, is directly accross the street from us.

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

The extension is still 4' back from our most front elevation and 2' back from the eastern right corner of our house, which is esthetically pleasing. Our neighbors on both sides agree with what we wish to do. Cole Nix from the Highlands HOA Architectural Control Committee wrote "If the city approves the fence being that close, I have no problem having the HOA approve it." Lastly, this will be a wrought iron fence setback nearly 30' from the sidewalk mostly obscured by landscaping.

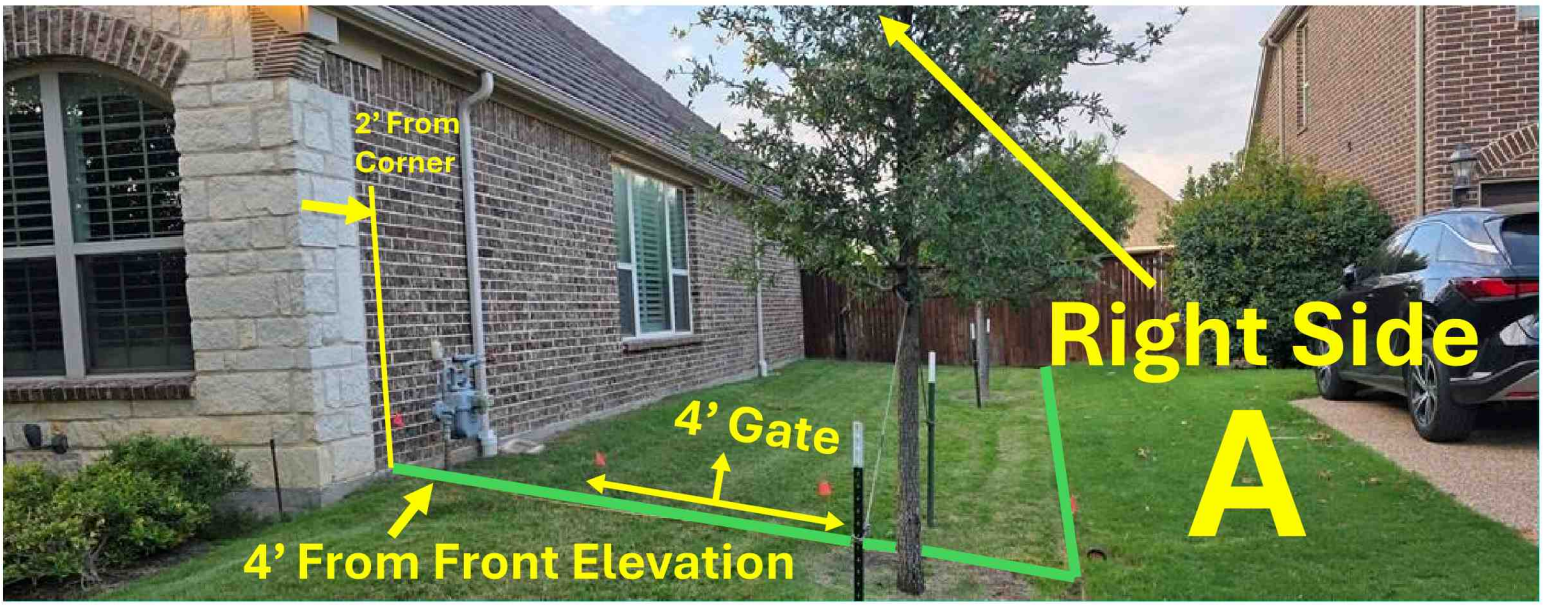
4. ***Is there any way to do what you want without this request?***

No,we cannot have our new wrought iron fence witin 4' of our most front elevation without this request being approved

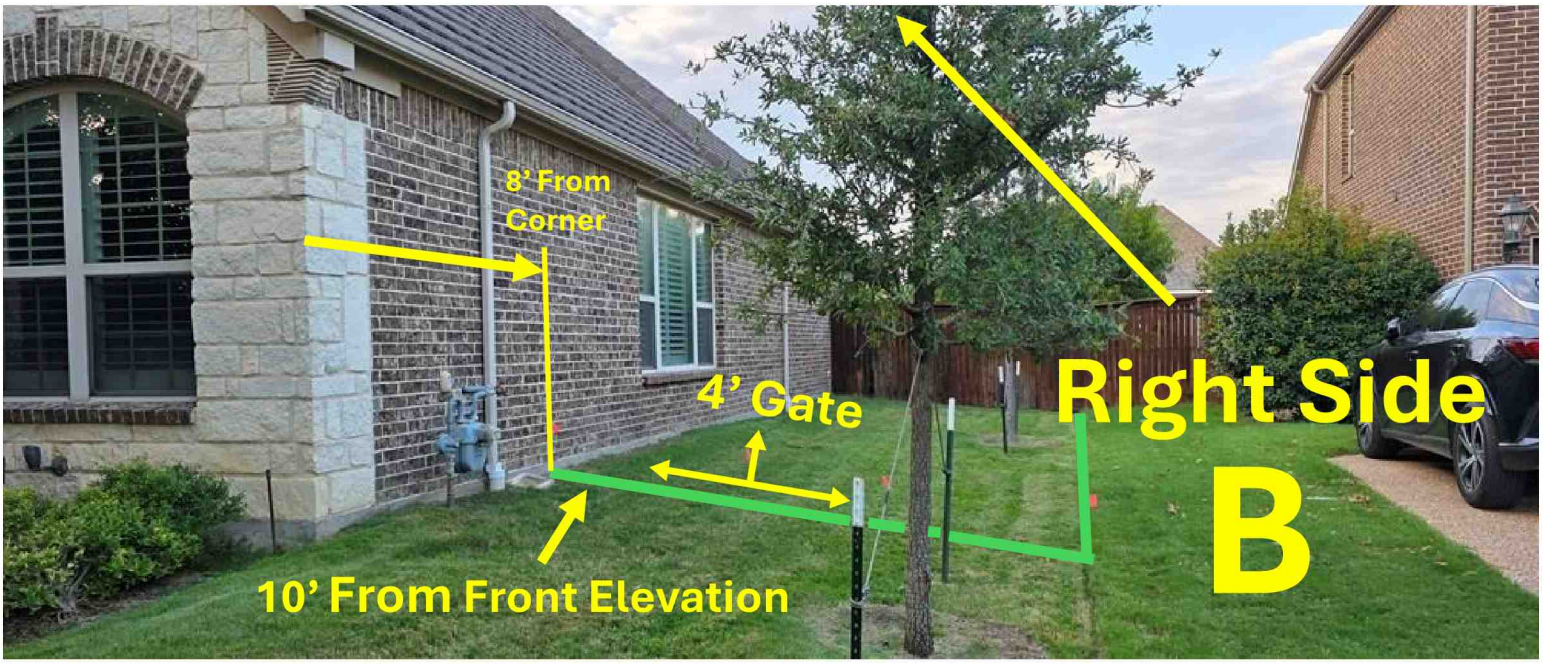
ATTACH A DETAILED DIAGRAM OF THE SITE, TO SCALE, AND ANY OTHER DRAWINGS OR INFORMATION NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS AND THE VARIANCE, SPECIAL EXCEPTION OR APPEAL REQUESTED. THE SPECIFIC REQUEST SHOULD BE QUANTIFIED BY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

Three (3) homes within the Highlands HOA of Trophy Club, TX that currently have fences far less than 10' from their most front elevation. Note: The first example below is just across the street from our house on Trophy Club Drive.

(A) Our Request is that our new fence to be located on the eastern right side of our house is allowed to be positioned within 4’ from our most front elevation



(B) Where our new fence would be located if placed 10’ from our most front elevation



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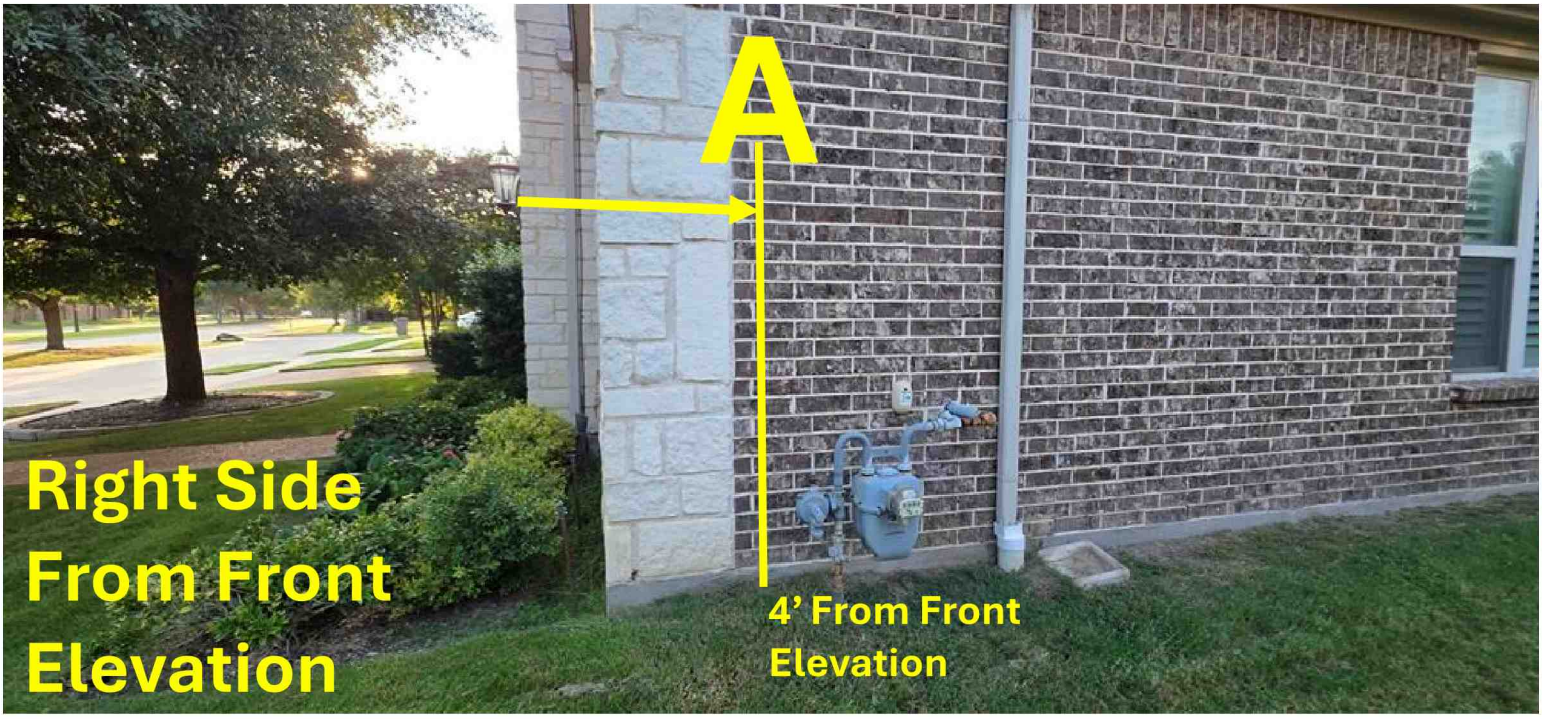
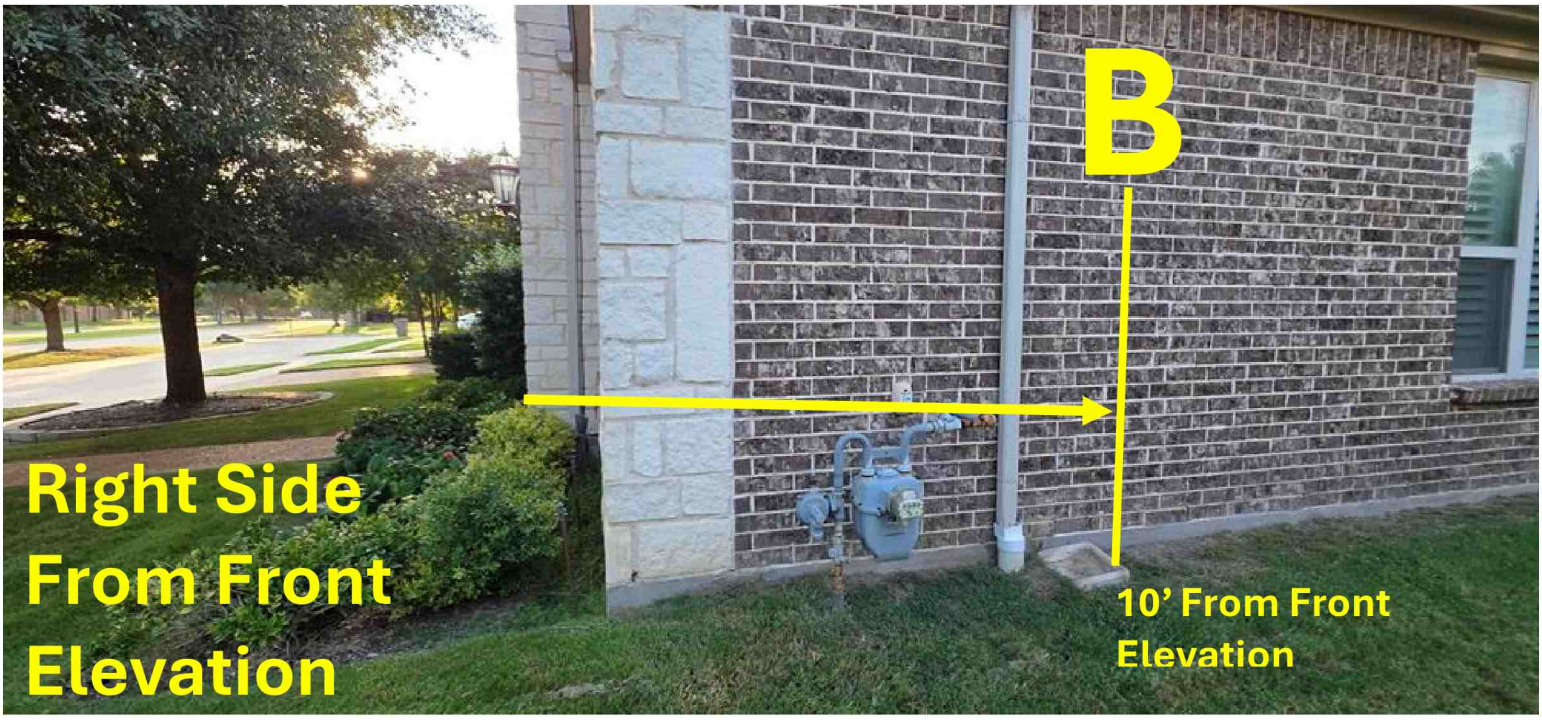
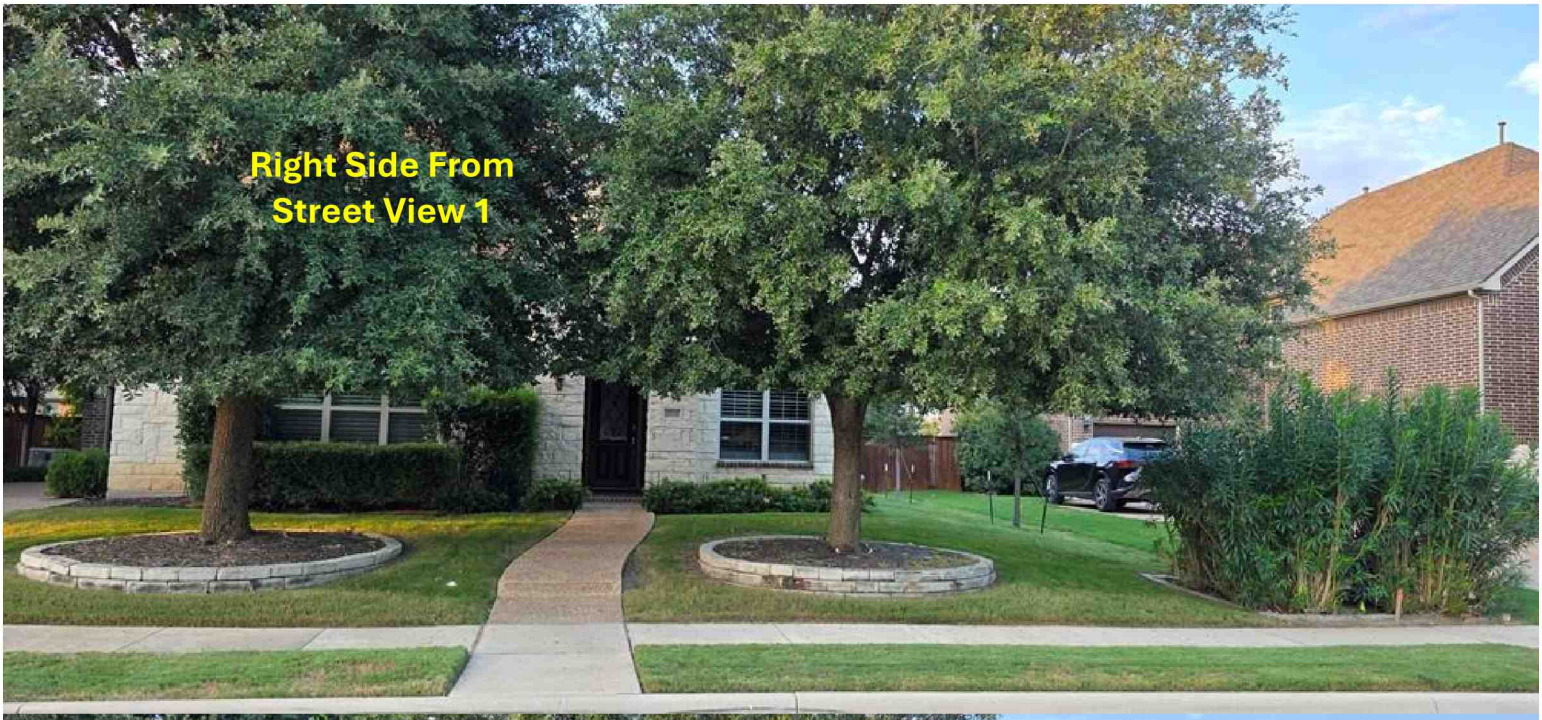
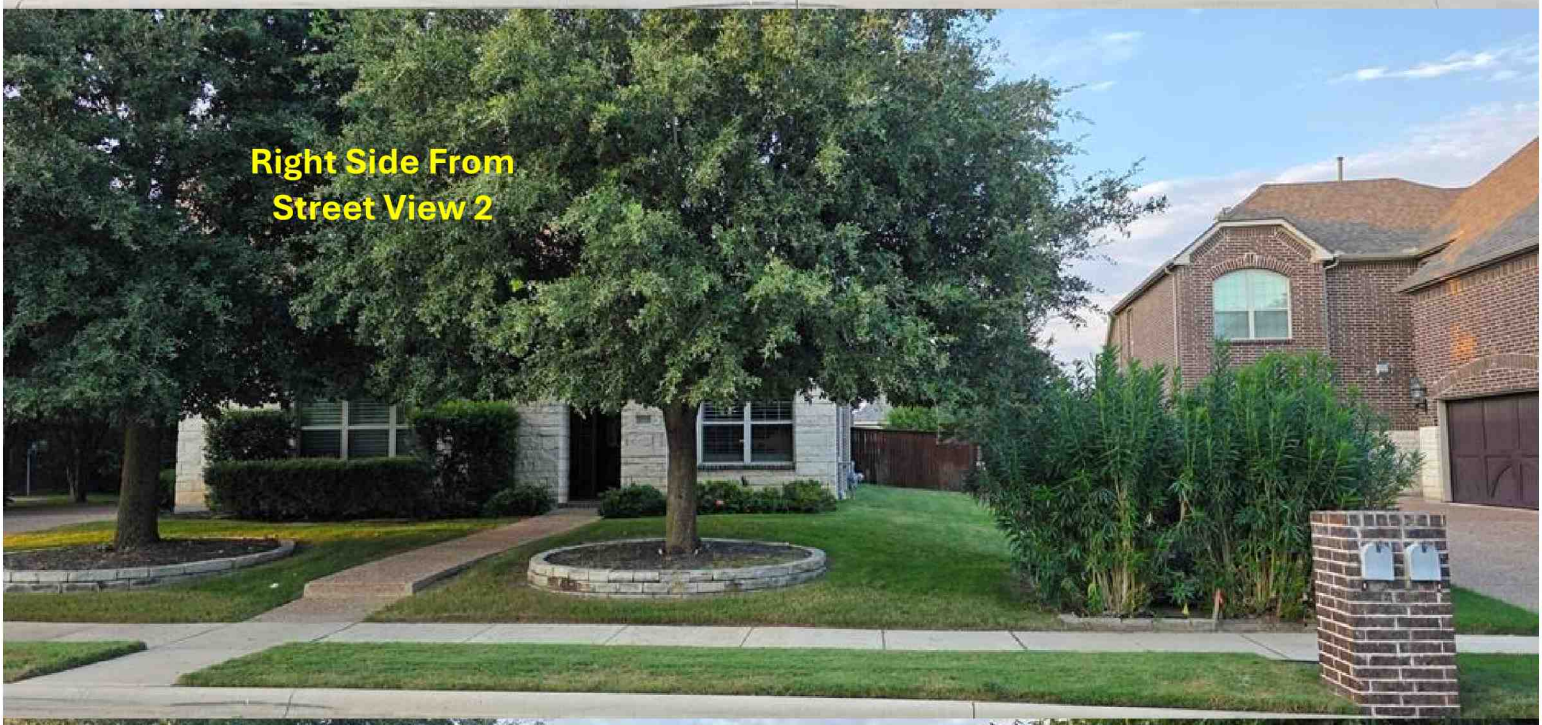


(B) Where our new fence would be located if placed 10’ from our most front elevation




Right Side From
Street View 1


Right Side From
Street View 2

Right Side From
Street View 3

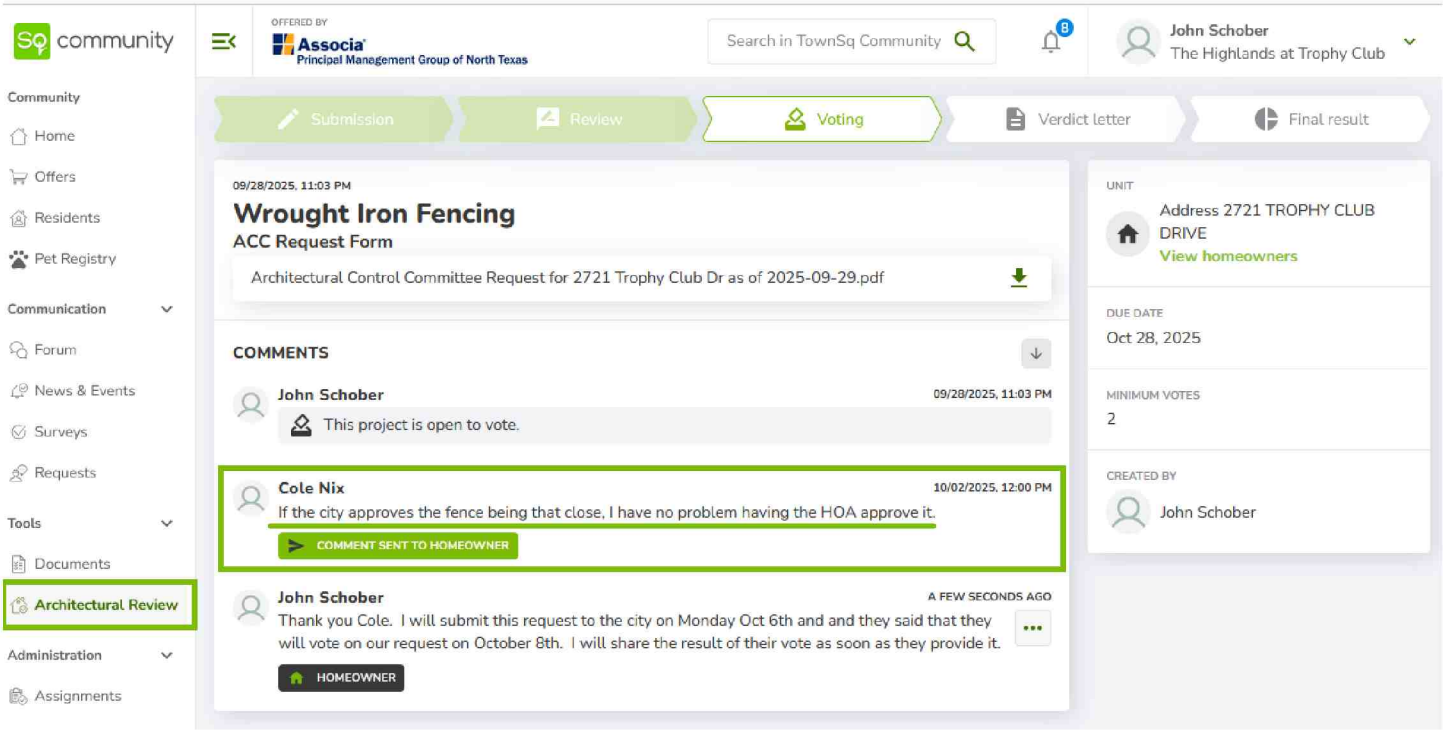
Regarding: 2721 Trophy Club Drive's request for an exception/variance for our new fence.

John Schober / 2721 Trophy Club Drive Trophy Club, TX 76262

Mobile: 716-998-3386

Email: [redacted]

On 10/2/2025, Cole Nix from the Highlands HOA Architectural Control Committee wrote
"If the city approves the fence being that close, I have no problem having the HOA approve it."



THE HIGHLANDS AT TROPHY CLUB HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE REQUEST FORM

Owner Name: John Schober

Property Address: 2721 Trophy Club Drive Trophy Club TX 76262

Home Phone: 716-998-3386 Best Time to Call: 9:00 AM - 10:00 PM Mon-Sun

Email Address: [redacted]

BRIEFLY DESCRIBE THE IMPROVEMENT THAT YOU PROPOSE:

Extending the fencing on both sides of our house with black wrought iron fencing that is 5' tall and has a 45-degree rundown from the existing 6' tall wood fencing on both sides. In addition, we request a variance/exception to allow our new black wrought iron fencing on the right/east side of our house to be within 4' of our most front elevation. We have referenced three (3) other properties that currently have wrought iron fencing either flush or 1' in front of their most front elevation running up to and across their driveway. Both of our neighbors are aware of our request and agreeable with it.

LOCATION OF IMPROVEMENT (CHECK ACTUAL AREAS THAT APPLY):

- ☐ Front of dwelling
- ● Side of dwelling: Left and Right side
- ☐ Garage
- ☐ Other (Describe)
- ☐ Back of dwelling
- ☐ Roof of dwelling
- ☐ Patio

MATERIAL TO BE USED FOR THE IMPROVEMENT (CHECK APPLICABLE ITEMS):

- ☐ Brick (Color)
- ☐ Wood (Type/Color)
- ● Paint (Color): Black
- ☐ Other (Explain)
- ☐ Glass
- ☐ Cement / Stucco
- ☐ Electric
- ☐ Ready Seal Wood Stain & Sealer. **Circle Color Choice**

  Pecan #115 OR Dark Walnut #125

ADDITIONAL INFORMATION FOR THE IMPROVEMENT:

Applicable deed restrictions read? ☐ YES ● NO

Will this project require fence removal? ● YES ☐ NO **(We have shown in an edited Plat view)**

Building permit applied for if necessary? ☐ YES ☐ NO ● NOT APPLICABLE

Will project be visible from the street? ● YES ☐ NO **(The left/west side will be barely visable from the street. The right/east side is visable from an angle. We have included three picutres of each side from the street.)**

Notification is required from any adjacent properties that will be affected and/or have a view of your proposed change. Should one of your neighbors disapprove, please indicate the reason for their disapproval. Providing the neighbor information below indicates you have communicated awareness of your intent and does not constitute or indicate approval or disapproval by the committee.

Terry Kesterson / 2723 Trophy Club Drive Trophy Club TX 76262 / Mobile 214-478-8876

(Neighbor's Name / Address / Phone Number)

Kiran Khajuria / 2719 Trophy Club Drive Trophy Club TX 76262 / Mobile 817-933-6858

(Neighbor's Name / Address / Phone Number)

(Neighbor's Name / Address / Phone Number)

THE HIGHLANDS AT TROPHY CLUB HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE REQUEST FORM

Per Covenants, Conditions & Restrictions (CC&R) of the Highlands of Trophy Club, homeowner should submit complete plans and specifications of proposed structures and improvements. Such plans and specifications shall include engineering information, landscaping information, and construction plans showing location of the proposed structure and materials to be used in construction.

Architectural Request Form Checklist – As Applicable

To facilitate a timely and complete review process, **complete the following checklist** as applicable:

- ☐ Detailed engineering plans from contractor / builder showing location, structure measurements, elevations, color renderings
- ☐ List of materials
- ☐ Landscaping improvements with design renderings and list of materials
- ☐ Extending Fencing construction or other Wood Structure construction (i.e., Pergolas) acknowledgement that approved fence material (Cedar) and approved stain color **choice:**
  - ☐ **Ready Seal Wood Stain and Sealer Pecan #115**
  - ☐ **Ready Seal Wood Stain and Sealer Dark Walnut #125**

Architectural Request Form Checklist – Mandatory

To facilitate a timely and complete review process, **complete the following mandatory checklist**:

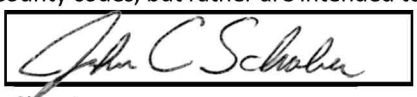
- ☐ Completed **Neighbor Notification** section on Architectural Request Form. The ACC asks for this **Neighbor Notification** due to the proximity of our properties, so neighbors may be aware and provide comment on projects or designs that may impact their properties. The ACC will always ask for consent for projects involving the construction of pools, pergolas/arbors, and most backyard structures that require access to the backyard via the side yard areas to the left or right of the owner's home
- ☐ **Acknowledge** that Contractor or Vendor signs placed anywhere on the property are subject to a $250.00 fine per sign payable by the homeowner.

Please submit this Architectural Review form through TownSQ by clicking Architectural Review on the left side and selecting Submit! (Please use a browser to log into www.townsq.io to submit. Computer recommended)

- ☐ I understand that the Architectural Control Committee and the Board of Directors will act on this request within thirty (30) days of receipt and contact me in writing regarding their decision.

- ☐ I agree not to begin property improvement without written approval from the Architectural Control Committee and the Board of Directors.

- ☐ I understand that all construction must meet City and County code requirements, and that the Architectural Control Committee approvals do not override the City or County codes, but rather are intended to work with them.

John Schober		**9/29/2025**
Owner's Printed Name	Signature	Date
Klare Kluza Schober		**9/29/2025**
Owner's Printed Name	Signature	Date
Within weeks of ACC & Town approval	**Within weeks of start date**	
Construction Start Date	Estimated Completion Date	

3954-03613 (M-36)

NEIGHBORHOOD 5, PHASE 2E

PLOT PLAN

SUBDIVISION: THE HIGHLANDS AT TROPHY CLUB

BLOCK M LOT: 36

STREET ADDRESS: 2721 TROPHY CLUB DRIVE

CITY: TROPHY CLUB, DENTON COUNTY, TEXAS

SCALE: 1" = 20'

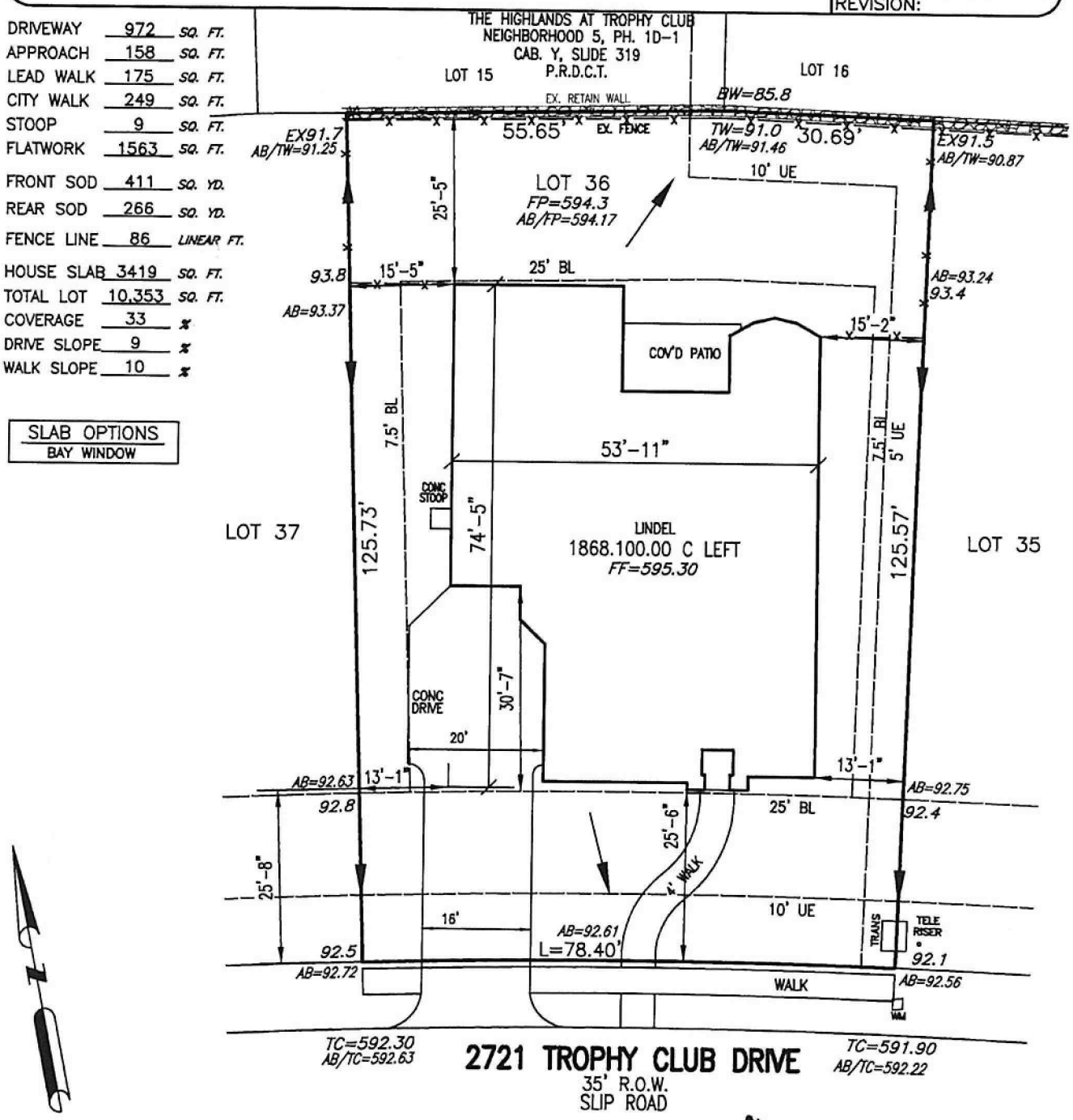
PulteGroup

LEGEND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- TC = TOP OF CURB
- FP = FINISHED PAD
- FF = FINISHED FLOOR
- X = WOOD FENCE
- = DIRECTION OF FLOW

DATE: 5-30-14
REVISION: 6-30-14
REVISION:

DRIVEWAY	972	SQ. FT.
APPROACH	158	SQ. FT.
LEAD WALK	175	SQ. FT.
CITY WALK	249	SQ. FT.
STOOP	9	SQ. FT.
FLATWORK	1563	SQ. FT.
FRONT SOD	411	SQ. YD.
REAR SOD	266	SQ. YD.
FENCE LINE	86	LINEAR FT.
HOUSE SLAB	3419	SQ. FT.
TOTAL LOT	10,353	SQ. FT.
COVERAGE	33	%
DRIVE SLOPE	9	%
WALK SLOPE	10	%

SLAB OPTIONS
BAY WINDOW



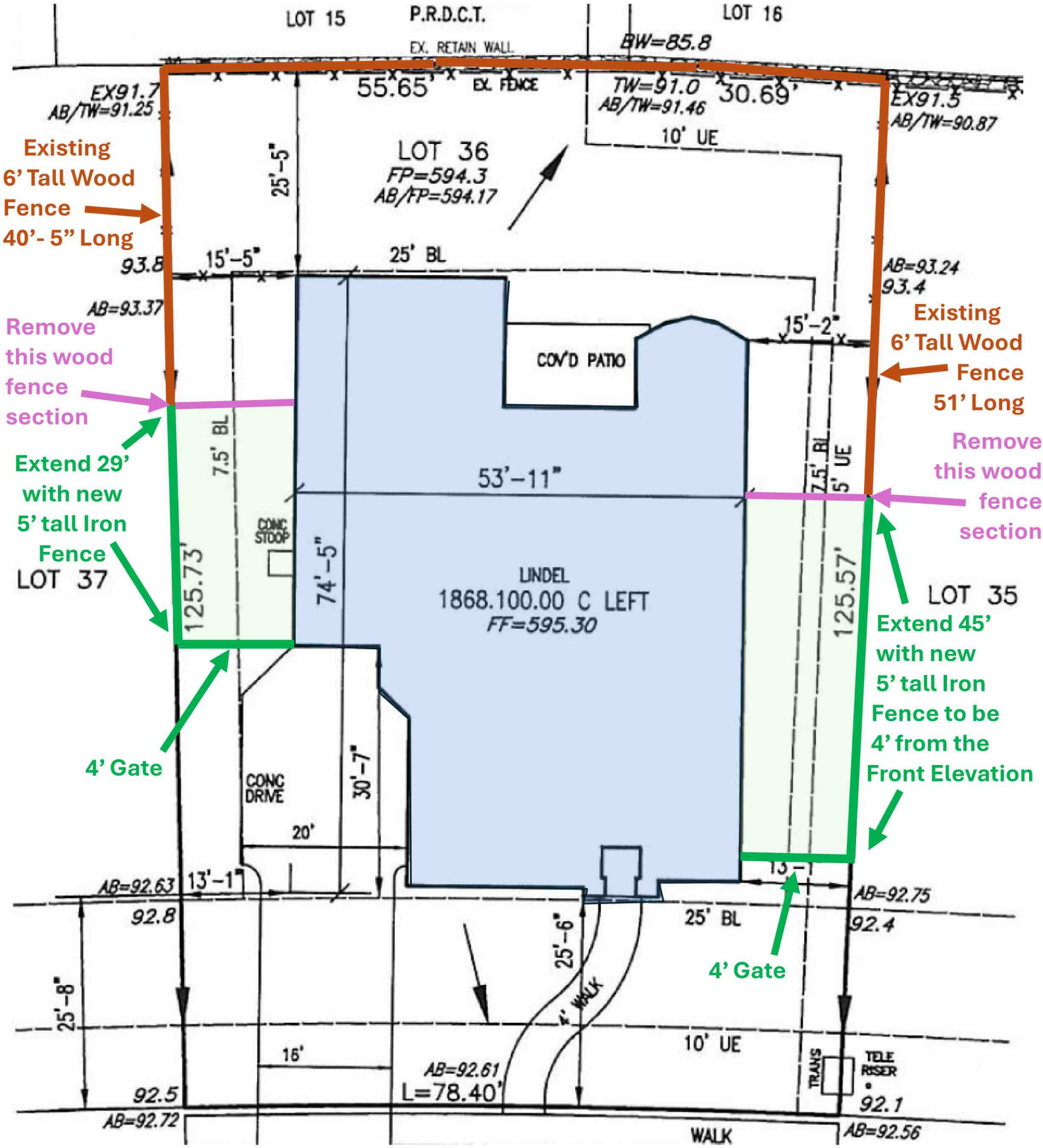
THIS DRAWING WAS PREPARED FROM INFORMATION FURNISHED BY THE HOME BUILDER. BUILDER SHOULD REVIEW THIS DRAWING TO ENSURE COMPLIANCE WITH ALL ZONING AND BUILDING CODE REGULATIONS FOR THIS PROPERTY.

BEFORE CONSTRUCTION OF ANY KIND BUILDER OR CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SIDE YARD SETBACKS AND EASEMENTS IN ORDER TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND RESTRICTIONS.

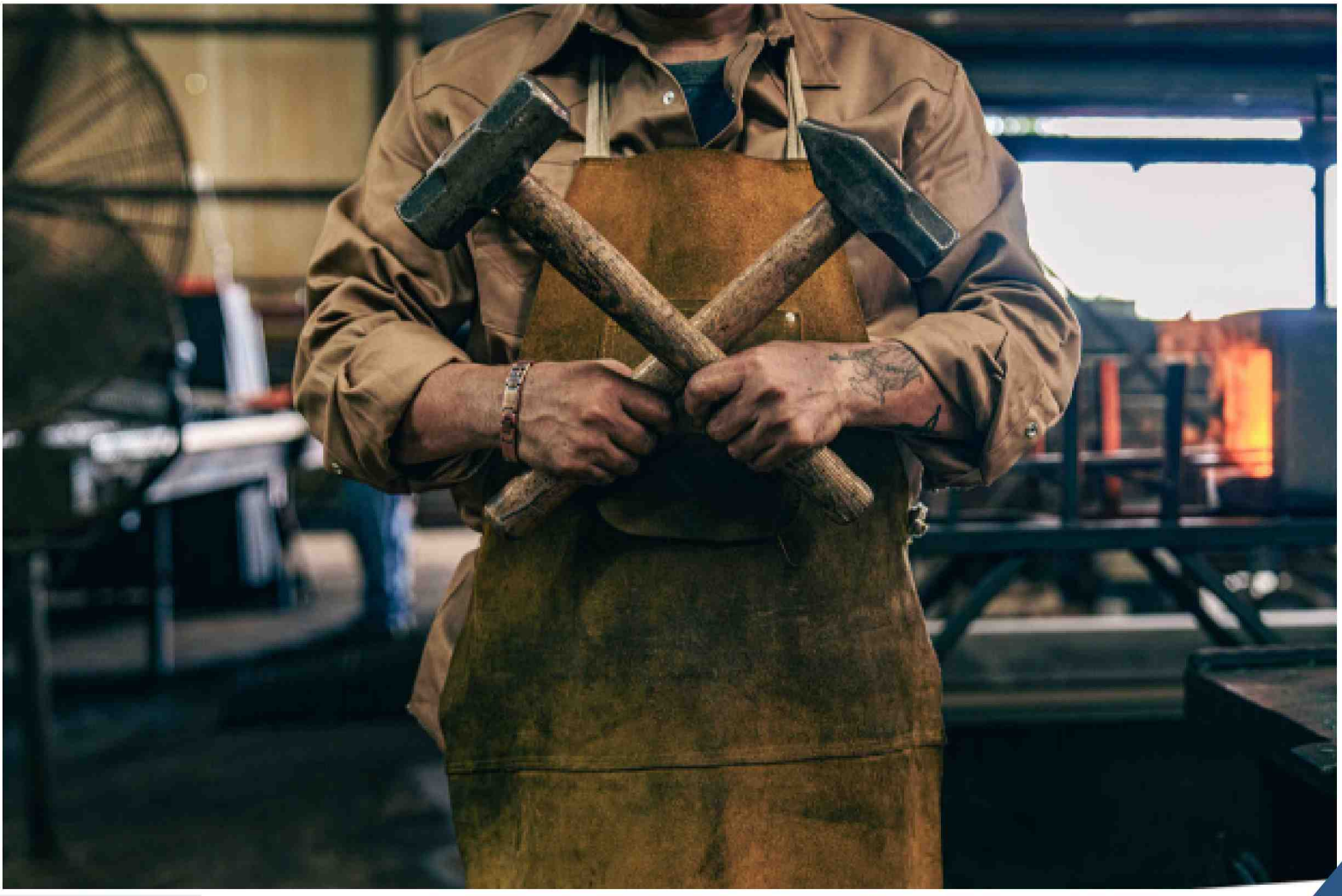
STREET, ALLEY AND SIDEWALK LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO DEVELOPMENT PLANS FOR CONSTRUCTION. BUILDER SHOULD CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH INLETS, TRANSFORMERS, TOPOGRAPHY OR OTHER STRUCTURES.

BARROW LAND SURVEYING
105 DENTON ST.
ROANOKE, TEXAS 76262
PHONE (817) 961-0082
FAX (817) 961-0086

Survey for 2721 Trophy Club Drive mocked up to show proposed changes



LAMBERT'S
est. 1984
IRONWORKS



ESTIMATE

AUG 25, 2025

KLARE KLUZA SCHOBER

2721 Trophy Club Drive
Trophy Club, TX
76262
klare@chicagoGSB.us
7169983386

mhoffelt@lambertsiron.com
(817) 456-2490

INTRODUCTION

Hi Klare,

Thank you for the opportunity to quote your project. Below is your estimate, along with any optional upgrades if applicable.

Your estimate includes:

1. Removal and disposal of existing materials
2. Supply and installation of new materials
3. Full site cleanup
4. Construction per agreed specifications
5. All work performed by WCB-certified employees
6. 1-Year Workmanship Warranty on complete projects

We're fully insured for your peace of mind, with general liability and umbrella coverage in place. Every member of our team follows strict safety protocols to ensure the job is done right.

If you have any questions or would like to discuss the estimate in more detail, we're happy to help.

Kind regards,

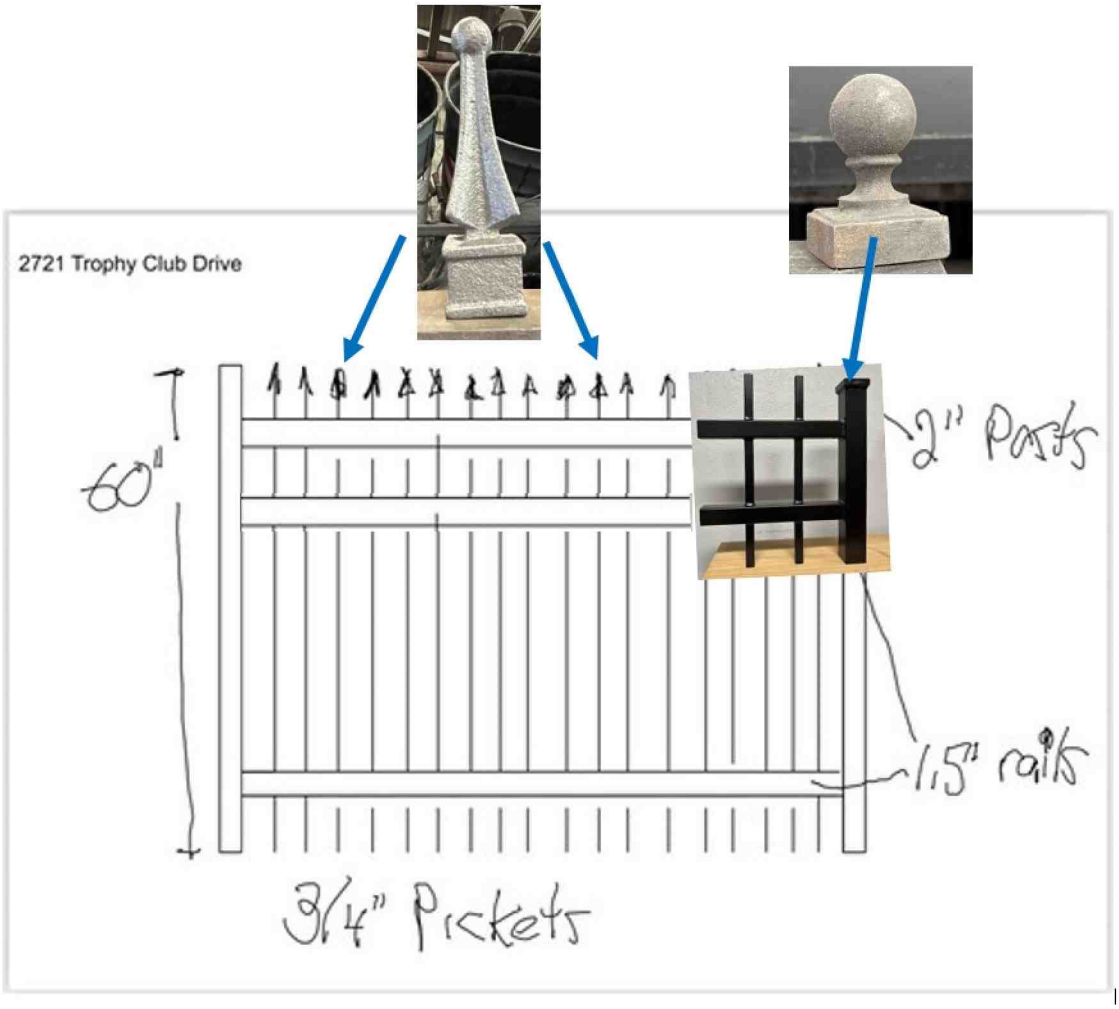
Mike Hoffelt
mhoffelt@lambertsiron.com
(817) 456-2490

QUOTE

Description	Qty	Line total
Move Structures Removal and relocation of wood fencing, posts to be cut to grade	1	$147.50
Iron Fence Iron fencing tailored to site and design specs, flex fence for slope, 60" posts (2") w/ball cap top, 2.5' post depth, 1.5" rails, 3/4" center welded pickets w/ extended top/bottom, spear topped, $51.50/ft fence, $12.50/ft spear finials, $3.60/ft for 30" post depth	99	$6,692.40
Walk Gates Access gates, custom-built to match fence, 48", adjustable hinges, striker bar latches	2	$550.00

Estimate subtotal	$7,389.90
Total	$7,389.90

Length of fence includes extra 7' on the right side, will be adjusted if not approved by HOA



TOWN OF
TROPHY CLUB

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

October 20, 2025

Re: Fencing special exception request for 2721 Trophy Club 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 changes, which are described below and shown on a location map on the reverse side.

> *A request made by John Schober for a variance to Section 14.02.351, Fencing, retaining walls and screening of the Town's Zoning Ordinance to allow for a fence to be built within four (4) feet of the most front elevation of the home. The subject property is legally described as The Highlands at Trophy Club Neighborhood 5 Phase 2,E Block M, Lot 36, and is addressed as 2721 Trophy Club Drive, Trophy Club, TX 76262.*

A Public Hearing will be held at a meeting of the Zoning Board of Adjustment on **Thursday, November 6, 2025, at 6:00 PM**. The meeting will be held 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.

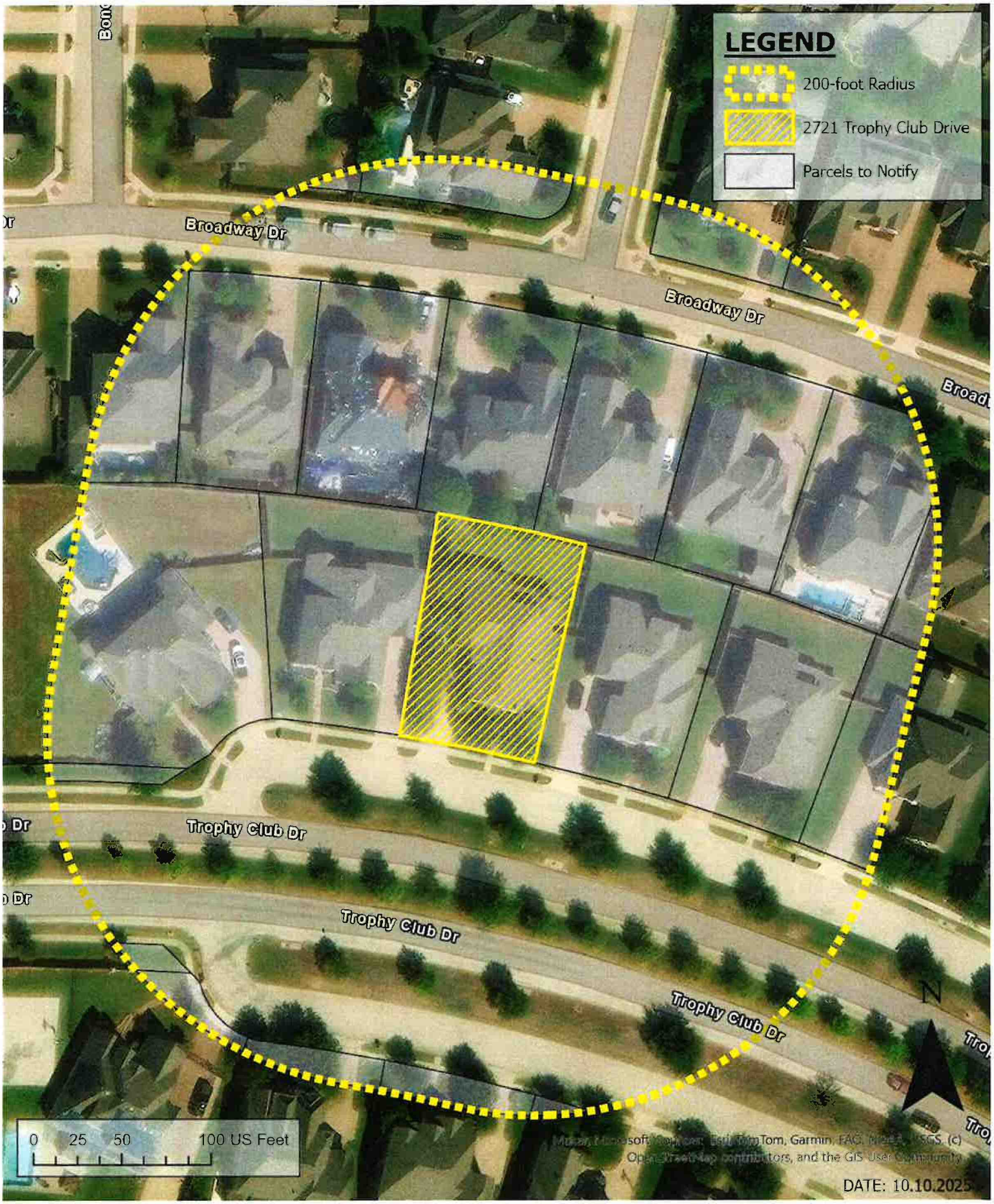
Public Hearings are scheduled for the purpose of receiving public comments. Feel free to contact me at (682) 237-2916 or mcox@trophyclub.org if you need further information.

Sincerely,

Matt Cox
Director of Community Development

200-FOOT NOTIFICATION MAP

2721 TROPHY CLUB DRIVE, TROPHY CLUB, TX 76262



TROPHY CLUB

ZONING BOARD OF ADJUSTMENT COMMUNICATION

MEETING DATE: November 6, 2025
FROM:
AGENDA ITEM: Consider approval of the September 11, 2025, Zoning Board of Adjustment meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

BACKGROUND/SUMMARY: The Zoning Board of Adjustment held a regular meeting on September 11, 2025.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
1. ZBA Meeting Minutes 09.11.2025

ACTIONS/OPTIONS:
Staff recommends that the Zoning Board of Adjustment move to approve the September 11, 2025 Zoning Board of Adjustment regular meeting minutes.

Town of Trophy Club Zoning Board of Adjustment
Meeting Minutes
September 11, 2025, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Chairman Bowman called the meeting to order at 6:00 p.m.

BOARD MEMBERS PRESENT

Stephen Bowman, Chair
Doug Harper, Place 1
Jonathan Poole, Alternate 2
Robert Stevens, Alternate 3
Daniel Parham, Alternate 4

BOARD MEMBERS ABSENT

Steven Boedeker, Place 2
Reid Burley, Place 4
Vacant, Place 5

STAFF PRESENT

Matt Cox, Director of Community Development
Jackie Ross, Sr. Administrative Assistant

PUBLIC COMMENTS

There were none.

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.

   Chairman Bowman opened the public hearing at 6:01 p.m.

Staff Presentation:

Matt Cox, Director of Community Development, presented a variance request from Mike and Tonya Gough of 213 Inverness Drive to allow an attached street-facing garage. He reported that the original request was denied on December 5, 2024, but the resubmission period had since been amended from one year to 90 days. Required public notices were issued, and staff recommended approval.

Applicant Presentation:

Mike and Tonya Gough of 213 Inverness Drive addressed the Board regarding their variance request. A detached garage had previously been approved; however, the applicants are requesting to attach the garage, with the modification intended to improve accessibility and overall value compared to the approved plan.

Public Comment:

Pat Keefer of 216 Fresh Meadow Drive submitted written comments prior to the meeting and distributed notes to the Board. She addressed the Board in opposition to the variance request.

Residents Tonia Beard and Nick Sanders also submitted written comments in opposition to the request.

Joel Quilé of 214 Inverness Drive addressed the Board in support of the variance request.

Chairman Bowman closed the public hearing at 6:28 p.m.

The Board discussed modifications to the variance request, received clarification from staff and the applicants, and acknowledged that drainage concerns raised at a prior meeting had been resolved.

Board Member Stevens moved to approve 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 Drive, as presented.

Board Member Parham seconded the motion.

VOTE ON THE MOTION
AYES: Bowman, Poole, Stevens, Parham
NAYES: Harper
VOTE: 4-1

2. Consider approval of the May 8, 2025, Zoning Board of Adjustment meeting minutes.

Board Member Harper moved to approve the minutes from May 8, 2025. Board Member Stevens seconded the motion.

VOTE ON THE MOTION
AYES: Bowman, Harper, Poole, Stevens, Parham
NAYES: None
VOTE: 5-0

3. Consider approval of the July 24, 2025, Planning & Zoning Commission and Zoning Board of Adjustment Joint Work Session Minutes.

Board Member Harper moved to approve the minutes from July 24, 2025, Joint Work Session. Board Member Poole seconded the motion.

VOTE ON THE MOTION
AYES: Bowman, Harper, Poole, Stevens, Parham
NAYES: None
VOTE: 5-0

ADOURN

Chairman Bowman adjourned the meeting at 6:43 p.m.

_____
Stephen Bowman, Chair

Attest:

_____
Jackie Ross, Sr. Administrative Assistant