



TOWN OF TROPHY CLUB PLANNING & ZONING COMMISSION

MEETING AGENDA

January 8, 2026

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. Conduct a public hearing and consider a recommendation to the Town Council regarding a proposed ordinance repealing Subsection (C), "Permit Required and Annual Permit Fee Established," of Section 14.02.252 "Sale of Alcoholic Beverages," of Division 5, "Supplementary District Regulations," of Article 14.02, Zoning Ordinance of Chapter 14, "Zoning," of the Code of Ordinances by repealing provisions related to local alcohol permits and fees in order to comply with state law.
 - i. Conduct Public Hearing
 - ii. Consider Recommendation
2. **Case PP-26-001 The Trails (Preliminary Plat)**

Discuss and consider a recommendation to the Town Council regarding a preliminary plat request for an 18-lot single-family residential subdivision, known as "The Trails", consisting of approximately 7.603 acres of property generally located north of Macquarie Street and Milson's Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and JS Kenley Survey, Abstract No. 1641, City of Trophy Club, Denton County, TX. (Matt Cox, Director of Community Development)
3. Consider approval of the November 13, 2025 Planning & Zoning Commission regular meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

FUTURE AGENDA ITEMS

ADJOURN

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

Notice is hereby given that a quorum of the Town of Trophy Club Town Council may be in attendance at this meeting. The Town Council will not deliberate or take any action.

CERTIFICATION

I do hereby certify that the Notice of Meeting was posted on the 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: 1/2/2026, at 2:45 p.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.



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: January 8, 2026

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Conduct a public hearing and consider a recommendation to the Town Council regarding a proposed ordinance repealing Subsection (C), "Permit Required and Annual Permit Fee Established," of Section 14.02.252 "Sale of Alcoholic Beverages," of Division 5, "Supplementary District Regulations," of Article 14.02, Zoning Ordinance of Chapter 14, "Zoning," of the Code of Ordinances by repealing provisions related to local alcohol permits and fees in order to comply with state law.

- i. Conduct Public Hearing
- ii. Consider Recommendation

BACKGROUND/SUMMARY:

During the 88th Texas Legislature, the State adopted Senate Bill 1008, which limits the authority of cities and public health districts to impose local permits and fees on food service establishments when those establishments are already regulated and permitted by the Texas Department of State Health Services (DSHS) or another authorized governmental entity. The legislation also restricts when a city or town may charge local permit fees under the Texas Alcoholic Beverage Code.

Effective September 1, 2025, municipalities may no longer collect a local Texas Alcoholic Beverage Commission (TABC) permit fee from food service establishments, retail food stores, mobile food units, roadside food vendors, or temporary food service establishments that have already paid a required operational fee to DSHS or another governmental entity.

To ensure compliance with state law, this ordinance proposes repealing Subsection (c), "Permit required and annual permit fee established," of Section 14.02.252 in its entirety. The remaining subsections of the ordinance would be renumbered accordingly. No other substantive changes to the Town's alcohol-related zoning regulations are proposed.

The ordinance is a housekeeping amendment intended solely to bring the Town's Code of Ordinances into compliance with current state law and does not expand or alter where alcoholic beverages may be sold within the Town.

BOARD REVIEW/CITIZEN FEEDBACK: Notice of the public hearing was distributed as required by the Town of Trophy Club Zoning Ordinance and State Law. At the time of agenda packet publication, staff had not received any letters in support or in opposition.

FISCAL IMPACT: The repeal of the local alcohol permit fee will result in the elimination of a revenue source previously collected by the Town. Alcohol permit fees are tracked and collected on a calendar-year basis, rather than the Town’s fiscal year.

In calendar year 2024, the Town collected \$4,245 in alcohol permit fee revenue. In calendar year 2025, the Town collected approximately \$2,475 through August 31st. Due to state law, the Town stopped collecting the fee effective September 1, 2026.

While the loss of this revenue will have a modest impact on the Town’s overall revenues, adoption of the ordinance is necessary to ensure compliance with Senate Bill 1008 and state law.

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

ATTACHMENTS:

- 1. Draft Ordinance

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission conduct the public hearing and recommend approval to the Town Council regarding the proposed ordinance repealing Subsection (C), "Permit Required and Annual Permit Fee Established," of Section 14.02.252 "Sale of Alcoholic Beverages," of Division 5, "Supplementary District Regulations," of Article 14.02, Zoning Ordinance of Chapter 14, "Zoning," of the Code of Ordinances by repealing provisions related to local alcohol permits and fees in order to comply with state law.

**TOWN OF TROPHY CLUB, TEXAS
ORDINANCE NO. 2026-XX**

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, REPEALING SUBSECTION (C), "PERMIT REQUIRED AND ANNUAL PERMIT FEE ESTABLISHED," OF SECTION 14.02.252, "SALE OF ALCOHOLIC BEVERAGES," OF DIVISION 5, "SUPPLEMENTARY DISTRICT REGULATIONS," OF ARTICLE 14.02, "ZONING ORDINANCE," OF CHAPTER 14, "ZONING," OF THE CODE OF ORDINANCES, TOWN OF TROPHY CLUB, TEXAS, BY REPEALING PROVISIONS RELATED TO LOCAL ALCOHOL PERMITS AND FEES IN ORDER TO COMPLY WITH STATE LAW; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club, Texas (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, during the 88th Texas Legislature, Regular Session, the legislature passed Senate Bill 1008, which limits city and public health district authority to charge a fee for local alcohol beverage permits for food service establishments; and

WHEREAS, effective September 1, 2025, the Town can no longer collect the Local Texas Alcoholic Beverage Commission (TABC) maximum local fee as established by the Commission for any food service establishment, retail food store, mobile food unit, roadside food vendor, or temporary food service establishment that has already paid a fee to operate to Texas Department of State Health Services (DSHS) or to any county, city, or public health district; and

WHEREAS, the Town Council now finds it necessary to repeal subsection (c), "Permit Required and Annual Permit Fee Established," of Section 14.02.252, "Sale of Alcoholic Beverages," in order to comply with Senate Bill 1008; and

WHEREAS, after public notice was given in compliance with State law and a public hearing was conducted, and after considering the information submitted at the public hearing and all other relevant information and materials, the Planning and Zoning Commission of the Town, on January 8, 2026, recommended to the Town Council to repeal this Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before Town Council on January 12, 2025, at which the Town Council considered the information submitted at the public hearing and all other relevant information and materials.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, THAT:

SECTION 1.

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.

Subsection (c), "Permit Required and Annual Permit Fee Established," of Section 14.02.252, "Sale of Alcoholic Beverages," of Division 5, "Supplementary District Regulations," of Article 14.02, "Zoning Ordinance," of Chapter 14, "Zoning," is hereby repealed in its entirety.

SECTION 3.

This Ordinance shall be cumulative of all other provisions of ordinances of the Town, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of the Zoning Ordinance, as amended, or any other ordinances relating to the subject matter herein which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6.

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.

SECTION 7.

The Town Secretary of the Town of Trophy Club is hereby directed to publish the caption and penalty clause of this Ordinance as required by Section 3.16 of Article III of the Town’s Charter.

SECTION 8.

This Ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this __ day of ____ 2026.

Jeannette Tiffany, Mayor

ATTEST:

Tammy Dixon, Town Secretary

APPROVED AS TO FORM:

Dean Roggia, Town Attorney



PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: January 8, 2026

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Case PP-26-001 The Trails (Preliminary Plat)

Discuss and consider a recommendation to the Town Council regarding a preliminary plat request for an 18-lot single-family residential subdivision, known as "The Trails", consisting of approximately 7.603 acres of property generally located north of Macquarie Street and Milson's Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and JS Kenley Survey, Abstract No. 1641, City of Trophy Club, Denton County, TX. (Matt Cox, Director of Community Development)

BACKGROUND/SUMMARY: The Town of Trophy Club received an application from Foxwood, LLC, property owner and applicant, requesting approval of a Preliminary Plat for "The Trails," an 18-lot single-family residential subdivision on approximately 7.603 acres located north of Macquarie Street and Milson's Point Drive.

The proposed Preliminary Plat is located within Planned Development District 27 (PD-27), which previously included property zoned R-15 Single-Family District, as well as an area recently annexed into the Town and formerly classified as R-15 Single-Family District. On December 8, 2025, Town Council approved Ordinance No. 2025-36, amending PD-27 to rezone a portion of the site and to incorporate the annexed area into PD-27, allowing for development of the subdivision.

The rezoning to PD-27 accommodates 18 single-family residential lots ranging in size from approximately 12,500 square feet to 24,700 square feet. The zoning amendment applies to Neighborhood 7 of PD-27, which currently allows up to 222 Type 3 lots (minimum 8,400 square feet) and one (1) Type 1 lot (minimum 12,000 square feet).

The Preliminary Plat includes Lot 1X, which will be owned and maintained by the Homeowners' Association (HOA); Lot 11X, which will accommodate a private lift station with service provided by Trophy Club Municipal Utility District No. 1 and will be owned and maintained by the HOA; and Lot 21X, which will be owned and maintained by the Town of Trophy Club to preserve the Town's existing linear trail system.

The Preliminary Plat illustrates a layout of low-density single-family residential lots designed in accordance with PD-27 development standards, including the general configuration of public and/or private streets and access points, drainage and utility easements, and open space, drainage, and utility tracts, as applicable. The proposed subdivision is consistent with the Town's Future Land Use Plan and is intended to comply with the Town's Comprehensive Plan,

Zoning Ordinance, and Subdivision Regulations.

Public infrastructure and services associated with the development include a proposed internal street layout designed to meet Town standards. Water and sanitary sewer service will be provided in accordance with Town requirements and through Trophy Club Municipal Utility District No. 1, drainage facilities are proposed to meet the Town’s engineering design criteria, and fire protection will be subject to review and approval by the Fire Marshal. All public improvements will be required to meet Town standards and will be further reviewed during the Final Plat and construction plan stages.

Staff has reviewed the Preliminary Plat application and finds that the submittal is in general conformance with the Town of Trophy Club Subdivision Regulations, Zoning Ordinance (PD-27), and Engineering Design Standards, and meets the requirements of the Preliminary Plat checklist. Any technical comments or conditions identified through staff and consultant review will be addressed prior to or at the time of Final Plat approval.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

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

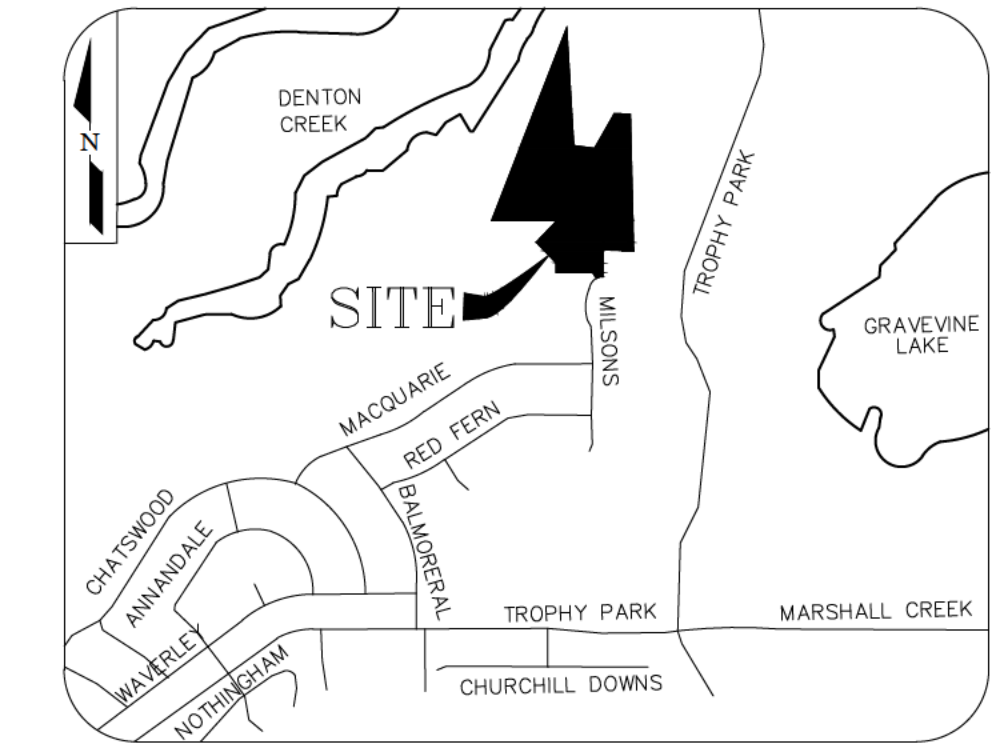
LEGAL REVIEW: Town Attorney, Dean Roggia, has reviewed the preliminary plat as to form and legality.

ATTACHMENTS:

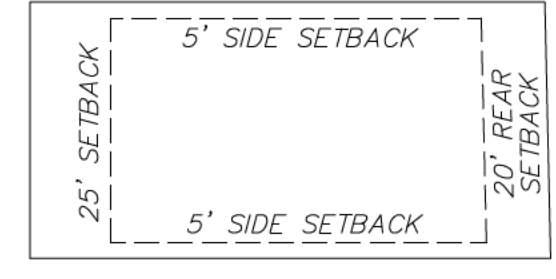
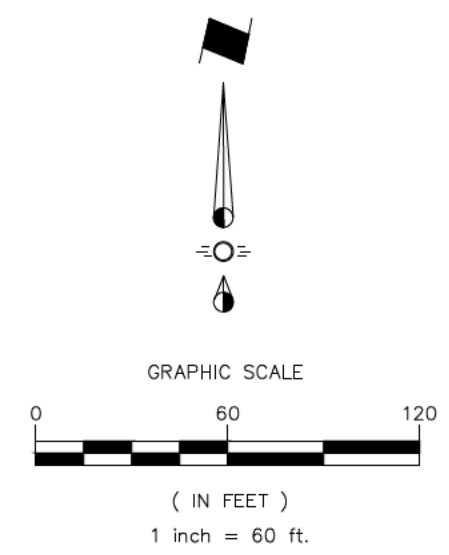
- 1. The Trails Preliminary Plat

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission recommend approval of the Preliminary Plat request for an 18-lot single-family residential subdivision, known as “The Trails,” consisting of approximately 7.603 acres of property generally located north of Macquarie Street and Milson’s Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and J.S. Kenley Survey, Abstract No. 1641, City of Trophy Club, Denton County, Texas, subject to compliance with all applicable Town of Trophy Club Subdivision Regulations, Engineering Design Standards, and PD-27 zoning requirements, and addressing all staff and consultant review comments prior to final plat approval with the condition of a zoning amendment to PD-27 (Ordinance No. 2025-36) to amend the concept plan and details of the development standards prior to submitting an application for final plat of "The Trails".



VICINITY MAP (NOT TO SCALE)

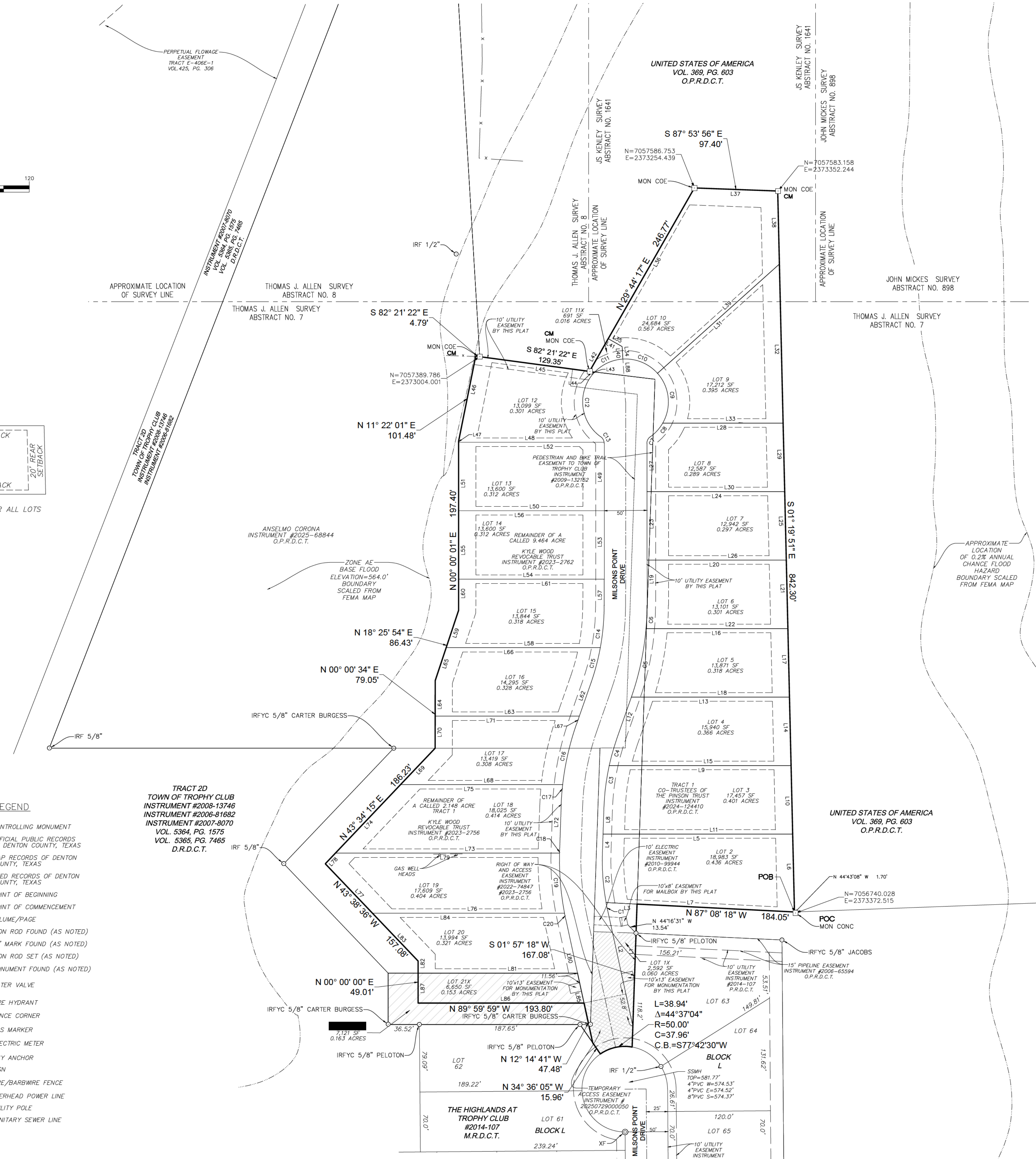


TYPICAL SETBACK FOR ALL LOTS

LEGEND

- CM CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- VOL./PG. VOLUME/PAGE
- ⊙ IRF IRON ROD FOUND (AS NOTED)
- ⊗ XF "X" MARK FOUND (AS NOTED)
- IRS IRON ROD SET (AS NOTED)
- MON MONUMENT FOUND (AS NOTED)
- WATER VALVE
- FIRE HYDRANT
- FENCE CORNER
- GAS MARKER
- ELECTRIC METER
- GUY ANCHOR
- SIGN
- x—x— WIRE/BARBWIRE FENCE
- OHP— OVERHEAD POWER LINE
- ⊕ UTILITY POLE
- SS— SANITARY SEWER LINE

TRACT 2D
TOWN OF TROPHY CLUB
INSTRUMENT #2008-13746
INSTRUMENT #2006-81682
VOL. 5364, PG. 1575
VOL. 5365, PG. 7465
D.R.D.C.T.



TOWN COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: _____ 2025.
TOWN ON TROPHY CLUB
DENTON COUNTY, TEXAS

BY: _____
MAYOR

ATTEST: _____
TOWN SECRETARY

PLANNING AND ZONING COMMISSION CHAIRMAN

OWNER:
P'N SON TRUST
2711 TROPHY PARK DRIVE
TROPHY CLUB, TX 76262

ENGINEER:
JARED STROEBEL, PE
HC ENG'NEERING
3540 E. BROAD STREET, STE 120 # 251
MANSFIELD, TX 76063

SURVEYOR
ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RP/LS
arodriguez@arasurveying.com

**PRELIMINARY PLAT
THE TRAILS**
LOTS 1X, 2-10, 11X, 12-20, 21X

7.603 ACRES SITUATED IN THE
THOMAS J. ALLEN SURVEY, ABSTRACT NO. 7
THOMAS J. ALLEN SURVEY, ABSTRACT NO. 8
JS KENLEY SURVEY, ABSTRACT NO. 1641
CITY OF TROPHY CLUB, DENTON COUNTY, TEXAS

Drawing: G:\My Drive\Survey\25007-Trophy Club Denton HCE-Plan\05_CAD\Chil\03_25007-2711 Trophy Park Dr. Roadside-Final\Plat.dwg Saved By: 12147 Save Time: 11/19/2025 2:30 PM
Plotted by: 12147 Plot Date: 11/19/2025 2:31 PM

LINE #	DIRECTION	LENGTH
L1	S01° 57' 18"W	142.62'
L2	N12° 17' 30"W	138.33'
L3	S87° 08' 18"E	220.24'
L4	N01° 57' 18"E	21.27'
L5	S89° 59' 59"E	221.43'
L6	S01° 19' 51"E	91.02'
L7	N87° 08' 18"W	220.24'
L8	N01° 57' 18"E	30.60'
L9	S89° 59' 59"E	212.33'
L10	S01° 19' 51"E	80.02'
L11	N89° 59' 59"W	221.43'
L12	N19° 18' 30"E	50.40'
L13	S89° 59' 59"E	184.59'
L14	S01° 19' 51"E	80.02'
L15	N89° 59' 59"W	212.33'
L16	S89° 59' 59"E	165.70'
L17	S01° 19' 51"E	80.02'
L18	N89° 59' 59"W	184.59'
L19	N00° 00' 01"E	52.85'
L20	S89° 59' 59"E	162.70'

LINE #	DIRECTION	LENGTH
L21	S01° 19' 51"E	80.02'
L22	N89° 59' 59"W	165.70'
L23	N00° 00' 01"E	80.00'
L24	S89° 59' 59"E	160.84'
L25	S01° 19' 51"E	80.02'
L26	N89° 59' 59"W	162.70'
L27	N00° 00' 01"E	56.24'
L28	S89° 59' 59"E	140.52'
L29	S01° 19' 51"E	80.02'
L30	N89° 59' 59"W	160.84'
L31	N48° 07' 46"E	191.28'
L32	S01° 19' 51"E	185.81'
L33	N89° 59' 59"W	140.52'
L34	N03° 32' 28"W	14.72'
L35	N60° 15' 43"W	18.68'
L36	N29° 44' 14"E	202.76'
L37	S87° 53' 56"E	97.40'
L38	S01° 19' 51"E	85.34'
L39	N48° 07' 46"E	191.28'
L40	N03° 32' 28"W	14.72'

LINE #	DIRECTION	LENGTH
L41	N60° 15' 43"W	18.68'
L42	N29° 44' 14"E	44.00'
L43	S49° 42' 39"E	5.14'
L44	S49° 42' 39"E	5.14'
L45	S82° 21' 22"E	134.14'
L46	S11° 22' 01"W	101.48'
L47	S00° 00' 01"W	1.06'
L48	S89° 59' 59"E	169.89'
L49	S00° 00' 01"W	78.58'
L50	N89° 59' 59"W	170.00'
L51	N00° 00' 01"E	80.00'
L52	S89° 59' 59"E	169.89'
L53	S00° 00' 01"W	80.00'
L54	N89° 59' 59"W	170.00'
L55	N00° 00' 01"E	80.00'
L56	S89° 59' 59"E	170.00'
L57	S00° 00' 01"W	30.51'
L58	N89° 59' 59"W	180.06'
L59	N18° 25' 54"E	46.02'
L60	N00° 00' 01"E	36.34'

LINE #	DIRECTION	LENGTH
L61	S89° 59' 59"E	170.00'
L62	S19° 18' 30"W	40.86'
L63	N89° 59' 59"W	168.35'
L64	N00° 00' 01"E	41.66'
L65	N18° 25' 54"E	40.41'
L66	S89° 59' 59"E	180.06'
L67	S19° 18' 30"W	9.54'
L68	N89° 59' 59"W	189.52'
L69	N43° 34' 15"E	58.81'
L70	N00° 01' 11"E	37.39'
L71	N89° 59' 59"W	168.35'
L72	S01° 57' 18"W	51.87'
L73	N89° 59' 59"W	261.91'
L74	N43° 34' 15"E	110.42'
L75	S89° 59' 59"E	189.52'
L76	N89° 59' 59"W	224.41'
L77	N43° 38' 36"W	79.71'
L78	N43° 34' 15"E	17.00'
L79	S89° 59' 59"E	261.91'
L80	S12° 17' 30"E	63.97'

LINE #	DIRECTION	LENGTH
L81	N89° 59' 59"W	186.18'
L82	N00° 00' 00"E	14.01'
L83	N43° 38' 36"W	77.37'
L84	S89° 59' 59"E	224.41'
L85	S12° 17' 30"E	35.82'
L86	N89° 59' 59"W	193.80'
L87	N00° 00' 00"E	35.00'
L88	N03° 32' 28"W	50.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA (Δ)	CHORD BEARING	CHORD
C1	275.00'	9.37'	1°57'05"	N11° 18' 57"W	9.37'
C2	275.00'	59.01'	12°17'43"	N04° 11' 33"W	58.90'
C3	275.00'	49.88'	10°23'30"	N07° 09' 03"E	49.81'
C4	275.00'	33.41'	6°57'42"	N15° 49' 39"E	33.39'
C5	325.00'	82.01'	14°27'29"	N12° 01' 19"E	81.79'
C6	325.00'	27.19'	4°47'34"	N02° 23' 47"E	27.18'
C7	9.50'	9.05'	54°33'41"	N27° 16' 51"E	8.71'
C8	50.00'	21.76'	24°55'51"	N42° 05' 46"E	21.58'
C9	50.00'	62.40'	71°30'05"	N06° 07' 12"W	58.43'
C10	50.00'	45.09'	51°40'14"	N67° 42' 21"W	43.58'
C11	50.00'	40.28'	46°09'28"	S63° 22' 48"W	39.20'
C12	50.00'	82.77'	94°51'01"	S07° 08' 10"E	73.64'
C13	9.50'	7.62'	45°56'37"	S31° 35' 22"E	7.42'
C14	275.00'	49.76'	10°22'01"	S05° 11' 01"W	49.69'
C15	275.00'	42.91'	8°56'28"	S14° 50' 16"W	42.87'
C16	325.00'	72.98'	12°51'55"	S12° 52' 32"W	72.82'
C17	325.00'	25.46'	4°29'16"	S04° 11' 56"W	25.45'
C18	325.00'	2.78'	0°29'25"	S01° 42' 35"W	2.78'
C19	325.00'	70.38'	12°24'26"	S04° 44' 20"E	70.24'
C20	325.00'	7.65'	1°20'57"	S11° 37' 02"E	7.65'

OWNER'S DEDICATION

An addition in the Town of Trophy Club and does hereby dedicate to the public the use of the utilities, easements and right of way as shown hereon.

The town of Trophy Club

Co-Trustees of the Pinson Trust
Owner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas

LEGAL DESCRIPTION

BEING a 331,184 square foot or 7.603 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and in the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pinson Trust, recorded in Instrument #2024-124410, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), being the remainder of a called 2.148 acre tract of land, described as Tract 1, in a Special Warranty Deed to Kyle Wood, recorded in Instrument #2023-2756 (O.P.R.D.C.T.), and being the remainder of a called 9.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Revocable Trust, recorded in Instrument #2023-2762 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Pinson tract, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pinson tract, said point being the POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson tract, a distance of 184.05 feet to the Southwest corner of said Pinson tract, same being in the East line of said remainder of a called 9.464 acre Wood tract;

THENCE South 01 degrees 57 minutes 18 seconds West, with the East line of said remainder of a called 9.464 acre Wood tract, a distance of 167.08 feet to the Southwest corner of Lot 63, Block L, of The Highlands at Trophy Club, an Addition to the Town of Trophy Club, recorded in Instrument #2014-107, of the Map Records of Denton County, Texas (M.R.D.C.T.), same being the Southeast corner of said remainder of a called 9.464 acre tract, and being the beginning of a curve to the left having a radius of 50.00 feet, a chord bearing and distance of South 77 degrees 42 minutes 30 seconds West, 37.96 feet;

THENCE continuing with said curve to the left and with the North right of way line of Milsons Point Drive, a 50.00 foot right-of-way, recorded in Instrument #2014-107 (M.R.D.C.T.), through a central angle of 44 degrees 37 minutes 04 seconds, an arc length of 38.94 feet to the Southwest corner of said remainder of a called 9.464 acre Wood tract, same being an Easterly corner of Lot 62, said Block L;

THENCE North 34 degrees 36 minutes 05 seconds West, with the common line between said remainder of a called 9.464 acre Wood tract, and said Lot 62, a distance of 15.96 feet to a point for corner at the Southeast corner of a tract of land, described in a General Warranty Deed to Anselmo Corona, recorded in Instrument #2025-68844, (O.P.R.D.C.T.);

THENCE North 12 degrees 14 minutes 41 seconds West, with the common line between said remainder of a called 9.464 acre Wood tract, a distance of 47.48 feet to an easterly corner of said Anselmo Corona tract, same being a Southerly ell corner of said remainder of a called 2.148 acre Wood tract;

THENCE with the common line between said Anselmo Corona tract, said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract (Kyle Wood's), the following courses and distances:

North 89 degrees 59 minutes 59 seconds West, a distance of 193.80 feet to a point for corner;

North 00 degrees 00 minutes 00 seconds East, a distance of 49.01 feet to a point for corner;

North 43 degrees 38 minutes 36 seconds West, a distance of 157.08 feet to a point for corner;

North 43 degrees 34 minutes 15 seconds East, a distance of 186.23 feet to a point for corner in the common line between said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract;

North 00 degrees 00 minutes 34 seconds east, a distance of 79.05 feet to a point for corner;

North 18 degrees 25 minutes 54 seconds East, a distance of 86.43 feet to a point for corner;

North 00 degrees 00 minutes 01 seconds East, a distance of 197.40 feet to a point for corner;

North 11 degrees 22 minutes 01 seconds East, a distance of 101.48 feet to a point for corner;

South 82 degrees 21 minutes 22 seconds East, a distance of 4.79 feet to a concrete monument stamped "COE" found (Controlling Monument) at a Northerly corner of said remainder of a called 9.464 acre tract, and being the most westerly Southwest corner of said USA tract;

THENCE South 82 degrees 21 minutes 22 seconds East, with the common line between said remainder of a called 9.464 acre tract and said USA tract, a distance of 129.35 feet to a concrete monument stamped "COE" found (Controlling Monument) at the most westerly Northwest corner of said Pinson tract;

THENCE with the common line between said Pinson tract and said USA tract, the following courses and distances:

North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "COE" found at the Northwest corner of said Pinson tract;

South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete monument stamped "COE" found (Controlling Monument) at the Northeast corner of said Pinson tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 331,184 square feet or 7.603 acres of land more or less.

SURVEYOR CERTIFICATE

The that shown hereon is an accurate representation of an actual ground survey of the land, and the monuments shown hereon were found and/or placed by me or under my direct supervision in accordance with the rules and regulations of the City of Trophy Club, Texas.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas

UTILITY CERTIFICATE

This Plat correctly presents the required easements for this development.

Charter Communications _____ Date _____

Oncor _____ Date _____

AT&T _____ Date _____

Atmos Energy _____ Date _____

Trophy Club MUD _____ Date _____

OWNER:

PINSON TRUST
2711 TROPHY PARK DRIVE
TROPHY CLUB, TX 76262

ENGINEER:

JARED STROEBEL, PE
LIC ENG. NUMBER
3540 E. BROAD STREET, STE 120 # 251
MANSFIELD, TX 76063

SURVEYOR

ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

**PRELIMINARY PLAT
THE TRAILS**

LOTS 1X, 2-10, 11X, 12-20, 21X

7.603 ACRES SITUATED IN THE
THOMAS J. ALLEN SURVEY, ABSTRACT NO. 7
THOMAS J. ALLEN SURVEY, ABSTRACT NO. 8
JS KENLEY SURVEY, ABSTRACT NO. 1641
CITY OF TROPHY CLUB, DENTON COUNTY, TEXAS

GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.00015063 (TXDOT scale factor).

2. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

3. A portion of this property is located within Zone "AE". It's defined as areas of Special Flood Hazard Areas, Base Flood Elevation: 564.0 feet. A portion of this property is located within Zone "X" shaded. It's defined as areas of 0.2% Chance of Flood Hazard, according to FEMA FIRM Map #48121C0520G, dated 04/18/2011.

4. The Town or the MUD, as applicable, shall issue no permit until the completion of all dedicated improvements, and acceptance of such improvements associated with the subdivision, are approved by the Town.

5. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholding of utilities and building permits.

6. This plat does not alter or remove existing deed restrictions, if any, on this property.

7. Minimum finished floor elevations are at least 18 inches above the 100 year flood plain.

8. The entity shall be responsible for the operation and maintenance of any commonly held property and releases the Town of Trophy Club from such responsibility. Should the entity responsible for maintenance of common held property fail to perform the function, the Town has the authority to provide appropriate maintenance and repair and collect appropriate fees and reimbursements.

9. Lot 21X will be maintained by the City of Trophy Club.

10. Lot 1x will be maintained by the Home Owner's Association (HOA).



**PLANNING & ZONING COMMISSION
COMMUNICATION**

MEETING DATE: January 8, 2026

FROM: Jackie Ross

AGENDA ITEM: Consider approval of the November 13, 2025 Planning & Zoning Commission regular meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

BACKGROUND/SUMMARY: The Planning & Zoning Commission held a regular meeting on November 13, 2025.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. PZ Meeting Minutes 11.13.2025

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission move to approve the November 13, 2025 Planning & Zoning Commission regular meeting minutes.

Town of Trophy Club
Planning & Zoning Commission
Meeting Minutes
November 13, 2025, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Chairperson Biggs called the November 13, 2025, Planning & Zoning Commission meeting to order at 6:00 p.m.

COMMISSIONERS PRESENT

Michael Biggs, Chair, Place 7
Mike Branum, Vice Chair, Place 3
Ben Griffiths, Place 2
Reginald Barbarin, Place 4
Terry Kesterson, Place 5
Sean Holmes, Place 6

COMMISSIONERS ABSENT

Jonathan Poole, Place 1

STAFF MEMBERS PRESENT

Brandon Wright, Town Manager
Matt Cox, Director of Community Development
Jackie Ross, Sr. Administrative Assistant

PUBLIC COMMENTS

Mayor Jeannette Tiffany addressed the Board, thanking members for their service and encouraging participation in community surveys.

REGULAR ITEMS

1. Introduction of new Planning & Zoning Commission members and orientation training. (Matt Cox, Director of Community Development)

Matt Cox, Director of Community Development, presented an overview of the Planning & Zoning Commission roles, responsibilities, and authority.

2. CASE PD-AMD-25-004, PD-27 Amendment and R-15 Rezoning, The Trails

Conduct a public hearing and consider a recommendation to the Town Council on a proposed rezoning request made by Foxwood, LLC to amend Planned Development District 27 (PD-27), to rezone a portion of land currently zoned R-15 Single-Family District, and to rezone recently annexed property classified as R-15 Single-Family District to permit development of “The Trails,” an 18-lot single-family residential subdivision on approximately 7.603 acres, generally located north of Macquarie Street and Milson’s Point Drive within the Town of Trophy Club, Denton County, Texas.

i. Public Hearing

Chairperson Biggs opened the public hearing at 6:07 p.m.

Matt Cox, Director of Community Development, presented the request for the PD 27 Amendment and R15 Rezoning of the Trails.

Curt Dubose with Pentavia Custom Homes, spoke on behalf of Applicant Greg Fox. Kyle Wood, 2015 Churchill Downs in Trophy Club, also addressed the Commission and responded to questions regarding the property, trail system, and access.

Chairperson Biggs closed the public hearing at 6:21 p.m.

ii. Recommendation

Commissioners briefly discussed trail access and ownership of Lot 21X, seeking clarity on the existing pathway, recent property sales, and ensuring the trail would ultimately be dedicated to the Town. They confirmed the issue would be resolved during the platting process. Additional questions focused on the proposed garage setback reduction for one lot and the overall design standards, with commissioners noting the larger lot sizes, intended backyard preservation, and the applicant’s plans for higher architectural quality and compatibility with the surrounding neighborhood.

Vice-Chairperson Branum moved to recommend approval of Case PD-AMD-25-004, PD-27 Amendment and R-15 Rezoning, The Trails, as presented.

Commissioner Holmes seconded the motion.

Vote on Motion:

AYES: Biggs, Branum, Griffiths, Barbarin, Kesterson, Holmes
NAYES: None
VOTE: 6-0

3. CASE RP-25-001 Replat for NISD High School No. 2, Block 1, Lots 2R1 & 2R2

Consider a recommendation to the Trophy Club Town Council on a replat request on approximately 1.374 acres of land within the NISD High School No. 2, Block 1, Lots 2R1 and 2R2, made by the Town of Trophy Club. The property is zoned NS Neighborhood Services and community facilities are permitted in this zoning district and is generally located east of Bobcat Boulevard and south of Maddox Drive, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

Matt Cox, Director of Community Development, presented an overview of the purpose of establishing a replat between Town of Trophy Club and the Municipal Utility District (MUD).

Commissioners briefly discussed the purpose of the replat, asking questions about the transfer of the water tower site, MUD boundary expansion, utility ownership, and cellular lease rights. Matt Cox and Town Manager Brandon Wright clarified that the replat simply formalizes property boundaries for conveyance to the MUD, does not involve new development, and supports long-term utility management. Questions regarding future tower attachments and fire service needs were noted for further review.

Commissioner Kesterson moved to approve Case RP-25-001 replat for NISD High School No. 2, Block 1, Lots 2R1 & 2R as presented.

Commissioner Holmes seconded the motion.

Vote on Motion:

AYES: Biggs, Branum, Griffiths, Barbarin, Kesterson, Holmes
NAYES: None
VOTE: 6-0

4. Consider approval of the September 4, 2025, Planning & Zoning Commission meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

Commissioner Holmes moved to approve the September 4, 2025, Planning & Zoning Commission meeting minutes as presented.

Commissioner Kesterson seconded the motion.

Vote on Motion:

AYES: Biggs, Branum, Griffiths, Barbarin, Kesterson, Holmes
NAYES: None
VOTE: 6-0

ADJOURNMENT

There being no further business, Chairperson Biggs adjourned the meeting at 6:51 p.m.

Chairperson Michael Biggs
Planning & Zoning Commission

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