



# Town of Trophy Club

1 Trophy Wood Drive  
Trophy Club, Texas 76262

## Meeting Agenda

### Planning & Zoning Commission

Thursday, January 3, 2019

7:00 PM

Council Chambers

#### CALL TO ORDER AND ANNOUNCE A QUORUM

#### 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.*

#### REGULAR SESSION

1. [2018-599-T](#) **Case O-AMD-18-001 (Attached Forward-Facing Garages)**
  - A. Conduct a Public Hearing regarding a request to amend residential garage regulations in Sections 14.02.151(i), 14.02.152(i), 14.02.153(i), 14.02.154(i), 14.02.155(h), 14.02.156(h), and 14.02.159(h) of the Trophy Club Code of Ordinances to allow for attached forward-facing garages that are in addition to the two-car garage minimum.
  - B. Discussion and recommendation regarding a request to amend residential garage regulations in Sections 14.02.151(i), 14.02.152(i), 14.02.153(i), 14.02.154(i), 14.02.155(h), 14.02.156(h), and 14.02.159(h) of the Trophy Club Code of Ordinances to allow for attached forward-facing garages that are in addition to the two-car garage minimum.

**Attachments:** [PZ Report 1.3.19.pdf](#)  
[Exhibit A - Detached 3rd Car Garage.pdf](#)  
[Exhibit B - Attached 3rd Car Garage.pdf](#)  
[Exhibit C - Attached 3rd and 4th Car Garages.pdf](#)
2. [2018-601-T](#) Review and approve the minutes of the December 6, 2018 Planning & Zoning Commission meeting.

**Attachments:** [PZ Minutes 12.06.18 DRAFT.pdf](#)
3. [2018-600-T](#) Receive Town Planner updates on previous cases heard by the Commission and active development in Town.

#### ADJOURN

**\*THE BOARD MAY CONVENE INTO EXECUTIVE SESSION TO DISCUSS POSTED ITEMS AS ALLOWED BY THE TEXAS OPEN MEETINGS ACT, TEXAS LOCAL GOVERNMENT CODE 551.071.**

Notice is hereby given that a quorum of the Town Council may be in attendance at this meeting.

**CERTIFICATION**

I certify that the above notice was posted on the bulletin board at Trophy Club Town Hall, 1 Trophy Wood Drive, Trophy Club, Texas, on Friday, December 28, 2018 by 5:00 P.M. in accordance with Chapter 551, Texas Government Code.

**Diane Mackres**

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 682-237-2900, 48 hours in advance and reasonable accommodations will be made to assist you.

I certify that the attached notice and agenda of items to be considered by this Commission was removed by me from the bulletin board at Trophy Club Town Hall, 1 Trophy Wood Drive, Trophy Club, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_, Title: \_\_\_\_\_

## Legislation Details (With Text)

<b>File #:</b>	2018-599-T	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Agenda Item	<b>Status:</b>		Regular Session	
<b>File created:</b>	12/20/2018	<b>In control:</b>		Planning & Zoning Commission	
<b>On agenda:</b>	1/3/2019	<b>Final action:</b>			
<b>Title:</b>	<p>Case O-AMD-18-001 (Attached Forward-Facing Garages)</p> <p>A. Conduct a Public Hearing regarding a request to amend residential garage regulations in Sections 14.02.151(i), 14.02.152(i), 14.02.153(i), 14.02.154(i), 14.02.155(h), 14.02.156(h), and 14.02.159(h) of the Trophy Club Code of Ordinances to allow for attached forward-facing garages that are in addition to the two-car garage minimum.</p> <p>B. Discussion and recommendation regarding a request to amend residential garage regulations in Sections 14.02.151(i), 14.02.152(i), 14.02.153(i), 14.02.154(i), 14.02.155(h), 14.02.156(h), and 14.02.159(h) of the Trophy Club Code of Ordinances to allow for attached forward-facing garages that are in addition to the two-car garage minimum.</p>				
<b>Attachments:</b>	<p><a href="#">PZ Report 1.3.19.pdf</a></p> <p><a href="#">Exhibit A - Detached 3rd Car Garage.pdf</a></p> <p><a href="#">Exhibit B - Attached 3rd Car Garage.pdf</a></p> <p><a href="#">Exhibit C - Attached 3rd and 4th Car Garages.pdf</a></p>				

Date	Ver.	Action By	Action	Result
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### Case O-AMD-18-001 (Attached Forward-Facing Garages)

- A. Conduct a Public Hearing regarding a request to amend residential garage regulations in Sections 14.02.151(i), 14.02.152(i), 14.02.153(i), 14.02.154(i), 14.02.155(h), 14.02.156(h), and 14.02.159(h) of the Trophy Club Code of Ordinances to allow for attached forward-facing garages that are in addition to the two-car garage minimum.
- B. Discussion and recommendation regarding a request to amend residential garage regulations in Sections 14.02.151(i), 14.02.152(i), 14.02.153(i), 14.02.154(i), 14.02.155(h), 14.02.156(h), and 14.02.159(h) of the Trophy Club Code of Ordinances to allow for attached forward-facing garages that are in addition to the two-car garage minimum.



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1 Trophy Wood Drive, Trophy Club, TX 76262 | 682.237.2900 | [info@trophyclub.org](mailto:info@trophyclub.org) | [trophyclub.org](http://trophyclub.org)

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**To:** Planning & Zoning Commission

**From:** Lisa Payne, Town Planner

**CC:** Thomas M. Class Sr., Town Manager  
Holly Fimbres, Town Secretary/RMO

**Re:** Case O-AMD-18-001  
Planning & Zoning Commission Meeting, January 3, 2019

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**Agenda Item:**

**Case O-AMD-18-001 (Attached Forward-Facing Garages)**

- A. Conduct a Public Hearing regarding a request to amend residential garage regulations in Sections 14.02.151(i), 14.02.152(i), 14.02.153(i), 14.02.154(i), 14.02.155(h), 14.02.156(h), and 14.02.159(h) of the Trophy Club Code of Ordinances to allow for attached forward-facing garages that are in addition to the two-car garage minimum.
  
- B. Discussion and recommendation regarding a request to amend residential garage regulations in Sections 14.02.151(i), 14.02.152(i), 14.02.153(i), 14.02.154(i), 14.02.155(h), 14.02.156(h), and 14.02.159(h) of the Trophy Club Code of Ordinances to allow for attached forward-facing garages that are in addition to the two-car garage minimum.

**Strategic Link:**

Nature & Beautification – Maintain Town assets, services, and codes of ordinances that preserve the natural beauty of the Town.

**Background and Explanation:**

On September 25, 2018, Town Council directed staff to prepare amendments to the Code of Ordinances to allow attached forward-facing 3<sup>rd</sup> and 4<sup>th</sup> car garages to face the street in straight-zoned districts if set back to match the requirements of detached garages. Currently, detached garages can face the frontage street if set back 45 feet from the front property line and can face the side street if set back 35 feet from the side property line. The zoning ordinance contains seven residential districts that do not allow attached forward-facing garages and four districts that do; most of the residential Planned Development (PD) districts do allow for attached forward-facing 3<sup>rd</sup> car garages.

The purpose of the requested amendments is to accommodate homeowners who are expanding their homes, which is becoming more common now that Trophy Club is nearly built-out. Allowing homeowners to build attached forward-facing 3<sup>rd</sup> and 4<sup>th</sup> car garages, rather than detached garages, helps to make their properties more valuable, enjoyable, and usable.

If the proposed amendments are approved, all garages will still not be allowed to face the golf course, and 1<sup>st</sup> and 2<sup>nd</sup> car garages will still not be allowed to face the street. PD districts will not be affected by any of the amendments.

Please note that homes in the R-8 zoning district are currently allowed to have 1<sup>st</sup> and 2<sup>nd</sup> car attached forward-facing garages if located on a lot of less than 9,000 sq. ft.; that allowance is proposed to remain in the ordinance to prevent those homes from becoming legal, nonconforming structures.

The following contains the proposed amendments to Sections 14.02.151(i), 14.02.152(i), 14.02.153(i), 14.02.154(i), 14.02.155(h), 14.02.156(h), and 14.02.159(h) of the Trophy Club Code of Ordinances.

***“Section 14.02.151 R-15 Single-Family District Regulations***

...

*(i) Garages. Attached and detached garages shall not face a golf course. Attached 1<sup>st</sup> and 2<sup>nd</sup> car garages shall not face any public dedicated right-of-way. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages may face the frontage street if set back at least forty-five feet (45') from the front property line. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages on a corner lot may also face a side street if set back at least thirty-five feet (35') from the side property line. Detached garages shall comply with Section 14.02.253 Accessory Structures and Uses.*

...”

***“Section 14.02.152 R-12 Single-Family District Regulations***

...

*(i) Garages. Attached and detached garages shall not face a golf course. Attached 1<sup>st</sup> and 2<sup>nd</sup> car garages shall not face any public dedicated right-of-way. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages may face the frontage street if set back at least forty-five feet (45') from the front property line. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages on a corner lot may also face a side street if set back at least thirty-five feet (35') from the side property line. Detached garages shall comply with Section 14.02.253 Accessory Structures and Uses.*

...”

***“Section 14.02.153 R-11 Single-Family District Regulations***

...

*(i) Garages. Attached and detached garages shall not face a golf course. Attached 1<sup>st</sup> and 2<sup>nd</sup> car garages shall not face any public dedicated right-of-way. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages may face the frontage street if set back at least forty-five feet (45') from the front property line. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages on a corner lot may also face a side street if set back at least thirty-five feet (35') from the side property line. Detached garages shall comply with Section 14.02.253 Accessory Structures and Uses.*

...”

***“Section 14.02.154 R-10 Single-Family District Regulations***

...

*(i) Garages. Attached and detached garages shall not face a golf course. Attached 1<sup>st</sup> and 2<sup>nd</sup> car garages shall not face any public dedicated right-of-way. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages may face the frontage street if set back at least forty-five feet (45') from the front property line. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages on a corner lot may also face a side street if set back at least thirty-five feet (35') from the side property line. Detached garages shall comply with Section 14.02.253 Accessory Structures and Uses.*

...”

***“Section 14.02.155 R-9 Single-Family District Regulations***

...

*(h) Garages. Attached and detached garages shall not face a golf course. Attached 1<sup>st</sup> and 2<sup>nd</sup> car garages shall not face any public dedicated right-of-way. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages may face the frontage street if set back at least forty-five feet (45') from the front property line. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages on a corner lot may also face a side street if set back at least thirty-five feet (35') from the side property line. Detached garages shall comply with Section 14.02.253 Accessory Structures and Uses.*

...”

***“Section 14.02.156 R-8 Single-Family District Regulations***

...

*(h) Garages. Attached and detached garages shall not face a golf course. Attached 1<sup>st</sup> and 2<sup>nd</sup> car garages shall not face any public dedicated right-of-way unless located on a lot that is less than nine thousand (9,000) square feet. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages may face the frontage street if set back at least forty-five feet (45') from the front property line. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages on a corner lot may also face a side street if set back at least thirty-five feet (35') from the side property line. Detached garages shall comply with Section 14.02.253 Accessory Structures and Uses.*

...”

***“Section 14.02.159 R-OH Single-Family District Regulations***

...

*(h) Garages. Attached and detached garages shall not face a golf course. Attached 1<sup>st</sup> and 2<sup>nd</sup> car garages shall not face any public dedicated right-of-way. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages may face the frontage street if set back at least forty-five feet (45') from the front property line. Attached 3<sup>rd</sup> and 4<sup>th</sup> car garages on a corner lot may also face a side street if set back at least thirty-five feet (35') from the side property line. Detached garages shall comply with Section 14.02.253 Accessory Structures and Uses.*

...”

**Financial Considerations:**

Not applicable.

**Legal Review:**

This item is being reviewed by the Town Attorney.

**Staff Recommendation:**

Staff recommends approval of the amendments to the Town’s Code of Ordinances, as submitted.

**Attachments:**

- Exhibit A – Detached 3<sup>rd</sup> Car Garage
- Exhibit B – Attached 3<sup>rd</sup> Car Garage
- Exhibit C – Attached 3<sup>rd</sup> and 4<sup>th</sup> Car Garages





## Exhibit A





## Exhibit B





## Exhibit C

## Legislation Details (With Text)

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**File #:** 2018-601-T    **Version:** 2    **Name:**  
**Type:** Agenda Item    **Status:** Regular Session  
**File created:** 12/20/2018    **In control:** Planning & Zoning Commission  
**On agenda:** 1/3/2019    **Final action:**  
**Title:** Review and approve the minutes of the December 6, 2018 Planning & Zoning Commission meeting.  
**Attachments:** [PZ Minutes 12.06.18 DRAFT.pdf](#)

Date	Ver.	Action By	Action	Result
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Review and approve the minutes of the December 6, 2018 Planning & Zoning Commission meeting.



# Town of Trophy Club

1 Trophy Wood Drive  
Trophy Club, Texas 76262

## Meeting Minutes Planning & Zoning Commission

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December 6, 2018

7:00 PM

Council Chambers

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### CALL TO ORDER AND ANNOUNCE A QUORUM

Chairman Beach called the December 6, 2018 Planning & Zoning Commission to order at 7:00 p.m. and announced a quorum.

#### Commissioners Present:

Chairman Jeffrey Beach  
Vice Chairman Michael Pipkins  
Commissioner Reginald Barbarin  
Commissioner Brandon Blake  
Commissioner Michael Biggs  
Commissioner Jacob Gibson

#### Commissioners Absent:

Commissioner Mike Branum (Excused)

#### Staff and Guests Present:

Greg Lamont	Council Member
Tommy Uzee	Director of Community Development
Lisa Payne	Town Planner
Diane Mackres	Recording Secretary
Julie Smestad	Administrative Assistant

### CITIZEN PRESENTATIONS

*Citizens are allowed four (4) minutes to address the Commission regarding an item over which the Commission has policy or oversight authority as provided by Texas law, the ethics order, or other policy order.*

Chairman Beach asked if there were any public requests to speak.

No public requests to speak were submitted.

### REGULAR SESSION



**2018-558-T**

**Case SUP-18-001 (HG Sply Co. Alcohol)**

- a. Conduct a Public Hearing regarding a request made by HG Sply Co. for a Specific Use Permit to allow alcoholic beverages for on-premises consumption – bar or tavern, on approximately 1.84 acres of land, generally located on the northwest corner of SH 114 and Trophy Wood Drive.
- b. Discussion and recommendation regarding a request for a Specific Use Permit to allow alcoholic beverages for on-premises consumption – bar or tavern, on approximately 1.84 acres of land, general located on the northwest corner of SH 114 and Trophy Wood Drive.

**PUBLIC HEARING – OPENED AT 7:02 p.m.**

Chairman Beach asked for staff report. The staff report was presented by Town Planner, Lisa Payne and she was available for questions.

The applicant was present. There was no one present who wished to speak in the Public Hearing.

**PUBLIC HEARING – CLOSED AT 7:05 p.m.**

**REGULAR SESSION**

Chairman Beach called for a motion. Commissioner Gibson moved to recommend approval as presented.

Seconded by Commissioner Biggs.

Chairman Beach asked for a vote. The motion passed unanimously.

**2018-559-T**

**Case SUP-18-002 (Aloft Hotel)**

- a. Conduct a Public Hearing regarding a request for a Specific Use Permit to allow less than 150 hotel rooms in a limited-service hotel on a lot zoned PD-30, on approximately 2.3 acres of land, generally located approximately 950 feet east of Trophy Club Drive and approximately 300 feet north of SH 114.
- b. Discussion and recommendation regarding a request for a Specific Use Permit to allow less than 150 hotel rooms in a limited-service hotel on a lot zoned PD-30, on approximately 2.3 acres of land, generally located approximately 950 feet east of Trophy Club Drive and approximately 300 feet north of SH 114.

**PUBLIC HEARING – OPENED AT 7:08 p.m.**

Chairman Beach asked for the staff report. Staff report was presented by Lisa Payne, Town Planner and she was available for questions.

The applicant was present. There was no one present who wished to speak in the Public Hearing.

**PUBLIC HEARING – CLOSED AT 7:14 p.m.**

**REGULAR SESSION**

Chairman Beach called for a motion. Vice Chairman Pipkins moved to recommend approval with a 12-month period of validity.

Seconded by Commissioner Blake.

Chairman Beach asked for a vote. The motion passed unanimously.

**2018-559-T**

**Case AP-18-002 (Trophy Club Town Center Addition)**

Discussion and recommendation regarding a request for approval of an amended plat for Trophy Club Town Center Addition, located on the northeast corner of SH 114 and Trophy Club Drive.

Chairman Beach asked for the staff report. Staff report was presented by Lisa Payne, Town Planner and she was available for questions.

Chairman Beach called for a motion. Vice Chairman Pipkins moved to recommend approval as presented.

Seconded by Commissioner Gibson.

Chairman Beach asked for a vote. The motion passed unanimously.

**2018-561-T**

Review and approve the minutes of the November 1, 2018 Planning & Zoning Commission meeting.

Chairman Beach asked for questions or corrections. There were none.

Chairman Beach asked for a motion. Commissioner Gibson moved to approve the November 1, 2018 minutes as written, which was seconded by Vice Chairman Pipkins.

Chairman Beach asked for a vote. The motion passed unanimously.

**2018-562-T**

Town Planner Updates; update on previous cases heard by the Commission;  
Discussion on current Town development issues and development codes.

Staff updates were given by Lisa Payne, Town Planner and Tommy Uzee, Director of Community Development.

**ADJOURN**

Commissioner Gibson moved to adjourn, seconded by Commissioner Blake.

Chairman Beach asked for a vote. Motion was approved unanimously.

The meeting was adjourned at 7:32 p.m.

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Jeffrey Beach, Chairman  
Planning & Zoning Commission  
Town of Trophy Club, Texas

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Diane Mackres, Recording Secretary  
Community Development  
Town of Trophy Club, Texas

## Legislation Details (With Text)

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**File #:** 2018-600-T    **Version:** 1    **Name:**  
**Type:** Agenda Item    **Status:** Regular Session  
**File created:** 12/20/2018    **In control:** Planning & Zoning Commission  
**On agenda:** 1/3/2019    **Final action:**  
**Title:** Receive Town Planner updates on previous cases heard by the Commission and active development in Town.

**Attachments:**

Date	Ver.	Action By	Action	Result
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Receive Town Planner updates on previous cases heard by the Commission and active development in Town.