



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Minutes

Planning & Zoning Commission

Thursday, June 27, 2019

7:00 PM

Council Chamber

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairman Beach called the June 27, 2019 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 Michael Biggs
Commissioner Mike Branum
Commissioner Jacob Gibson

Commissioners Absent:

Commissioner Brandon Blake (recused)

Staff and Guests Present:

Tommy Uzee	Director of Community Development
Lisa Payne	Town Planner
J. David Dodd	Town Attorney
Julie Smestad	Recording Secretary

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.

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

No public requests to speak were submitted.

EXECUTIVE SESSION CONVENED AT 7:02 p.m.

REGULAR SESSION CONVENED AT 7:42 p.m.

Statement by Chairman Beach regarding authority and enforcement capacity related to Town ordinances as well as deed restrictions and HOA covenants.

2019-285-T Case RP-19-001 (Section 1, Lots 12R-1 & 12R-2)

- a. Conduct a Public Hearing regarding a request for a replat for the purpose of splitting one residential lot into two residential lots containing approximately 0.567 acres of land and generally located on the northeast corner of Palmetto Court and Oakmont Drive.
- b. Discussion and recommendation regarding a request for a replat for the

purpose of splitting one residential lot into two residential lots containing approximately 0.567 acres of land and generally located on the northeast corner of Palmetto Court and Oakmont Drive.

Chairman Beach asked for a staff report. The staff report was presented by Town Planner, Lisa Payne and she was available for questions as was the applicant requesting the replat.

Chairman Beach asked for clarification about meeting requirements from Town Ordinances from the Town Attorney, J. David Dodd.

Public Hearing opened at 7:46 p.m.

Applicant, Brian Denby, 1 Palmetto Court, Trophy Club presented his replat request and gave an overview of the project.

Resident, Jenna Fossum, 3 Palmetto Court, Trophy Club spoke against approval because of privacy concerns, new house will look into her backyard, and her belief that golf course lots cannot be replatted.

Resident, Kristen Drummond, 4 Palmetto Court, Trophy Club spoke against approval because of wanting to preserve the value of neighborhood properties, privacy issues, and her belief that golf course lots cannot be replatted.

Resident, Marv Gray, 9 Palmetto Court, Trophy Club spoke against approval in order to maintain and protect the integrity of the neighborhood design.

Resident Sharon Montgomery, 10 Palmetto Court, Trophy Club registered to speak but chose not to speak to the commission.

Resident Dave Comstock, 8 Palmetto Court, Trophy Club spoke against approval because he believes it will erode or damage property values on Palmetto Court.

Resident Dick Swetnam, 5 Palmetto Court, Trophy Club spoke against approval because declines in property values are an issue if this is approved.

Resident Frances Clark, 11 Palmetto Court, Trophy Club spoke against approval because all lots on this street are a minimum of one-half an acre or larger and people do not want a house behind them or beside them by splitting the lot.

Public Hearing closed at 8:27 p.m.

There were no questions or discussion by the Commission. Chairman Beach asked for a motion. Vice Chairman Pipkins moved to approve, which was seconded by Commissioner Branum.

Motion approved unanimously 6-0.

2019-286-T Review and approve the minutes of the June 6, 2019 Planning & Zoning Commission Meeting.

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

Chairman Beach asked for a motion. Commissioner Biggs moved to approve the June 6, 2019 minutes as written, which was seconded by Chairman Beach.

Motion approved unanimously 6-0.

2019-287-T Receive Town Planner updates on previous cases heard by the Commission and active development in Town.

Staff updates were given by Lisa Payne, Town Planner.

ADJOURN

Commissioner Gibson moved to adjourn, seconded by Commissioner Branum.

Chairman Beach asked for a vote. Motion passed unanimously 6-0.

The meeting was adjourned at 8:42 PM.

DRAFT