

Town of Trophy Club
Planning & Zoning Commission
Meeting Minutes
January 8, 2026, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Chairperson Biggs called the January 8, 2026, Planning & Zoning Commission meeting to order at 6:00 p.m.

COMMISSIONERS PRESENT

Michael Biggs, Chair, Place 7
Mike Branum, Vice Chair, Place 3
Jonathan Poole, Place 1
Ben Griffiths, Place 2
Terry Kesterson, Place 5
Sean Holmes, Place 6

COMMISSIONERS ABSENT

Reginald Barbarin, Place 4

STAFF MEMBERS PRESENT

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

PUBLIC COMMENTS

There were none.

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. Public Hearing

Chairperson Biggs opened the public hearing at 6:01 p.m.

Matt Cox, Director of Community Development, presented the proposed ordinance amendment.

Chairperson Biggs closed the public hearing at 6:03 p.m.

ii. Recommendation

Commissioners briefly discussed the anticipated annual loss in revenue, acknowledging that the change is mandated by state law effective September 2025.

Vice Chair Branum moved to recommend approval of proposed ordinance as amended.

Commissioner Holmes seconded the motion.

Vote on Motion:

AYES: Biggs, Branum, Poole, Griffiths, Kesterson, Holmes

NAYES: None

VOTE: 6-0

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, Town of Trophy Club, Denton County, TX.

Matt Cox, Director of Community Development, provided an overview and background on the preliminary plat request.

Commissioners briefly discussed ADA compliance at the intersection of the roadway and walking trail, potential relocation of the trail if property rights cannot be conveyed, and recent changes to the preliminary plat resulting from ownership constraints and development standard adjustments. Staff clarified that the plat must accurately reflect current conditions and will include a condition requiring a zoning amendment prior to final plat approval.

Commissioner Kesterson moved to approve Case PP-26-001 The Trails preliminary plat request as presented.

Vice Chair Branum, seconded the motion.

Vote on Motion:

AYES: Biggs, Branum, Poole, Griffiths, Kesterson, Holmes

NAYES: None

VOTE: 6-0

3. Consider approval of the November 13, 2025, Planning & Zoning Commission meeting minutes.

Commissioner Holmes moved to approve the November 13, 2025, Planning & Zoning Commission meeting minutes as presented.

Commissioner Kesterson seconded the motion.

Vote on Motion:

AYES: Biggs, Branum, Poole, Griffiths, Kesterson, Holmes

NAYES: None

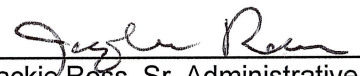
VOTE: 6-0

ADJOURNMENT

There being no further business, Chairperson Biggs adjourned the meeting at 6:15 p.m.



Chair/Vice Chair
Planning & Zoning Commission



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