

Town of Trophy Club
Planning & Zoning Commission
Meeting Minutes
February 12, 2026, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Vice Chair Mike Branum called the February 12, 2026, Planning & Zoning Commission meeting to order at 6:01 p.m.

COMMISSIONERS PRESENT

Jonathan Poole, Place 1
Mike Branum, Vice Chair, Place 3
Reginald Barbarin, Place 4
Terry Kesterson, Place 5
Sean Holmes, Place 6

COMMISSIONERS ABSENT

Ben Griffiths, Place 2
Michael Biggs, Chair, Place 7

STAFF MEMBERS PRESENT

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

PUBLIC COMMENTS

There were none.

REGULAR ITEMS

1. CASE PD-AMD-26-001, PD-27 Amendment (The Trails)

Conduct a public hearing and consider a recommendation to the Town Council regarding an amendment to Planned Development District 27 (PD-27) to revise the Concept Plan and Development Standards for "The Trails" development, an 18-lot single-family residential subdivision on approximately 7.603 acres 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, Texas.

i. Public Hearing

Vice Chair Branum opened the public hearing at 6:03 p.m.

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

Applicant Greg Fox addressed the Commission and responded to questions regarding the property, trail system, and access.

Vice Chair Branum closed the public hearing at 6:05 p.m.

ii. Recommendation

Commissioners discussed the walking path and pedestrian safety. The existing path will remain, with signage, reflectors, and colored pavers planned; no pedestrian push-button crossing is proposed at this time.

Commissioner Poole moved to recommend approval of proposed ordinance as presented.

Commissioner Barbarin seconded the motion.

Vote on Motion:

AYES: Poole, Branum, Barbarin, Kesterson, Holmes

NAYES: None

VOTE: 5-0

2. CASE PD-AMD-26-002, PD-37 Amendment (Bobcat Village Phase I & Phase II)

Conduct a public hearing and consider a recommendation to the Town Council regarding an amendment to Planned Development District 37 (PD-37) to revise the Concept Plan and Development Standards for Bobcat Village Phase I & Phase II, a townhome residential district on approximately 4.9 acres located on Bobcat Boulevard, situated in the Thomas H. Callaway Survey, Abstract No. 272, Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas.

i. Public Hearing

Vice Chair Branum opened the public hearing at 6:10 p.m.

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

Vice Chair Branum closed the public hearing at 6:14 p.m.

ii. Recommendation

Commissioners discussed lighting, traffic safety, and design features, noting no street lights are planned and a taller wall will help reduce headlight impacts. The trail crossing will include gated access with a traffic control device, and the townhomes are intended to appear residential with an HOA established.

Commissioner Holmes moved to recommend approval of proposed ordinance as presented.

Commissioner Poole seconded the motion.

Vote on Motion:

AYES: Poole, Branum, Barbarin, Kesterson, Holmes

NAYES: None

VOTE: 5-0

3. CASE PP-26-002 Bobcat Village Phase I, formerly Well Site 1H (Preliminary Plat)

Consider a recommendation to the Town Council regarding a preliminary plat request for Bobcat Village Phase I, formerly well site 1H, a townhome residential development on approximately 2.788 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, and the Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas.

Matt Cox, Director of Community Development, presented the proposed preliminary plat.

Commissioners reviewed the preliminary plat, noting it generally conforms to Town regulations and includes one fewer lots than the previous plan, along with added clarifications on property lines, easements, and lot designations. Discussion also addressed drainage flow, green space lots, fire hydrants, and utility considerations to ensure compliance with engineering standards.

Commissioner Poole moved to recommend approval of proposed preliminary plat as presented.

Commissioner Holmes seconded the motion.

Vote on Motion:

AYES: Poole, Branum, Barbarin, Kesterson, Holmes

NAYES: None

VOTE: 5-0

4. CASE PP-26-003 Bobcat Village Phase II, formerly Well Site 1HB (Preliminary Plat)

Consider a recommendation to the Town Council regarding a preliminary plat request for Bobcat Village Phase II, formerly well site 1HB, a townhome residential development on approximately 2.106 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, Town of Trophy Club, Denton County, Texas.

Matt Cox, Director of Community Development, presented the proposed preliminary plat.

Commissioners reviewed the preliminary plat proposing 17 total lots, including 14 townhomes and 3 open space/private street lots maintained by the HOA. Discussion included plat details, parking layout, easements, and that future use of open space areas will be determined by the HOA.

Commissioner Kesterson moved to recommend approval of proposed preliminary plat as presented.

Commissioner Barbarin seconded the motion.

Vote on Motion:

AYES: Poole, Branum, Barbarin, Kesterson, Holmes

NAYES: None

VOTE: 5-0

5. Consider approval of the January 8, 2026, Planning & Zoning Commission meeting minutes.

Commissioner Kesterson moved to approve the January 8, 2026, Planning & Zoning Commission meeting minutes as presented.

Commissioner Poole seconded the motion.

Vote on Motion:

AYES: Poole, Branum, Barbarin, Kesterson, Holmes

NAYES: None


VOTE: 5-0

ADJOURNMENT

There being no further business, Vice Chair Branum adjourned the meeting at 6:41 p.m.



Chairperson Michael Biggs
Planning & Zoning Commission



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