

Town of Trophy Club Zoning Board of Adjustment
Meeting Minutes
November 6, 2025, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Chairman Bowman called the meeting to order at 6:01 p.m.

BOARD MEMBERS PRESENT

Stephen Bowman, Chair
Steven Boedeker, Place 2
Daniel Parham, Place 5
David Richardson, Alternate 1
Jayde Trabold, Alternate 4

BOARD MEMBERS ABSENT

Bob Stevens, Place 1

STAFF PRESENT

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 members and Board Orientation

Matt Cox, Director of Community Development, presented an overview of the Zoning Board of Adjustment and Building Standards Commission roles, responsibilities, and authority.

New members Daniel Parham, Place 5 (formerly Alternate 4), David Richardson, Alternate 1, and Jayde Trabold, Alternate 4, were sworn in prior to the meeting by Records Coordinator/Assistant Town Secretary, Maggie McCormick-Krukowski.

2. Consider the appointment of the Vice Chair for the Zoning Board of Adjustment.

Board Member Daniel Parham nominated Steven Boedecker for Vice Chair. Board member David Richardson seconded the motion.

Vote on the Motion

AYES: Bowman, Boedecker, Parham, Richardson, Trabold

NAYES: None

VOTE: 5-0

Board Member Steven Boedecker, Place 2, was declared Vice Chair.

3. Case ZBA-25-005 (2721 Trophy Club Drive)

Conduct a public hearing and consider action regarding a request made by homeowner John Schober for a special exception to Section 14.02.351, Fencing, Retaining Walls and Screening of the Town's Zoning Ordinance, to allow a fence to be constructed within four (4) feet of the most front elevation along the eastern side of the home at 2721 Trophy Club Drive, Trophy Club, Denton County, Texas.

Chairman Bowman opened the public hearing at 6:16 p.m.

Staff Presentation:

Matt Cox, Director of Community Development, presented the staff report and recommendation to deny the request. He explained the proposed five-foot wrought iron fence would be located within four feet of the front elevation, where the ordinance requires a minimum of ten feet.

Applicant Presentation:

Mr. John Schober of 2721 Trophy Club Drive addressed the Board regarding the special exception request. He explained that the request was to shift the fence post location to avoid interference with a planned future window installation and to improve the property's layout for a trained security dog.

Public Comment:

A letter was received from neighbor Terry Kesterson of 2723 Trophy Club Drive, in opposition.

Chairman Bowman closed the public hearing at 6:24 p.m.

Board members discussed the request and expressed concern about approving a special exception based on a potential future window installation rather than an existing hardship.

Board Member Boedecker motioned to deny special exception request. Board Member Trabold seconded.

VOTE ON THE MOTION

AYES: Bowman, Boedecker, Trabold

NAYES: Parham, Richardson

VOTE: 3-2

Due to the specific manner in which the motion was stated and voted on, the Board's final action resulted in a denial of the request. As reflected in the official Order on Case ZBA-25-005, although the vote was 3–2, the required four concurring votes were not met; therefore, the special exception was not approved. Some members expressed uncertainty at the time of voting, but the final outcome is accurately recorded as a denial. The Chairman has signed the ZBA Order, and the signed Order has been included in the official record.

4. Consider approval of the September 11, 2025, Zoning Board of Adjustment meeting minutes.

Board Member Richardson moved to approve the minutes from September 11, 2025. Board Member Boedecker seconded the motion.

VOTE ON THE MOTION

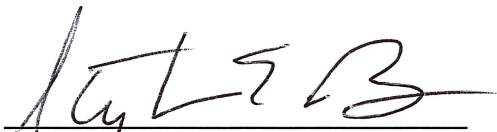
AYES: Bowman, Boedecker, Parham, Richardson, Trabold

NAYES: None

VOTE: 5-0

ADJOURN

Chairman Bowman adjourned the meeting at 6:53 p.m.

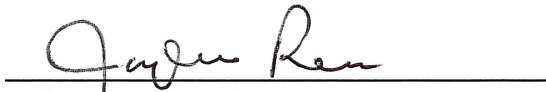


Stephen Bowman, Chair

7/16/26

Date

Attest:



Jackie Ross, Sr. Administrative Assistant

7.16.26

Date