



## Town of Trophy Club

1 Trophy Wood Drive  
Trophy Club, Texas 76262

### Special Meeting Minutes

### Planning & Zoning Commission

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April 3, 2025

6:00 PM

Council Chambers

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#### CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the April 3, 2025, Planning & Zoning Commission to order at 6:00 PM and announced a quorum.

#### Commissioners Present:

Commissioner Place 1, Srinath Sadam  
Commissioner Place 2, Paul Jablonski  
Vice-Chairperson Place 3, Mike Branum  
Commissioner Place 4, Reginald Barbarin  
Commissioner Place 5, Terry Kesterson  
Commissioner Place 6, Sean Holmes  
Chairperson Place 7, Michael Biggs

#### Commissioners Absent:

None

#### Staff Present:

Matt Cox, Director of Community Development  
Alicia Santos, Sr. Administrative Assistant

#### CITIZEN PRESENTATIONS

There were none.

#### REGULAR SESSION

##### 1. Case SUP-25-002 (Rosati's Pizza Restaurant)

Conduct a public hearing and consider a recommendation to the Town Council regarding a Specific Use Permit request by Synergy Capital Ventures LLC, on behalf of Rosati's Pizza Restaurant for alcohol beverage sales on-premises consumption in conjunction with restaurant use located at 2210 SH 114, #250, Denton County, Texas. (Matt Cox, Director of Community Development)

Chairperson Biggs opened the public hearing at 6:01 PM.

Director of Community Development Matt Cox presented the staff report and was available for questions. Mr. Cox advised that the applicant was not present for questions.

No one spoke in favor or opposition.

Chairperson Biggs closed the public meeting at 6:03 PM.

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Kesterson moved to recommend approval. The motion was seconded by Commissioner

Barbarin. The motion passed 7-0.

**VOTE:**

AYES: (Sadam, Jablonski, Branum, Holmes, Biggs, Kesterson, Barbarin)

NAYES: (None)

ABSENT: (None)

VOTE: (7-0)

**2. TUP-25-001 (PD-28 Construction Trailer)**

Consider a recommendation to the Town Council on a request for a Temporary Use Permit to allow a construction trailer on NISD High School No. 2, Lot 1, Block 1 property, generally located at 2775 Bobcat Blvd, Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

Director of Community Development Matt Cox presented the staff report and was available for questions. Mr. Cox advised that the applicant was not present for questions.

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Kesterson moved to recommend approval. The motion was seconded by Commissioner Barbarin. The motion passed 7-0.

**VOTE:**

AYES: (Sadam, Jablonski, Branum, Holmes, Biggs, Kesterson, Barbarin)

NAYES: (None)

ABSENT: (None)

VOTE: (7-0)

**3. PD-AMD-25-001 (BNHS PD 28 Amendment)**

Conduct a public hearing and consider a recommendation to the Trophy Club Town Council regarding a request to amend Ordinance No. 2018-26 P&Z, Planned Development District No. 28, in order to provide a site plan package, including development regulations to accommodate the proposed building additions at Byron Nelson High School, located at 2775 Bobcat Boulevard, within the Northwest Independent School District boundaries, on a property containing approximately 93 acres of land and generally located northeast of the of the intersection of Bobcat Boulevard and Marshall Creek Road, within Trophy Club's town limits, Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

Chairperson Biggs opened the public hearing at 6:10 PM.

Director of Community Development Matt Cox presented the staff report and responded to questions. He introduced Dan Holt, Partner and Senior Project Architect with Glenn-Partners (Dallas, Texas), who provided a presentation on the project.

No one spoke in favor or opposition.

Chairperson Biggs closed the public meeting at 6:25 PM.

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Kesterson moved to recommend approval. The motion was seconded by Commissioner Sadam. The motion passed 7-0.

**VOTE:**

AYES: (Sadam, Jablonski, Branum, Holmes, Biggs, Kesterson, Barbarin)

NAYES: (None)

ABSENT: (None)

VOTE: (7-0)

**4. Consider approval of February 6, 2025, Planning and Zoning Commission Meeting Minutes.**

Chairperson Biggs opened the floor for discussion and questions.

Commissioner Branum moved to approve the February 6, 2025, Planning and Zoning Commission meeting minutes. The motion was seconded by Commissioner Kesterson. The motion passes 7-0.

AYES: (Sadam, Branum, Holmes, Jablonski, Kesterson, Biggs, Barbarin)

NAYES: None

ABSENT: None

VOTE: (7-0)

**ADJOURN**

Chairperson Biggs adjourned the meeting at 6:48 p.m.



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Chairperson Michael Biggs  
Planning & Zoning Commission  
Town of Trophy Club, TX



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