

Town of Trophy Club
Planning & Zoning Commission
Meeting Minutes
July 10, 2025, 7:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Chairperson Biggs called the July 10, 2025, Planning & Zoning Commission meeting to order at 7:01 p.m.

COMMISSIONERS PRESENT

Michael Biggs, Chair
Mike Branum, Vice Chair
Paul Jablonski, Place 2
Reginald Barbarin, Place 4
Terry Kesterson, Place 5
Sean Holmes, Place 6

COMMISSIONERS ABSENT

Srinath Sadam, Place 1

STAFF MEMBERS PRESENT

Matt Cox, Director of Community Development
Tammy Dixon, Town Secretary
Jackie Ross, Sr. Administrative Assistant

PUBLIC COMMENTS

There were none.

REGULAR ITEMS

1. PD-AMD-25-002 (Hutchins BBQ PD Amendment)

Conduct a public hearing and make a recommendation to the Town Council on a request made by Hutchins BBQ, applicant, on behalf of the landowner, Bread 114, LLC, to amend Planned Development District-25 (PD-25), Final Detailed Site Plan, to allow for dining room expansion and off-site parking at 3000 SH 114.

The subject property is legally described as Trophy Wood Business Center, Block B, Lot 2R2, approximately 2.052 acres, and is generally located at the northeast corner of Trophy Wood Drive and SH 114 in the Town of Trophy Club, Tarrant County, Texas.

i. Public Hearing

Chairperson Biggs opened the public hearing at 7:02 p.m.

Matt Cox, Director of Community Development, presented the staff report and responded to Commissioner questions.

Matt Jones, 1300 Keller Pkwy, representing Hutchins BBQ, addressed the Commission.

No one spoke in favor or in opposition. Written comment was submitted by resident Pat Keefer via email.

Chairperson Biggs closed the public hearing at 7:09 p.m.

ii. Recommendation

The Commissioners discussed construction logistics, including using mobile dump trailers rather than roll-off dumpsters to reduce parking disruptions. Concerns were raised regarding pedestrian safety related to the proposed off-site parking at the Holiday Inn. Commissioners suggested crosswalks, signage, and lighting enhancements.

Additional feedback included improving outdoor storage management and enhancing the dumpster enclosure. The applicant responded positively, agreeing to convey the Commission's concerns to their management team.

Vice-Chairperson Branum moved to recommend approval of PD-AMD-25-002 to the Town Council, with the additional recommendation that staff evaluate and consider pedestrian crosswalk markings and signage at the following locations:

1. Across Plaza Drive from the Holiday Inn to the restaurant area.
2. Near the Town-owned gravel parking lot adjacent to the restaurant.

Commissioner Kesterson raised a point of order regarding whether improvements affecting properties outside the applicant's control were appropriate for inclusion in the motion.

Staff confirmed they would evaluate the feasibility of these improvements and provide findings to the Town Council.

Commissioner Kesterson seconded the motion.

Vote on Motion:

AYES: Jablonski, Branum, Biggs, Barbarin, Kesterson, Holmes
NAYES: None
ABSENT: Sadam
VOTE: 6-0-1

2. Consider approval of the April 3, 2025, Planning & Zoning meeting minutes.

Commissioner Kesterson moved to approve the April 3, 2025, Planning and Zoning Commission meeting minutes. Commissioner Jablonski seconded the motion.


Vote on Motion:

AYES: Jablonski, Branum, Biggs, Barbarin, Kesterson, Holmes
NAYES: None
ABSENT: Sadam
VOTE: 6-0-1

ADJOURNMENT

There being no further business, Chairperson Biggs adjourned the meeting at 7:35 p.m.


Chairperson Michael Biggs
Planning & Zoning Commission


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