

Town of Trophy Club  
Planning & Zoning Commission  
Meeting Minutes  
August 14, 2025, 6:30 p.m.  
1 Trophy Wood Drive, Trophy Club, Texas 76262

**CALL TO ORDER**

Chairperson Biggs called the August 14, 2025, Planning & Zoning Commission meeting to order at 6:34 p.m.

---

**COMMISSIONERS PRESENT**

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

**COMMISSIONERS ABSENT**

Srinath Sadam, Place 1  
Paul Jablonski, Place 2

**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-25-003, PD 13 Amendment, Tract 1, Indoor Commercial Amusement Uses and Bar/Tavern Uses through a Specific use Permit (SUP)**

Conduct a public hearing and consider a recommendation to the Town Council on a proposed rezoning application made by the Applicant, Pace Golf Lounge, to amend Planned Development District-13 (PD-13), Tract 1 to allow for Indoor Commercial Amusement uses and Bar/Tavern uses through a Specific Use Permit (SUP). The subject property is legally described as The Village at Trophy Club, Lot 1, approximately 3.79 acres, Denton County, Texas and is generally located at the northwest corner of

Trophy Club Drive and SH 114. The property is addressed as 2001 and 2003 E TX-114, Suite 200, Trophy Club, Texas.

**i. Public Hearing**

Chairperson Biggs opened the public hearing at 6:36 p.m.

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

Jordan Mittie, 14417 Padden Park Ln, Roanoke, Texas, representing Pace Golf Lounge, addressed the Commission.

No one spoke in favor or in opposition. Staff noted that a phone call was received earlier in the week from a resident within the 200-foot boundary to express opposition.

Chairperson Biggs closed the public hearing at 6:42 p.m.

**ii. Recommendation**

The Commissioners discussed the proposed Pace Golf Lounge layout. Questions were raised about occupancy and bar seating, with staff noting that occupancy remains below the threshold that would require additional restrooms, and that parking meets requirements. Staff confirmed the establishment is a tavern, not a full restaurant. Hours of operation were provided and are not considered late hours. Additionally, the lounge will offer membership with separate membership morning hours.

Vice-Chairperson Branum moved to recommend approval of PD-AMD-25-003, PD 13 Amendment, Tract 1, Indoor Commercial Amusement Uses and Bar/Tavern Uses through a Specific Use Permit to the Town Council.

Commissioner Kesterson seconded the motion.

**Vote on Motion:**

**AYES:** Branum, Biggs, Barbarin, Kesterson, Holmes

**NAYES:** None

**ABSENT:** Sadam, Jablonski

**VOTE:** 5-0-2

---

## 2. Case SUP-25-003, PD 13 Amendment, Tract 1, Pace Golf Lounge

Conduct a public hearing to consider a recommendation to the Town Council on a proposed rezoning application made by the Applicant, Pace Golf Lounge, for a Specific Use Permit (SUP) for a Bar/Tavern. The subject property is legally described as The Village at Trophy Club, Lot 1, approximately 3.79 acres, Denton County, Texas and is generally located at the northwest corner of Trophy Club Drive and SH 114. The property is addressed as 2001 E TX-114, Suite 200, Trophy Club, Texas.

### i. Public Hearing

Chairperson Biggs opened the public hearing at 6:48 p.m.

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

Jordan Mittie, 14417 Padden Park Ln, Roanoke, Texas, representing Pace Golf Lounge, addressed the Commission.

No one spoke in favor or in opposition. Staff noted that a phone call was received earlier in the week from a resident within the 200-foot boundary to express opposition.

Chairperson Biggs closed the public hearing at 6:51 p.m.

### ii. Recommendation

The Commissioners discussed the Bar/Tavern use. The applicant plans to offer virtual golf simulation bays for hourly rental and sell golf accessories and snacks, similar to a pro shop. They do not prepare food onsite but intend to partner with nearby restaurants to provide a refined menu. It was clarified that this service is considered delivery to the location.

Commissioner Kesterson moved to recommend approval of SUP-25-003, PD 13 Amendment, Tract 1, Pace Golf Lounge to the Town Council.

Commissioner Holmes seconded the motion.

#### **Vote on Motion:**

**AYES:** Branum, Biggs, Barbarin, Kesterson, Holmes

**NAYES:** None

**ABSENT:** Sadam, Jablonski

**VOTE:** 5-0-2

**3. Case ZA-25-001, Zoning Ordinance Amendment, Zoning Board of Adjustment Waiting Period.**

Conduct a public hearing and consider a recommendation on a proposed text amendment to the Code of Ordinances, Chapter 14., Section 14.02.405 Zoning board of adjustment., (j) Waiting period., to reduce the waiting period from one (1) year to four (4) months.

**i. Public Hearing**

Chairperson Biggs opened the public hearing at 6:53 p.m.

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

Bill Allen, 209 Inverness Drive, spoke in favor of the proposed text amendment, and had also submitted an email prior to the meeting.

Chairperson Biggs closed the public hearing at 6:57 p.m.

**i. Recommendation**

The Commissioners discussed the role of the Zoning Board of Adjustment (ZBA), including its authority and the requirement for applicants to demonstrate a hardship. There was general support for reducing the proposed four-month waiting period to three months, 90 days, or even 45 days, as this would provide quicker relief while still allowing adequate preparation time. Staff noted that cases are reviewed before reaching the ZBA. The Town's goal is to improve overall efficiency.

Commissioner Kesterson moved to recommend approval of ZA-25-001, Zoning Ordinance Amendment, Zoning Board of Adjustment Waiting Period, to three months/90 days to the Town Council.

Commissioner Holmes seconded the motion.

**Vote on Motion:**

**AYES:** Branum, Biggs, Barbarin, Kesterson, Holmes  
**NAYES:** None  
**ABSENT:** Sadam, Jablonski  
**VOTE:** 5-0-2

---

**4. Consider approval of the July 10, 2025, Planning & Zoning Commission meeting minutes.**

Vice-Chairperson Branum moved to approve the July 10, 2025, Planning & Zoning Commission meeting minutes.

Commissioner Kesterson seconded the motion.

**Vote on Motion:**

**AYES:** Branum, Biggs, Barbarin, Kesterson, Holmes

**NAYES:** None

**ABSENT:** Sadam, Jablonski

**VOTE:** 5-0-2

---

**5. Consider approval of the July 24, 2025, Planning & Zoning Commission and Zoning Board of Adjustment Joint Work Session minutes.**

Commissioner Kesterson moved to approve the July 24, 2025, Planning & Zoning Commission and Zoning Board of Adjustment Joint Work Session minutes.

Vice-Chairperson Branum seconded the motion.

**Vote on Motion:**

**AYES:** Branum, Biggs, Barbarin, Kesterson, Holmes

**NAYES:** None

**ABSENT:** Sadam, Jablonski

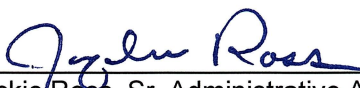
**VOTE:** 5-0-2

---

**ADJOURNMENT**

There being no further business, Chairperson Biggs adjourned the meeting at 7:14 p.m.

  
Chairperson Michael Biggs  
Planning & Zoning Commission

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