

Town of Trophy Club  
Planning & Zoning Commission  
Meeting Minutes  
November 13, 2025, 6:00 p.m.  
1 Trophy Wood Drive, Trophy Club, Texas 76262

**CALL TO ORDER**

Chairperson Biggs called the November 13, 2025, Planning & Zoning Commission meeting to order at 6:00 p.m.

---

**COMMISSIONERS PRESENT**

Michael Biggs, Chair, Place 7  
Mike Branum, Vice Chair, Place 3  
Ben Griffiths, Place 2  
Reginald Barbarin, Place 4  
Terry Kesterson, Place 5  
Sean Holmes, Place 6

**COMMISSIONERS ABSENT**

Jonathan Poole, Place 1

**STAFF MEMBERS PRESENT**

Brandon Wright, Town Manager  
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 Planning & Zoning Commission members and orientation training. (Matt Cox, Director of Community Development)**

Matt Cox, Director of Community Development, presented an overview of the Planning & Zoning Commission roles, responsibilities, and authority.

**2. CASE PD-AMD-25-004, PD-27 Amendment and R-15 Rezoning, The Trails**

Conduct a public hearing and consider a recommendation to the Town Council on a proposed rezoning request made by Foxwood, LLC to amend Planned Development District 27 (PD-27), to rezone a portion of land currently zoned R-15 Single-Family District, and to rezone recently annexed property classified as R-15 Single-Family District to permit development of "The Trails," an 18-lot single-family residential subdivision on approximately 7.603 acres, generally located north of Macquarie Street and Milson's Point Drive within the Town of Trophy Club, Denton County, Texas.

**i. Public Hearing**

Chairperson Biggs opened the public hearing at 6:07 p.m.

Matt Cox, Director of Community Development, presented the request for the PD 27 Amendment and R15 Rezoning of the Trails.

Curt Dubose with Pentavia Custom Homes, spoke on behalf of Applicant Greg Fox. Kyle Wood, 2015 Churchill Downs in Trophy Club, also addressed the Commission and responded to questions regarding the property, trail system, and access.

Chairperson Biggs closed the public hearing at 6:21 p.m.

**ii. Recommendation**

Commissioners briefly discussed trail access and ownership of Lot 21X, seeking clarity on the existing pathway, recent property sales, and ensuring the trail would ultimately be dedicated to the Town. They confirmed the issue would be resolved during the platting process. Additional questions focused on the proposed garage setback reduction for one lot and the overall design standards, with commissioners noting the larger lot sizes, intended backyard preservation, and the applicant's plans for higher architectural quality and compatibility with the surrounding neighborhood.

Vice-Chairperson Branum moved to recommend approval of Case PD-AMD-25-004, PD-27 Amendment and R-15 Rezoning, The Trails, as presented.

Commissioner Holmes seconded the motion.

**Vote on Motion:**

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

**NAYES:** None

**VOTE:** 6-0

**3. CASE RP-25-001 Replat for NISD High School No. 2, Block 1, Lots 2R1 & 2R2**

Consider a recommendation to the Trophy Club Town Council on a replat request on approximately 1.374 acres of land within the NISD High School No. 2, Block 1, Lots 2R1 and 2R2, made by the Town of Trophy Club. The property is zoned NS Neighborhood Services and community facilities are permitted in this zoning district and is generally located east of Bobcat Boulevard and south of Maddox Drive, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

Matt Cox, Director of Community Development, presented an overview of the purpose of establishing a replat between Town of Trophy Club and the Municipal Utility District (MUD).

Commissioners briefly discussed the purpose of the replat, asking questions about the transfer of the water tower site, MUD boundary expansion, utility ownership, and cellular lease rights. Matt Cox and Town Manager Brandon Wright clarified that the replat simply formalizes property boundaries for conveyance to the MUD, does not involve new development, and supports long-term utility management. Questions regarding future tower attachments and fire service needs were noted for further review.

Commissioner Kesterson moved to approve Case RP-25-001 replat for NISD High School No. 2, Block 1, Lots 2R1 & 2R as presented.

Commissioner Holmes seconded the motion.

**Vote on Motion:**

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

**NAYES:** None

**VOTE:** 6-0

**4. Consider approval of the September 4, 2025, Planning & Zoning Commission meeting minutes.** (Jackie Ross, Sr. Administrative Assistant)

Commissioner Holmes moved to approve the September 4, 2025, Planning & Zoning Commission meeting minutes as presented.

Commissioner Kesterson seconded the motion.

**Vote on Motion:**

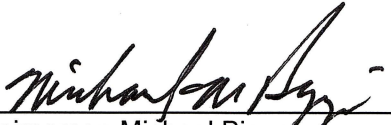
**AYES:** Biggs, Branum, Griffiths, Barbarin, Kesterson, Holmes

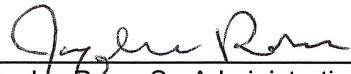
**NAYES:** None

**VOTE:** 6-0

**ADJOURNMENT**

There being no further business, Chairperson Biggs adjourned the meeting at 6:51 p.m.

  
\_\_\_\_\_  
Chairperson Michael Biggs  
Planning & Zoning Commission

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