



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JANUARY 20, 2026, 6:30 PM**

AGENDA

Call to Order

Roll Call

Pledge of Allegiance to the U.S. And Texas Flags

Invocation

Public Comment

This item allows the public an opportunity to address the Board of Adjustment on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the board cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the board. Comments will be limited to three minutes total for any and all items being presented. Public comment is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Board of Adjustments.

1. December 16, 2025 Meeting Minutes

Regular Agenda

2. Conduct a public hearing and discuss, consider and act regarding a request from Matthew Zarbinian and ZAMI LLC for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations (3) for the construction of an accessory dwelling unit in the required rear yard. The property is located at 16 Shorehaven Lane and is legally described as Shore Haven Addition, Block A, Lot 2.
3. Conduct a public hearing and discuss, consider and act regarding a request from Scott and Rachel Perry for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (3) for the construction of a garage/accessory building in the required rear yard. The property is located at 308 Lone Tree and legally is described as Harbor Grove Estates 1, Block C, Lot 13R.

Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on January 12, 2026 at 4:45 p.m.

C Chaudoir

Chris Chaudoir
Town of Hickory Creek