

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JANUARY 20, 2026**

MINUTES

Call to Order

Meeting called to order at 6:52 pm.

Roll Call

PRESENT

Vice Chairman Joey Hernandez in at 6:55 pm

Chairman Larry Crawford

Member Dennis Day

Member David Jones

Alternate 1 Smita Pascual

ABSENT

Member Brian Engle

Alternate 2 Joseph Conner

ALSO PRESENT

Kaitlen Cerney, Town Attorney

Ian Theodore, Council Liaison

Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman Crawford.

Invocation

Invocation given by Councilman Theodore.

Public Comment

No Public Comment

Consent Agenda

1. December 16, 2025 Meeting Minutes

Motion to accept minutes as presented made by Member Day, Seconded by Member Jones.

Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Day, Member Jones, Member Pascual. Motion passed unanimously.

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.

Public Hearing opened at 6:56 p.m.

Matthew Zarbinian, 16 Shorehaven Lane, stated he wished to build an accessory dwelling unit in the rear of his property for his elderly father. Ms. Chaudoir explained that the only accessory dwelling units allowed in a SF-2 zoning district were required to be for bona fide servants only. She stated Mr. Zarbinian had informed of this at the time of application, and he subsequently submitted the application for a 575 square foot butler's quarters in the required rear yard. Mr. Zarbinian explained that his father was having mobility issues but there was no room in the house with his growing family. Member Day questioned the site plan showing the building as a pool house and the applicant stated that was the way the engineer had drawn it although it was a dwelling unit. Mr. Zarbinian offered to present paperwork showing the layout of the property, but Chairman Crawford stated he did not see how they could approve an accessory dwelling unit on the property if it was not an allowed use.

Public Hearing closed at 7:01 pm.

Motion to deny the use as presented made by Vice Chairman Hernandez, Seconded by Member Day.

Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Day, Member Jones, Member Pascual. Motion passed unanimously.

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.

Public Hearing called to order at 7:07 pm.

Scott Perry, 13226 Cedar Lane, Farmers Branch, discussed the 750 square foot shop he wished to build on the property with the new house. The shop would have a 25-foot rear setback with Corps of Engineer property directly behind. It will have electricity but no plumbing.

Public Hearing closed at 7:10 pm.

Motion to approve as presented made by Vice Chairman Hernandez, Seconded by Member Jones.

Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Day, Member Jones, Member Pascual. Motion passed unanimously.

Adjournment

Motion to adjourn made by Member Day, Seconded by Vice Chairman Hernandez.

Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Day, Member Jones, Member Pascual. Motion passed unanimously.

Meeting adjourned at 7:11 pm.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant