



TOWN OF TROPHY CLUB ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

July 16, 2026

6:00 PM

Council Chambers
1 Trophy Wood Drive
Trophy Club, Texas 76262

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Board/Commission on any matter pursuant to Texas Government Code Sec. 551.007. The Board/Commission is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Board/Commission has authority. Speakers have up to three (3) minutes or the time limit determined by the Presiding Officer. Each speaker must have submitted their request to speak by completing the Speaker's Form or may email tdixon@trophyclub.org

REGULAR ITEMS

1. CASE ZBA-26-001 (17 Heritage Ct. South)

Conduct a public hearing and consider action regarding a request by homeowner Sasan Hemati for a Special Exception to Section 14.02.351 (Fencing, Retaining Walls, and Screening) of the Town's Zoning Ordinance, to allow construction of a fence along the north side of the residence located at 17 Heritage Ct. South, Trophy Club, Tarrant County, Texas 76262. (Matt Cox, Director of Community Development)

- i. Conduct Public Hearing
- ii. Consider Approval

2. CASE ZBA-26-002 (6 Riviera Ct.)

Conduct a public hearing and consider a request by homeowner Brad Blankenship for a variance to Section 14.02.154 (R-10 Single-Family District) of the Town of Trophy Club Zoning Ordinance, to allow an approximate five-foot (5') encroachment beyond the required front building setback line for a residential addition located at 6 Riviera Ct., Trophy Club, Denton County, Texas 76262. (Matt Cox, Director of Community Development)

- i. Conduct Public Hearing
- ii. Consider Approval

3. Case ZBA-26-003 (1103 Sunset Drive)

Conduct a public hearing and consider a request by homeowner Bill Jarboe for a Special Exception to Section 14.02.351 (Fencing, Retaining Walls, and Screening) of the Town's Zoning Ordinance to allow construction of a fence beyond the required side yard build line for the residence located at 1103 Sunset Drive, Trophy Club, Denton County, Texas 76262. (Matt Cox, Director of Community Development)

- i. Conduct Public Hearing
- ii. Consider Recommendation

- 4. Consider approval of the November 06, 2025 Zoning Board of Adjustment meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

ADJOURN

The Board/Commission may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

Notice is hereby given that a quorum of the Town of Trophy Club Town Council may be in attendance at this meeting. The Town Council will not deliberate or take any action.

CERTIFICATION

I do hereby certify that the Notice of Meeting was posted on the official bulletin board at the Town Hall for the Town of Trophy Club, Texas, in a place convenient and readily accessible to the general public at all times on the following date and time: July 7, 2026, at 1:00 P.M., and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 of the Texas Government Code.

Jackie Ross, Sr. Administrative Assistant

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.