



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, APRIL 21, 2026, 6:05 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

Items of Community Interest

Pursuant to Texas Government Code Section 551.0415 the Board of Adjustments may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

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. Meeting Minutes March 17, 2026

Regular Agenda

2. Conduct a public hearing and discuss, consider and act regarding a request from Daniel C and Trista Sanders for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 2 Uses (2) and Section 3 Area regulations (3) to construct an oversized accessory structure in the required rear yard. The property is located at 734 Main Street and is legally described as Hickory Acres Estates Ph II, Block A, Lot 8.
3. Conduct a public hearing and discuss, consider and act regarding a request from Jeromy and Alicia Pritchett for a variance of Chapter 14, Exhibit A, Article IX SF-3 Residential District, Section 2 Uses (2) to construct an oversized accessory structure. The property is located at 401 Hilltop Lane and is legally described as Harbor Grove Estates 2, Block F, Lot 17.

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 April 14, 2026 at 4:30 p.m.



Chris Chaudoir
Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, MARCH 17, 2026**

MINUTES

Call to Order

Meeting called to order at 6:30 by Chairman Crawford.

Roll Call

PRESENT

Vice Chairman Joey Hernandez

Chairman Larry Crawford

Member Dennis Day

Member Brian Engle

Member David Jones

ABSENT

Alternate 1 Smita Pascual

Alternate 2 Joseph Conner

ALSO PRESENT

Ian Theodore, Council Liaison

Kaitlen Cerney, Town Attorney

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.

Items of Community Interest

No Items presented.

Public Comment

No Public Comment.

Consent Agenda

1. January 20, 2026 Meeting Minutes

Motion to accept the minutes made by Vice Chairman Hernandez, Seconded by Member Day.

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

Regular Agenda

2. Conduct a public hearing and discuss, consider and act regarding a request from John Krenn for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 2 Uses (2) for the construction of an oversized accessory structure. The property is located at 127 Woody Trail and is legally described as A0284A Cobb, Tract 127.

Public Hearing opened at 6:34 p.m.

John Krenn, 127 Woody Trail, and Ms. Chaudoir discussed the history of the project and the new layout and size of the building.

Public Hearing closed at 6:36 p.m.

Member Jones confirmed that new letters had been sent and there was no neighbor comment.

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

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

Adjournment

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

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

Meeting adjourned at 6:38 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2

Chris Chaudoir,
Administrative Assistant



COMMUNITY DEVELOPMENT
BOARD OF ADJUSTMENT APPLICATION

Address/Location: 734 MAIN ST HICKORY CREEK, TX 75065

Legal Description (Abstract / Name, Lot, Block, Tract): HICKORY ACRES ESTATES P111 BLK A LOT 8

Denton CAD Tax ID #: 169624 Current Zoning: SF-2 Acres: 1.982

Owner Name D. COLLIN SANDERS & TRISTA SANDERS

Mailing Address 734 MAIN ST
HICKORY CREEK, TX 75065

Email Address CSAND3@GMAIL.COM

Contact #(s) 214-435-9977

Signature *D. Collins Sanders*

Printed Name D. COLLIN SANDERS Date: 3/15/2026

Give a brief description of the project?

ADDITION OF GARAGE - DETACHED IN BACK YARD
STRUCTURE SIZE 30 X 40 X 14 ALL METAL - 3 SIDES ENCLOSED
ENGINEER CERTIFIED: 145 MPH - 35/43.5 PSF SNOW LOAD
ANCHORED IN GROUND CONCRETE PIERS
USE: STORAGE OF LAWN EQUIPMENT / TRAILER

List all conditions requiring a variance:

- ① CURRENT RESTRICTION OF 900 SQFT. SEEKING VARIANCE TO
ALLOW 1,200 SQFT
- ② CURRENT SET BACK OF 25 FT. SEEKING VARIANCE OF
10 FT DUE TO UNION PACIFIC PROPERTY LAND LOCKED
PROP ID: 336628

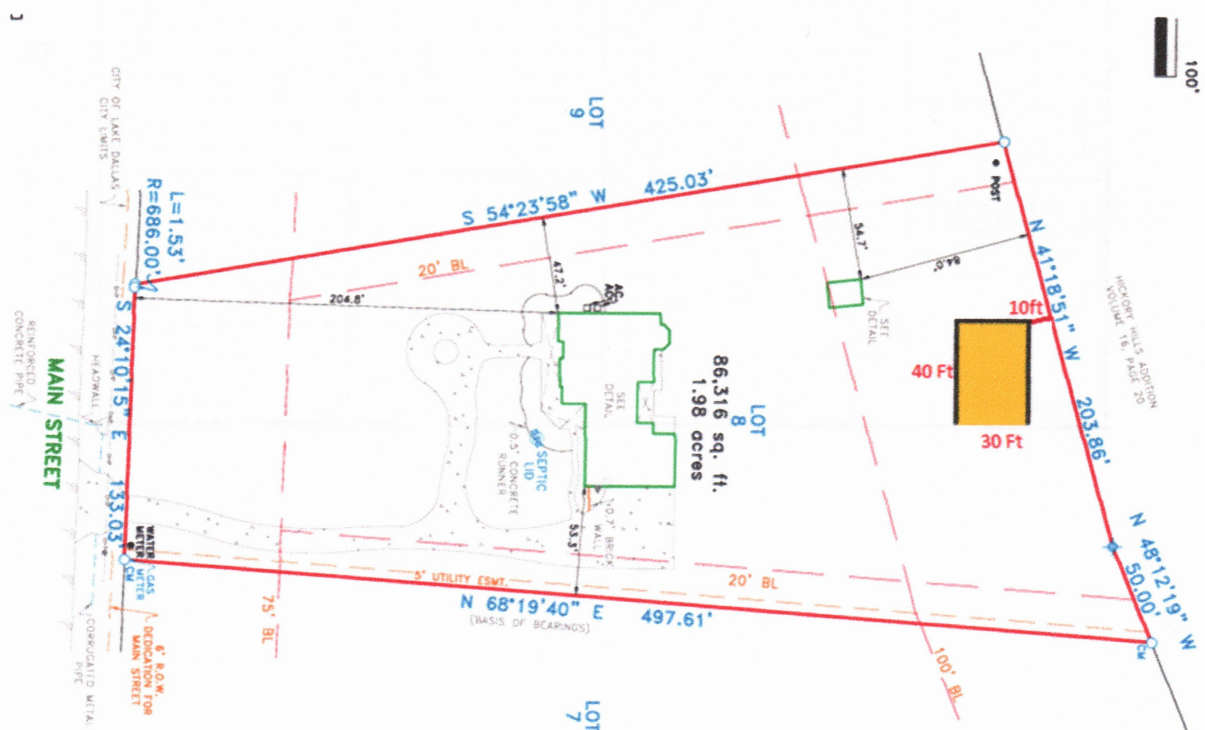
Garage Building Plans

Collin Sanders
734 Main St. Hickory Creek, TX 75065

Structure Usage:

Storage of outdoor lawn equipment
Storage of utility trailers

Site Diagram:



Variance Request:

Restriction: 900sqft: Variance: 1,200sqft

Restriction: 25ft set back: Variance: 10 ft set back from Union Pacific Property (336628)

Structure Details:

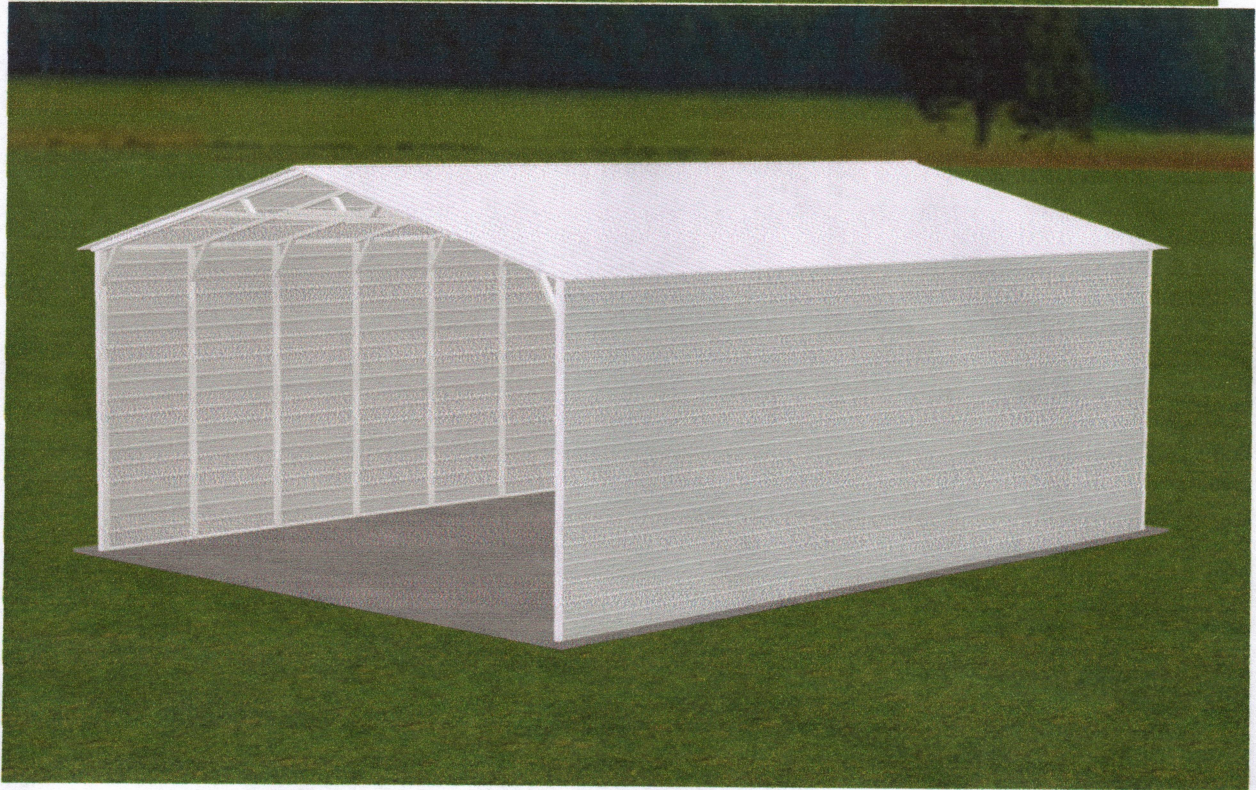
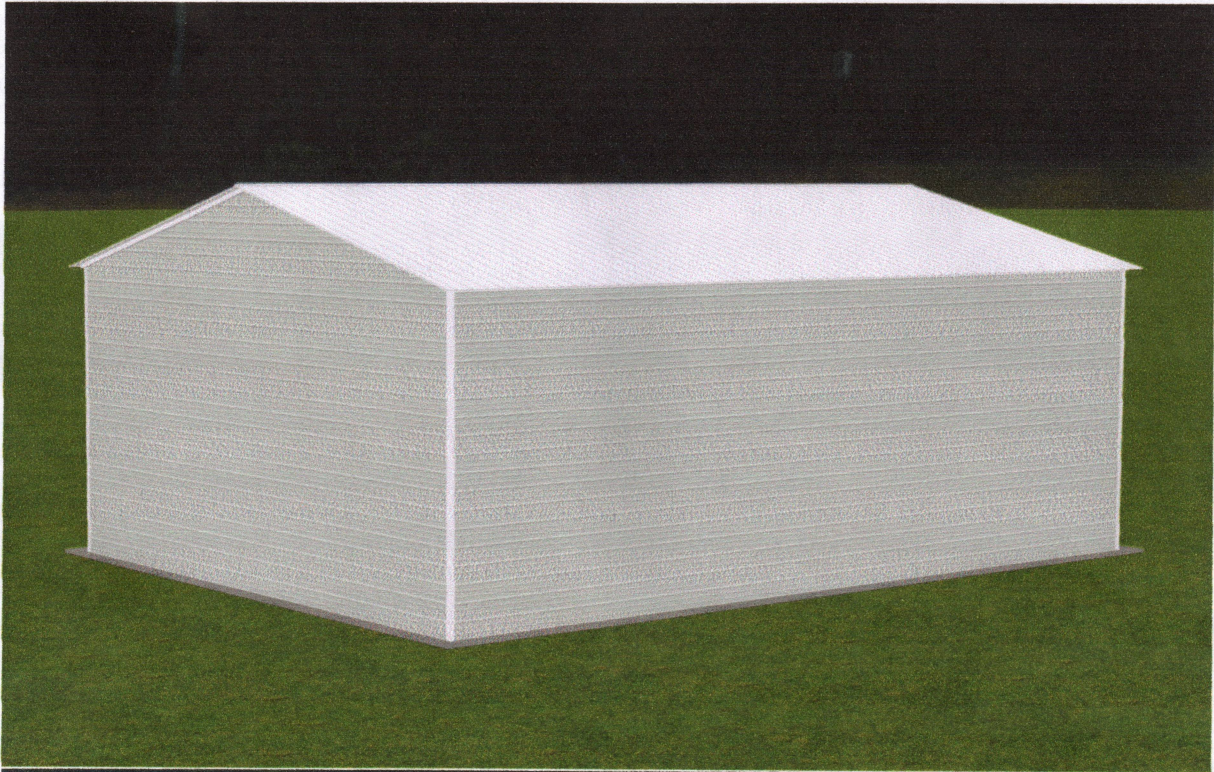
30ft x 40ft x14ft

Engineer Certified: Certified Rating: 145MPH - 35/43.5 P.S.F. Snow Load(s)

3 sides enclosed

Concrete piers installed

Artificial turf flooring



ARTICLE VIII. - SF-2 RESIDENTIAL DISTRICT

SECTION 1:

Regulations set forth in this section [article] are the district regulations in the SF-2 Residential District.

SECTION 2:

Uses. Buildings may be erected, altered, or used and land may be used for any of the following purposes:

- (1) For all purposes permitted in SF-1 Residential District except as modified herein.
- (2) Only the following accessory buildings and uses:
 - (a) One private garage when located no less than 20 feet back from any other street line or located in a compartment as an integral part of the main building; provided, however, that each entrance to such garage shall be not less than 25 feet back from the lot line it faces.
 - (b) A private garage shall not have a ground floor area of more than 900 square feet.
 - (c) Servant's quarters, or other accessory buildings when located on the ground or erected over a private garage, shall not have a total height of more than 25 feet, including such quarters and the total enclosed area of such quarters shall not exceed 600 square feet in the aggregate.
 - (d) However, nothing herein shall authorize or be construed to permit the occupancy or the use of an accessory building as a place of abode or dwelling by anyone other than a bona fide servant actually then regularly employed by the occupant of the main structure on such lot, estate or land. Utility services to servant's quarters shall be metered by the same meter as those serving the main building on the premises. Accessory building may be constructed as a part of the main building, in which case the regulations controlling the main building shall apply.
 - (e) Hobby shops as an accessory use.
 - (f) Uses customarily incident to any other above uses situated in the same dwelling, when not involving the conduct of a business or industry.
 - (g) Unilluminated signs not exceeding 12 square feet in area pertaining to the sale or rental of property on which they are located; provided, however, that no advertising sign of any other character shall be permitted in SF-2 Residential District. Temporary signs may be an exception with prior approval by the Planning and Zoning Commission.
 - (h) Accessory Building. In a residential district, a subordinate building attached or detached, and used for a purpose customarily incidental to the main structure, such as a private garage for automobile storage, tool house, lath or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business.

- (i) SF2 portable accessory buildings shall not exceed 200 square feet with a plate height of eight feet. The building must be securely anchored to the ground to withstand winds up to 75 miles per hour.

(Ord. 86-10-114; Ord. 99-02-446, 2/16/99)

SECTION 3:

Area regulations.

- (1) *Front Yard.* There shall be a front yard having a depth of not less than 25 feet.
- (2) *Side Yard.* The minimum distance from any side building line to the property line at any point shall not be less than 15 feet.

In the case of a corner lot where the side of a lot faces the other intersecting street, there shall be a side yard of not less than 100 percent of the front yard. This regulation shall not be so interpreted as to reduce the buildable width after providing the required minimum side yard of a corner lot.

- (3) *Rear Yard.* There shall be a rear yard having a depth of not less than 30 percent of the depth of the lot, provided such yard need not exceed 30 feet.
- (4) *Width of Lot.* The minimum width of the lot shall be 100 feet at the building line and 30 feet at the front property line.
- (5) *Depth of Lot.* The minimum lot depth shall be not less than 110 feet at the average distance between the front and rear lot lines.
- (6) *Area of Lot.* Every lot shall have an area of not less than 14,000 square feet. The minimum floor area of the main building shall not be in the aggregate less than 2,000 square feet, exclusive of porches, garages and accessory buildings.
- (7) *Height Regulations.* The limits shall be two and one-half stories, but not to exceed 35 feet per dwelling, provided that the dwelling or other building or portions of building other than accessory buildings may be erected higher than 35 feet if above said 35 feet limits of said building or portions of building are set back from all required yard lines two feet for each one foot in height above said 35 feet limit; provided, however, that no building shall have a height of more than 50 feet. Height limit for any accessory building shall be 25 feet.
- (8) *Garage Regulations.* All new homes not yet under construction shall have at least a two-car enclosed garage, attached or detached, per dwelling unit.
- (9) *Driveways.* All Single-Family Districts of three acres or less shall have paved driveways.
- (10) *Construction.* All buildings shall be constructed according to the Standard Masonry Construction requirements as defined herein.



COMMUNITY DEVELOPMENT BOARD OF ADJUSTMENT VARIANCE APPLICATION

Address/Location: 401 Hilltop Ln. Hickory Creek, TX 75045

Legal Description (Abstract / Name, Lot, Block, Tract): LOT 17 BLOCK F of Harbor Grove Estates, Second Section

Denton CAD Tax ID #: _____ Current Zoning: _____ Acres: _____

Owner Name Jeromy & Alicia Pritchett

Mailing Address 401 Hilltop Ln. Hickory Creek, TX 75045

Email Address jlpritchett08@gmail.com / aliciapw@yahoo.com

Contact #(s) 972-523-3272 or 214-435-2493

Signature Alicia Pritchett [Handwritten Signature]

Printed Name Alicia Pritchett, JEROMY PRITCHETT Date: _____

Give a brief description of the project? Building a 30 by 40 shop in our side yard.

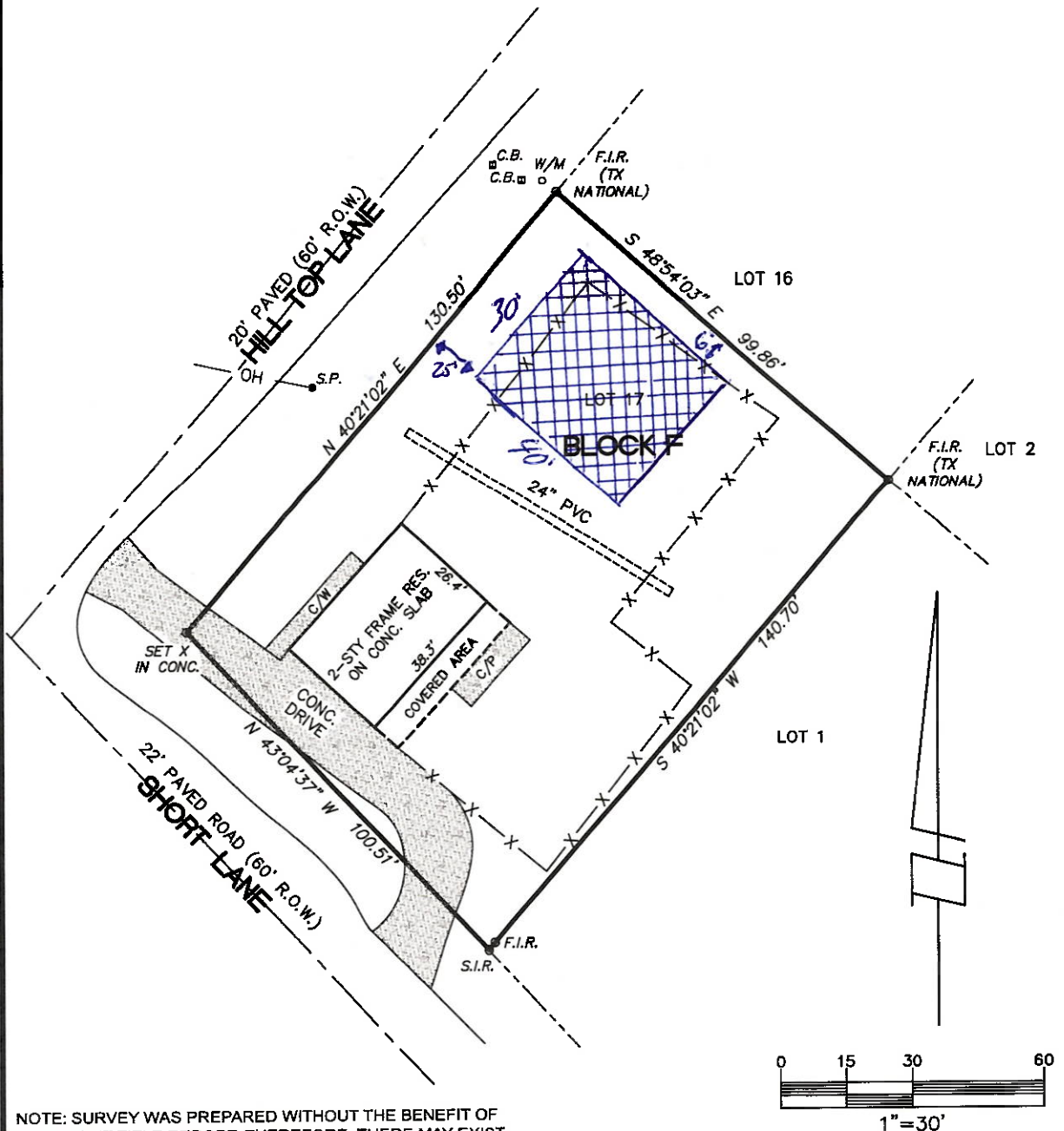
List all conditions requiring a variance: we respectfully request approval to construct a 1,200 square foot shop rather than the currently allotted 750 square feet.

Submittal Requirements

- Applications may be submitted either to inspections@hickorycreek-tx.gov or the Town's Building Department and must include:
• Completed application with \$750 fee. Incomplete applications will not be accepted.
• Scale site plan showing the parameters of the project and all existing and proposed buildings with measurements and setbacks. Exhibits shall be no larger than 11" x 17".
• Any other drawings, photos or information relevant to the appeal.
• The Board of Adjustments regularly meets on the third Tuesday of the month. Applications may be filed no later than 4 weeks prior to the date of the meeting. Contact Community Development with questions about filing deadlines.

Date Received: _____ To DRC: _____ Notices Mailed: _____ Hearing Date: _____

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.



NOTE: SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

Lot 17, in Block F, of HARBOR GROVE ESTATES, SECOND SECTION, an Addition to the City of Hickory Creek, Denton County, Texas, according to the Plat thereof recorded in Volume 2, Page 112, Plat Records, Denton County, Texas. (Commonly known as 401 HILLTOP LANE)

The plat hereon is a true and accurate representation of the property as determined by survey made on the ground, the lines and dimensions of said property as being indicated on the Plat. The size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of property except as shown, set back from the property lines is as shown, and the nearest street or road is shown. There are no visible encroachments, visible protrusions or apparent easements, except as shown on the Plat. I further certify that no portion of subject property lies within a special flood hazard area according to The FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121C0535G, Dated April 18, 2011. (Subject property lies in Zone X)



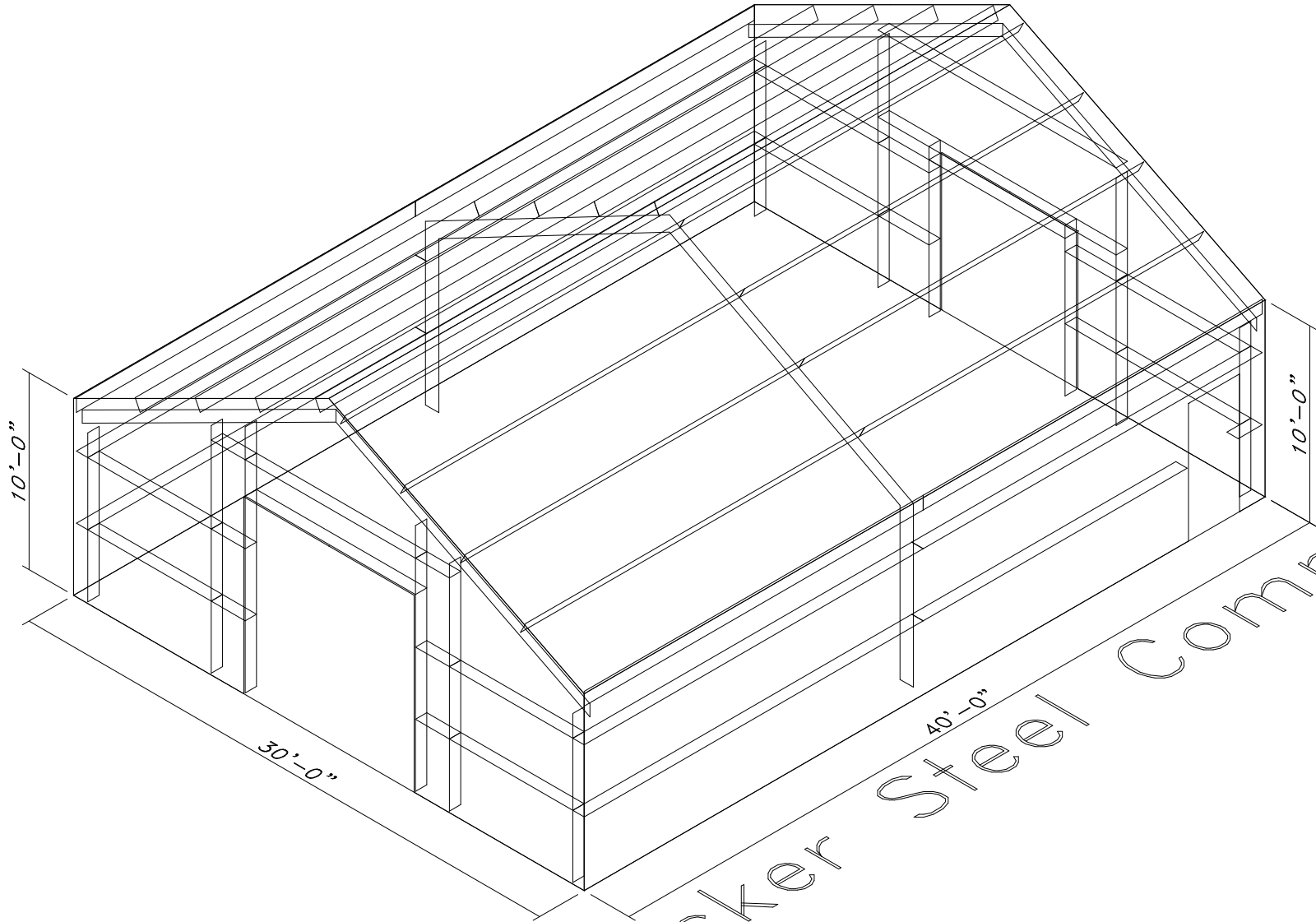
Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561

B.L. = BUILDING LINE	CATV = CABLE TV BOX
CC/P = COVERED PATIO/PORCH	C.B. = COMMUNICATIONS BOX
C/D = CONCRETE DRIVE	C/O = SANITARY SEWER CLEANOUT
C/P = CONCRETE PATIO/PORCH	C/W = CONCRETE SIDEWALK
D.E. = DRAINAGE EASEMENT	E.B. = ELECTRIC BOX
F.H. = FIRE HYDRANT	F.I.R. = FOUND IRON ROD
FOC = FIBER OPTIC CABLE	GLM = GAS LINE MARKER
L.P. = LIGHT POLE	PFB = PORTABLE FRAME BUILDING
PMB = PORTABLE METAL BUILDING	P.P. = POWER POLE
S.P. = SERVICE POLE	S.I.R. = SET CAPPED 1/2\"/>
SSMH = SANITARY SEWER MANHOLE	STM MH = STORM SEWER MANHOLE
W/D = WOOD DECK	W/M = WATER METER
W/V = WATER VALVE	U.E. = UTILITY EASEMENT
⊙ = DRAIN	⊕ = IRRIGATION CONTROL VALVE
FENCE — X —	OVERHEAD POWER LINE — OH —

ANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-0784

DRAWN BY: BTH
SCALE: 1"=30'
JEROMY PRITCHETT
DATE: 23 JANUARY, 2026
JOB NO: 268374



Crocker Steel Company

ARTICLE IX. SF-3 RESIDENTIAL DISTRICT

SECTION 1:

Regulations set forth in this section [article] are the district regulations in the SF-3 Residential District, Harbor Grove, Lakewood Gardens, Royal Oaks and Hickory Hills Additions.

SECTION 2:

Uses. Buildings may be erected, altered, or used and land may be used for any of the following purposes:

- (1) For all uses permitted in SF-1 and SF-2 Residential District except as modified herein.
- (2) Only the following accessory buildings and uses:
 - (a) One private garage when located no less than 20 feet back from any other street line, or located in a compartment as an integral part of the main building; provided, however, that each entrance to such garage shall be not less than 25 feet back from the lot line it faces.
 - (b) A private garage shall not have a ground floor area of more than 750 square feet.
 - (c) Hobby shops as an accessory use.
 - (d) Uses customarily incident to any other above uses situated in the same dwelling, when not involving the conduct of a business or industry.
 - (e) Unilluminated signs not exceeding 12 square feet in area pertaining to the sale or rental of property on which they are located; provided, however, that no advertising sign of any other character shall be permitted in SF-3 Residential District. Temporary signs may be an exception with prior approval by the Town Council.
 - (f) Accessory Building: In a residential district, a subordinate building, attached or detached, and used for a purpose customarily incidental to the main Structure, such as a private garage for automobile storage, tool house, lath or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business.
 - (g) SF3 portable accessory buildings shall not exceed 200 square feet with a plate height of eight feet. The building must be securely anchored to the ground to withstand winds up to 75 miles per hour.
- (3) Every use not hereby specifically authorized and permitted is expressly prohibited in SF-3 Residential District.

(Ord. No. 86-10-114; Ord. No. 99-02-446, 2-16-1999)

SECTION 3:

Area regulations.

- (1) *Front Yard.* There shall be a front yard having a depth of not less than 25 feet.
- (2) *Side Yard.* The minimum distance from any side building line to the property line at any point shall not be less than six feet.

In the case of a corner lot where the side of a lot faces the other intersecting street, there shall be a side yard of not less than 100 percent of the front yard. This regulation shall not be so interpreted as to reduce the buildable width after providing the required minimum side yard of a corner lot.

- (3) *Rear Yard.* There shall be a rear yard having a depth of not less than 30 percent of the depth of the lot, provided such yard need not exceed 30 feet.
- (4) *Width of Lot.* The minimum width of the lot shall be 80 feet at the building line and 30 feet at the front property line.
- (5) *Depth of Lot.* The minimum lot depth shall be not less than 100 feet at the average distance between the front and rear lot lines.
- (6) *Area of Lot.* Every lot shall have an area of not less than 9,000 square feet, except for lots already platted in Harbor Grove, Lakewood Gardens, Royal Oaks and Hickory Hills Additions. The minimum floor area of the main building shall not be in the aggregate less than 1,750 square feet, exclusive of porches, garages and accessory buildings.
- (7) *Height Regulations.* The limits shall be two and one-half stories, but not to exceed 35 feet per dwelling, provided that the dwelling or other building or portions of building other than accessory buildings may be erected higher than 35 feet if above said 35 feet limits of said building or portions of building are set back from all required yard lines two feet for each one foot in height above said 35 feet limit; provided, however, that no building shall have a height of more than 50 feet. Height limit for any accessory building shall be 25 feet.
- (8) *Garage Regulations.* All new homes not yet under construction shall have at least a two-car enclosed garage, attached or detached, per dwelling unit.
- (9) *Driveways.* All Single-Family Districts of three acres or less shall have paved driveways.
- (10) *Construction.* All buildings shall be constructed according to the Standard Masonry Construction requirements as defined herein.
- (11) *Impervious Surface Limit:* The total impervious surface installed upon any front yard, side yard, or corner side yard shall not exceed 40 percent.

(Ord. No. 2022-03-899, § 3.03, 3-28-2022; Ord. No. 2023-06-933, § 3.03, 6-26-2023)