



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, AUGUST 20, 2024, 6:05 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. 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. Open Forum 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. May 21, 2024 Meeting Minutes

Regular Agenda

2. Discuss, consider and act on the appointment of a Board Chairman and Vice Chairman.
3. Conduct a Public Hearing regarding a request from Benjamin Vanzura for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 2 Uses, (2)(b) and Section 3 Area Regulations, (3) for an oversized detached garage within the required rear yard and discuss, consider and act on the same. The property located at 116 Woody Trail and is legally described as A0284A Cobb, Tract 129

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 August 8, 2024 at 11:00 am.

Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, MAY 21, 2024**

MINUTES

Call to Order

Meeting called to Order at 6:30 p.m. by Chairman Crawford.

Roll Call

Vice Chairman Joey Hernandez
Chairman Larry Crawford
Member Jeff Tucker
Member Brian Engle
Alternate 1 Smita Pascual
Alternate 2 Dennis Day

ABSENT

Member David Jones

ALSO PRESENT

Ian Theodore, Council Liaison
Trey Sargent, 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 Councilman Theodore.

Consent Agenda

1. May 16, 2023 Meeting Minutes

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

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

Regular Agenda

2. Discuss, consider and act on a request from Chad Chappell for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (3) for the construction of a carport in the required rear yard. The property is located at 26 Lakewood Drive and legally is described as Lakewood Gardens, Block A, Lot 13.

Gena Chappell, 26 Lakewood Drive, stated the request is for a carport for protection of vehicles from weather damage.

Member Engle confirmed the carport would not restrict access when backing out.

Vice Chairman Hernandez asked if there were any concerns from the neighbors. Robert Bustos, 29 Lakewood, stated he was in favor of the carport and was interested in building his own. No other neighbors contacted the town.

Motion to approve made by Vice Chairman Hernandez, Seconded by Member Engle. Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Tucker, Member Engle. Motion passed unanimously.

Adjournment

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

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

Meeting adjourned at 6:39 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant



COMMUNITY DEVELOPMENT BOARD OF ADJUSTMENT APPLICATION

Address/Location: 116 Woody Trail

Legal Description (Abstract / Name, Lot, Block, Tract): _____

Denton CAD Tax ID #: _____ Current Zoning: _____ Acres: 1.051

Owner Name Benjamin (Keith) VANZURA

Mailing Address 116 Woody Trail
Hickory Creek TX 75065

Email Address KEITHVANZURA@yahoo.com

Contact #(s) 214-499-7273

Signature [Signature]

Printed Name Keith VANZURA Date: 7/01/24

Give a brief description of the project?

35' x 60' GARAGE/STORAGE with
10' x 40' Covered Porch

List all conditions requiring a variance:

Larger than 900 S/F

Date Received: 7/11/24 To DRC: _____ Notices Mailed: _____ Hearing Date: 8/20/24
Incomplete
email to 7/11, 7/25

Board of Adjustment Jurisdiction and Procedures

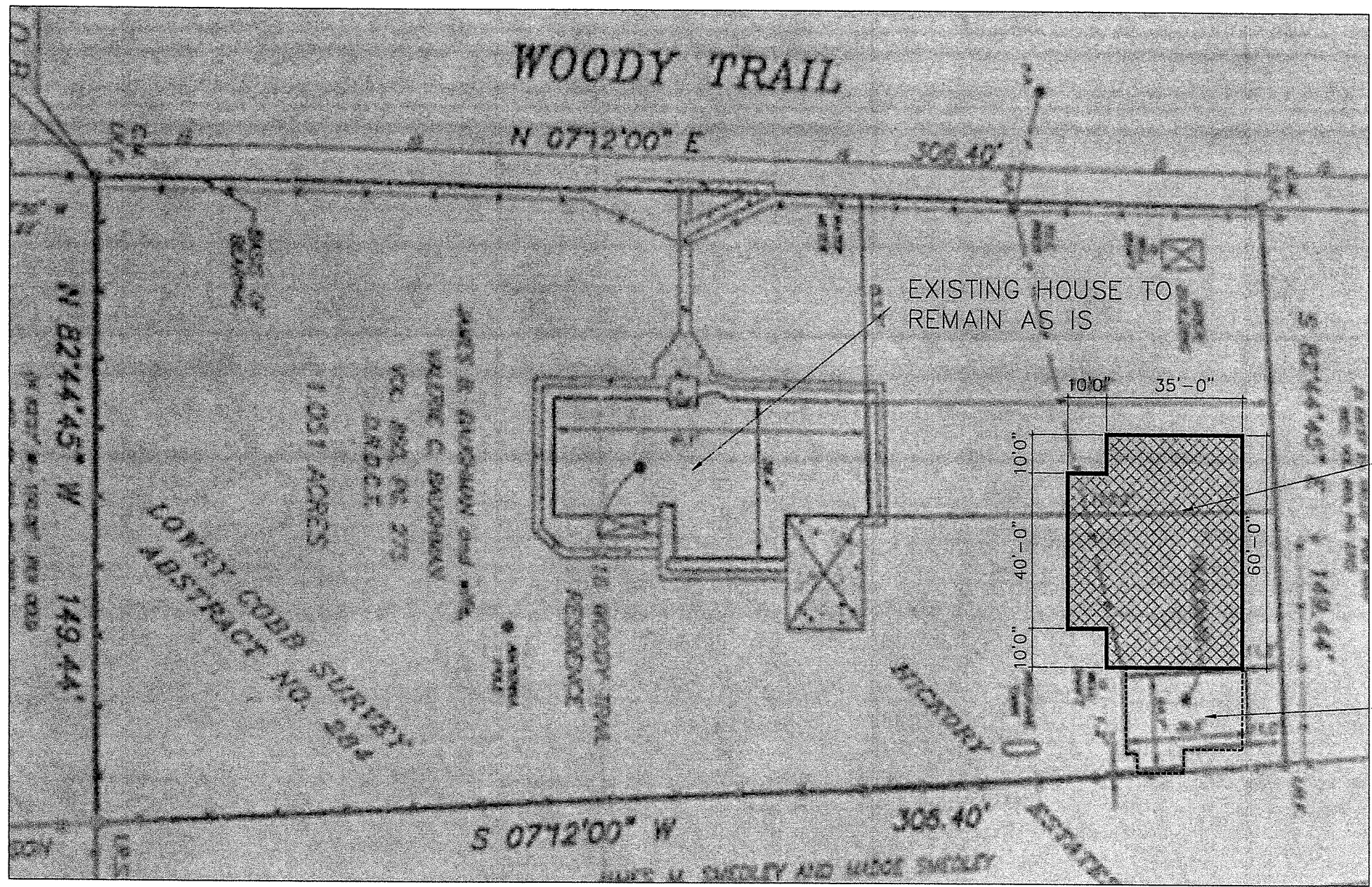
See Chapter 14, Article XXXII for full ordinance

- (1) To hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by the building official in the enforcement of the town's zoning ordinance. In exercising its authority, the board may reverse or affirm, in whole or in part, or modify the building official's order, requirement, decision or determination from which the appeal is taken.
- (2) To permit such modification of the town's zoning ordinance for the height, yard, area, setback and coverage as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape or slope that it cannot be appropriately developed without such modification. The board shall have no authority to grant variances to the use provisions of said ordinance.
- (3) The jurisdiction of the board is limited to appeals and hardship cases that arise from time to time. Financial hardship shall not be considered grounds for the issuance of a variance.
- (4) The concurring vote of four members of the board shall be necessary to revise any order, requirement, decision, or determination of the building official, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance, or to affect any variance in said ordinance.
- (5) When the board has denied an appeal, no new applications of similar nature shall be accepted or scheduled by the board for 12 months after the date of denial. Applications withdrawn at or before the board meeting or that have expired after approval by the board may be resubmitted at any time for hearing before the board upon submission of written application and required fees.
- (6) An application to commence construction of the improvements that were the subject of the variance request must be applied for and approved within six months of the date of the approval of the variance, otherwise the variance shall automatically become null and void.
- (7) Variances from parking and sign regulations must be approved by the town council and shall not be heard by the board. Existing nonconforming uses and structures shall be strictly governed by the provisions of Article XXIII and the town council.

Submittal Requirements

All submittals may be made either digitally or through a paper copy. Exhibits shall be no larger than 11" x 17" and must include:

- Completed application with \$500 fee. Incomplete applications will not be accepted.
- The Board of Adjustments meets on the third Tuesday of the month. Applications may be filed no later than noon 3 weeks prior to the date of the meeting. Contact Community Development with questions about filing deadlines.
- Scale site plan showing the parameters of the project and all existing and proposed buildings with measurements and setbacks.
- Any other drawings, photos or information relevant to the appeal.



EXISTING HOUSE TO REMAIN AS IS

NEW 60'x35' SHOP - SEE SHOP PLANS FOR EXACT SPEC

EXISTING BUILDING TO BE REMOVED

WEST

WEST



A SITE PLAN
SCALE : 1/16" = 1'0"

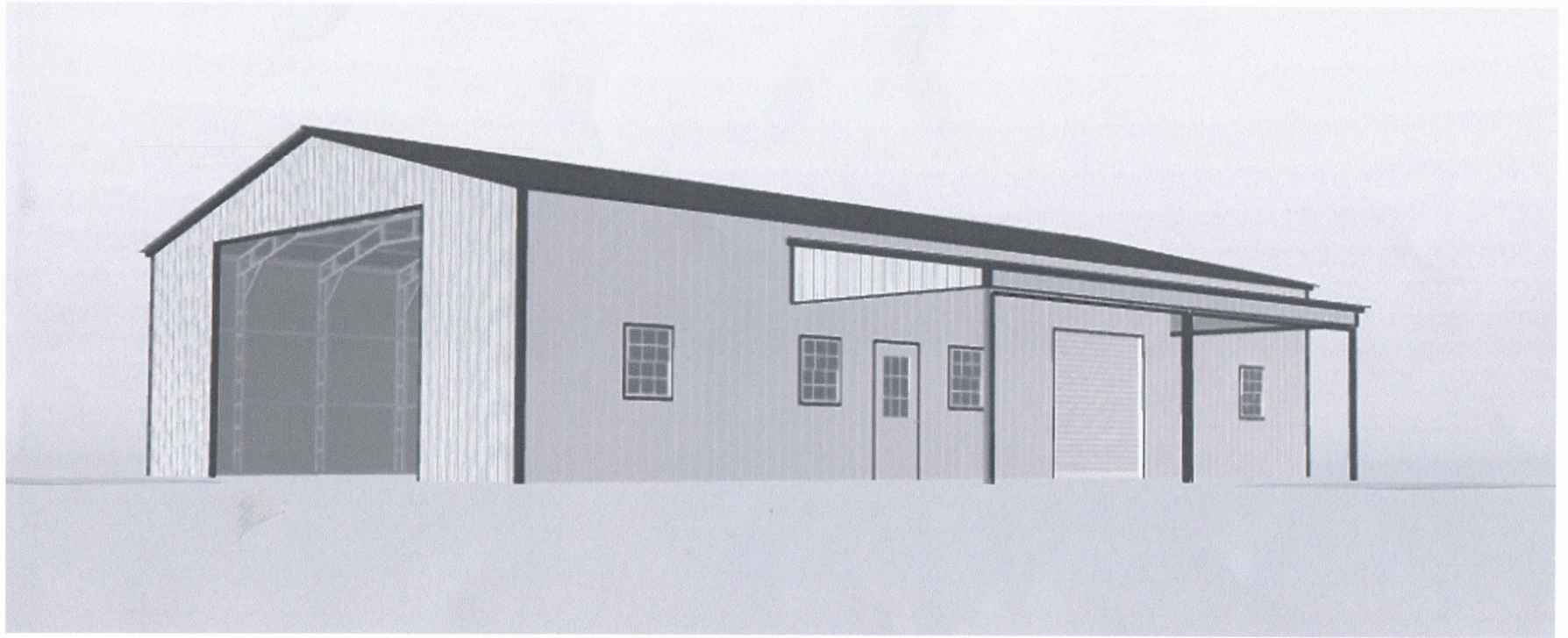
**116 WOODY TRAIL
LAKE DALLAS, TX
75065**

Revised.			

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GTS PLANNERS
2917 Stannon Lane
Grand Prairie, Tx 75052
(214) 794-0554
gordonstone@gtsplanners.com

Date:	07/11/24	Revised:		Sheet Number	S-1
	24-109			STONE	



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. 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 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.

(11) *Impervious Surface Limit*: The total impervious surface installed upon any front yard or corner side yard shall not exceed 40 percent.

(Ord. No. 2022-03-899, § 3.02, 3-28-2022)