



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, APRIL 15, 2025, 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.](#) March 18, 2025 Meeting Minutes

Regular Agenda

- [2.](#) Conduct a public hearing regarding a request from Bryan Klein for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (2) and (3) for the construction of a carport in the required rear and side yards and consider and act on the same. The property is located at 20 Oak Circle and legally is described as Royal Oaks Addn, Block A, Lot 12R.

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 1, 2025 at 9:00 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, MARCH 18, 2025**

MINUTES

Call to Order

Meeting called to order at 6:15 pm. by Chairman Crawford.

Roll Call

PRESENT

Chairman Larry Crawford
Member Jeff Tucker
Member Brian Engle
Alternate 2 Dennis Day

ABSENT

Vice Chairman Joey Hernandez
Member David Jones
Alternate 1 Smita Pascual

ALSO PRESENT

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 by Chairman Crawford.

Consent Agenda

1. October 15, 2024 Meeting Minutes

Motion to approve made by Member Day, Seconded by Member Engle.

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

Regular Agenda

2. Conduct a Public Hearing regarding a request from Young and Jong Yi for a variance of Chapter 14, Exhibit A, Article IX SF-3 Residential District, Section 2 Uses, (2) for an oversized detached accessory structure and discuss, consider and act on the same. The property is located at 1688 Turbeville Road and is legally described as Country Oak Estates Addition, Block A, Lot 6A.

Public hearing opened at 6:18 pm.

Jack Sprague, 1104 Ellard, stated he and his wife Suzy were longtime residents of Hickory Creek. Their new neighbors have been working to improve their property. The variance will not have any effect on his property.

Young Yi, 1688 Turbeville, explained there had been a previous variance for a storage garage with carports granted for his property. He later realized that the creek to the rear of the structure would not allow for rear entry to the carport. His engineer redesigned the structure as a 3000 square foot storage garage with a front facing overhead door. This will increase the previously approved structure size by 500 square feet.

Chairman Crawford established that the driveway would be gravel and that the building would not be used except as storage for their personal property. Ms. Chaudoir confirmed gravel is allowed due to the size of the property.

Member Day asked if the building plans had the appropriate engineer stamps. Ms. Chaudoir said they would as part of the permitting process.

Public hearing closed at 6:24 pm.

Motion to approve as presented made by Member Engle, Seconded by Member Day. Voting Yea: Chairman Crawford, Member Tucker, Member Engle, Member Day. Motion passed unanimously.

Adjournment

Motion to adjourn made by Member Day, Seconded by Member Tucker.

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

Meeting adjourned at 6:25 pm.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant



Town of Hickory Creek Community Development Services
Development Application
(Incomplete applications will be rejected)

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Amending Plat: | <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Site Plan: | <input type="checkbox"/> Other (Specify): _____ |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Preliminary | _____ |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Final | _____ |
| <input type="checkbox"/> Replat | | <input type="checkbox"/> Landscaping Plan | _____ |

PROJECT INFORMATION (Please complete each field)

☒ Residential ☐ Commercial ☐ ETJ

Project Name: Carport Parcel(s) Tax ID (required) _____

Project Address: 20 Oak Circle Total Acres: 1/4

Brief Description of Project: carport in corner of lot at driveway end

Existing Zoning: _____ # Existing Lots: _____ # Existing Units: _____

Proposed Zoning: _____ # Proposed Lots: _____ # Proposed Units: _____

APPLICANT / CONTACT INFORMATION

Name: Bryan Klein Company: _____

Address: 20 Oak Circle City, State: Hickory Creek, TX Zip: 75065

Phone: _____ Cell #: 214-801-2277 Fax: _____

E-Mail Address: PSBK819 @ HotMail.com

PROPERTY OWNER INFORMATION

Name: Bryan Klein Company: _____

Address: 20 Oak Circle City, State: Hickory Creek, TX Zip: 75065

Phone: _____ Cell #: 214-801-2277 Fax: _____

E-Mail Address: PSBK819 @ HotMail.com

- ☐ Developer ☐ Engineer ☐ Surveyor

Name: _____ Company: _____

Address: _____ City, State: _____ Zip: _____

Phone: _____ Cell #: _____ Fax: _____

E-Mail Address: _____

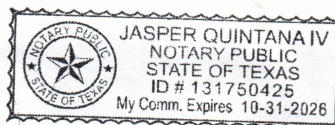
By signing this application, Town of Hickory Creek staff or the town's designee is granted access to your property to perform work related to your application. I waive the statutory Time Limits in accordance with Section 212.009 of the Texas Local Government Code. All applicable fees must be paid to the Town of Hickory Creek at the time this application is submitted. I understand the requirements and have read them thoroughly and my statements are true and correct. All submissions must be made a minimum of 21 days prior to the scheduled Planning and Zoning Commission meeting.

B Klein
Applicant's Signature

B Klein
Owner's Signature (notarized)

MAR 20, 2025
Date

Jasper Quintana IV 3/20/2025



Please attach a copy of the deed to the property. If you are currently purchasing the property, please include a copy of the contract for the purchase of the property. Also include a copy of any and all restrictive covenants pertaining to any property to be developed or rezoned.

Appeals and Zoning Changes

What is the proposed use?

To construct a carport in the corner of my lot at the end of the driveway to protect our vehicle.

Why do you believe that the approval of the request would be in harmony with the character of the neighborhood?

We are designing the carport to match the house in a way that should look nice from the street

Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?

We currently park a vehicle in this corner, by adding a carport, the vehicle would be protected without creating an eye sore

Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?

Vehicle protection from weather and trees. Property value increase.

Lien holder:

Is the property burdened by a lien of any nature? ☒ Yes () No

If so, describe the lien and give the name and address of lien holder and secure their consent to the requested zoning change with their signature.

Mortgage

Trust Bank

PO Box 74041

Baltimore, MD 21279

Other:

Approximate cost of work involved?

\$20,000.00

Include a schematic drawing of the site.

This certificate is attached to a 1 page document dated 3/20/2025 entitled Development Application

AFFIDAVIT/JURAT

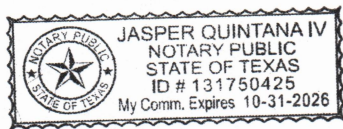
State of Texas

County of Benton

I Brian Klein, swear/affirm before

Jasper Quintana IV that the attached instrument is true and correct.
(Notary Public's name)

Sworn to and subscribed before me this 20th day of March,
2025, by Brian Klein.
(Year) (Name of person making statement)



(Seal)

Jasper Quintana IV
Notary Public's Signature
Jasper Quintana IV
Notary Public's Name

Signer's Identity verified by:

☐ Personally known to me

☐ Identity proven on the oath _____
Name of credible witness

☒ Identity proven on the basis of Driver License
Description of identity card or other document

Bryan & Phyllis Klein
20 Oak Circle
Hickory Creek, Texas 75065
214-801-2277
pjbk819@hotmail.com

March 4, 2025

Town of Hickory Creek Planning and Zoning Commission

To Whom It May Concern,

I would like you to consider our application for a variance at my place of residence. The variance would be used to construct a 12'x16' carport in the corner of my lot at the end of my driveway. The configuration of our lot, with its front driveway but a rear entrance garage, makes getting vehicles in and out of the garage rather tricky. The garage being not quite large enough for two cars, and the difficult maneuvering around the corner, makes it virtually impossible to keep two vehicles in the garage. My wife and I would like to add a carport for the protection of our second vehicle.

I have included the survey of our lot along with the house section zoomed in. On the zoomed in copy, you will see an orange sticker that is roughly to scale and in the location of the proposed carport.

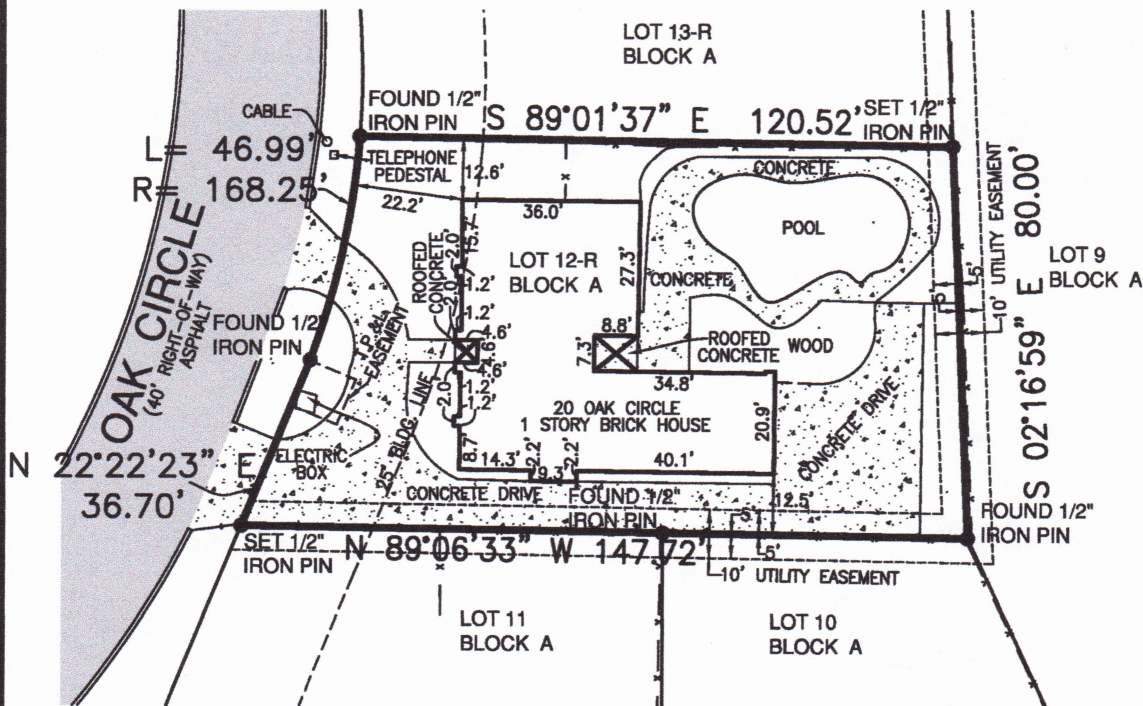
The plan for the carport is to match the house. Same wood siding, same cedar trim, same gabled roof design with the same roof pitch, the same roof shingles, all painted to match the house. We believe this will give a coherent visual appeal and not detract from the street view.

Thank you for considering our proposal,

Bryan & Phyllis Klein

20 OAK CIRCLE

LOT 12-R, BLOCK A OF ROYAL OAKS ADDITION, AN ADDITION TO THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT RECORDED IN CABINET O, SLIDE 64, PLAT RECORDS, DENTON COUNTY, TEXAS.



NOTES:

EASEMENTS SHOWN HEREON ARE AS LISTED IN THE LAWYERS TITLE INSURANCE CORPORATION'S TITLE COMMITMENT GF No. 080544, EFFECTIVE DATE MAY 26, 2008.

10.b. THE FOLLOWING EASEMENT(S) AND/OR BUILDING LINES AS SHOWN ON PLAT RECORDED IN CABINET O, SLIDE 64, PLAT RECORDS, DENTON COUNTY, TEXAS, TO-WIT:

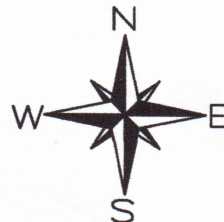
- 10 FOOT UTILITY EASEMENT ALONG THE SOUTH AND EAST PROPERTY LINE(S), DOES AFFECT AS SHOWN.
- 25 FOOT BUILDING LINE ALONG THE WEST PROPERTY LINE, DOES AFFECT AS SHOWN.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0532 E, DATED APRIL 2ND, 1997. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 13th DAY OF JUNE, 2008 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452



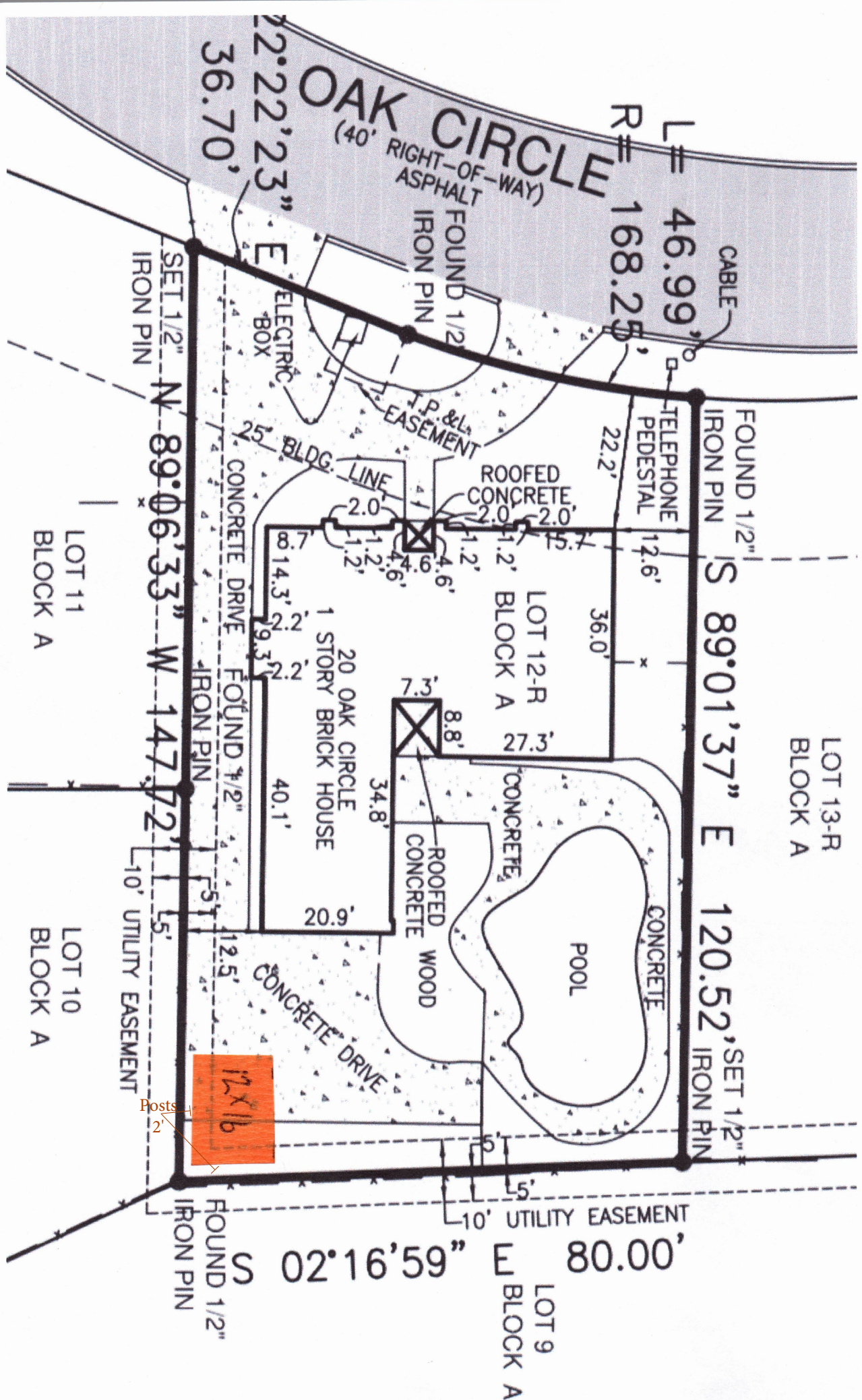
**Metroplex
Surveying, Inc.**



940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

GF No. 080544

DWN. JRH CKD. MRK SCALE 1"=30' DATE 06/13/08 JOB NO. 35890









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)