



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JULY 20, 2021, 6:00 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

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. June 15, 2021 Meeting Minutes

Regular Agenda

2. Conduct a public hearing regarding a request from Jonathan Iverson for a variance of Chapter 14, Article IX SF-3 Residential District, Section 2 (2) (a) and Section 3 (3) for the construction of a detached garage in the required rear yard and consider and act on the same. The property is located at 46 Lakewood Drive and legally is described as Lakewood Gardens, Block A, Lot 23.
3. Conduct a public hearing regarding a request from Jonathan Davidson 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 Red Oak Circle and legally is described as Red Oak Addition, Block L, Lot 10.

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 July 15, 2021 at 10:00 a.m.



Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JUNE 15, 2021**

MINUTES

Call to Order

The meeting was called to order at 6:25 p.m. by Chairman Crawford.

Roll Call

PRESENT

Chairman Larry Crawford
Vice-Chairman Joey Hernandez
Member Jan Bowman
Member Brian Engle
Alternate Dennis Day

ABSENT

Member David Jones
Alternate Alex Valderrey

ALSO PRESENT

Trey Sargent, Town Attorney
Randy Gibbons, Council Liaison
Chris Chaudoir, Administrative Assistant

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

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

Invocation

Invocation given by Councilman Gibbons.

Public Comment

No Public Comment

Consent Agenda

1. May 18, 2021 Meeting Minutes

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

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

Regular Agenda

2. Discuss, consider and act on the appointment of a Board Chairman and Vice-Chairman.

Mr. Crawford and Mr. Hernandez reelected to Chairman and Vice-Chairman.

Motion made by Vice-Chairman Hernandez to accept the vote, Seconded by Member Bowman.

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

3. Conduct a public hearing regarding a request from L.D. Vinson Jr and Bonnie Brown for a variance of Chapter 3, 3.06.005(j) and Chapter 14, Article VIII SF-2 Residential District, Section 3 (1) required front yard for fence construction and Chapter 14, Article VIII, Section 3, (2) required side yard building line and consider and act on the same. The properties are in the 100 blk of N. Hook Street and legally described as The Farm at Heaven on Hook, Block 1, Lots 1, 2, & 3.

Public Hearing opened at 6:31 p.m.

Bonnie Brown, 299 Texoma Drive, property owner, presented the variance and explained the reasons for it. She also provided photos of the house elevations and type of fencing proposed. The fence across the front of the property will be five feet tall with gates.

Helen James, 3 Oak Lane, expressed concerns about drainage from the property as her house is on a lower elevation. Mrs. Brown offered to get with her after the meeting to explain the drainage plan.

Public Hearing closed at 6:43 p.m.

Motion made by Vice-Chairman Hernandez to approve the variance, Seconded by Member Engle.

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

Adjournment

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

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

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments

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?

Installation of separate garage, creating a new garage approach, additional building for car storage

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

It will add current value to the property and allow for a functional garage that homeowner can use

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

The area is free from interrupting normal use of alleyway, no obstruction to current alleyway, creates a highvalue and functional use for the homeowner to store his vehicles.

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

The original driveway is very steep and is non functional for a normal car, damage to homeowners cars and safety issue parking in existing driveway will be eliminated with new installation

Lien holder:

Is the property burdened by a lien of any nature? () Yes (X) 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.

Other:

Approximate cost of work involved? \$25,000

Include a schematic drawing of the site.

To the Applicant:

I, Jonathan Iverson, understand the above requirements and have read them thoroughly and my statements are true and correct.

[Signature]
Applicant

5/27/21
Date

Lien holders (if any)

STATE OF TEXAS:
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan D Iverson, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 27th day of May, 2021.

[Signature]
Notary Public, in and for the State of Texas

02-26-2024
My Commission Expires On:





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?

We are proposing to add a carport structure over an existing driveway extension to keep our boat protected from weather.

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

Many of the homes in our neighborhood have these paved driveway extensions that were poured with the original home builds in the 70's/80's. I believe, being so close to the lake, the builders had boat parking in mind for these extensions. Having the ability to cover a boat for protection would provide peace of mind to all neighborhood boat owners. Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?

Most of these driveway extensions are toward the rear of each property and would not be an eyesore to neighbors driving by. I brought pictures of various homes with these extensions.

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

Our town's motto is: City Close, Lakeside Living! Having the ability to build carports over these existing driveway extensions (rather than pouring additional concrete to accommodate the 6-ft property line rule) will allow neighbors to keep their boats, or other vehicles, protected from the environment without having to pay monthly/yearly fees to keep them in a Marina or Storage Facility.

Is the property burdened by a lien of any nature? Yes No Primary Mortgage
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. Chris Chaudoir told me over the phone that this would not be required for my request.

Other:

Approximate cost of work involved? \$8,000

Include a schematic drawing of the site.

To the Applicant:

I, Jonathan Davidson understand the above requirements and have read them thoroughly and my statements are true and correct.

[Signature]
Applicant

6/24/21
Date

Lien holders (if any)

STATE OF TEXAS:

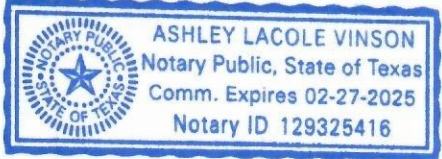
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan Davidson, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 24th day of June, 2021.

[Signature]
Notary Public, in and for the State of Texas

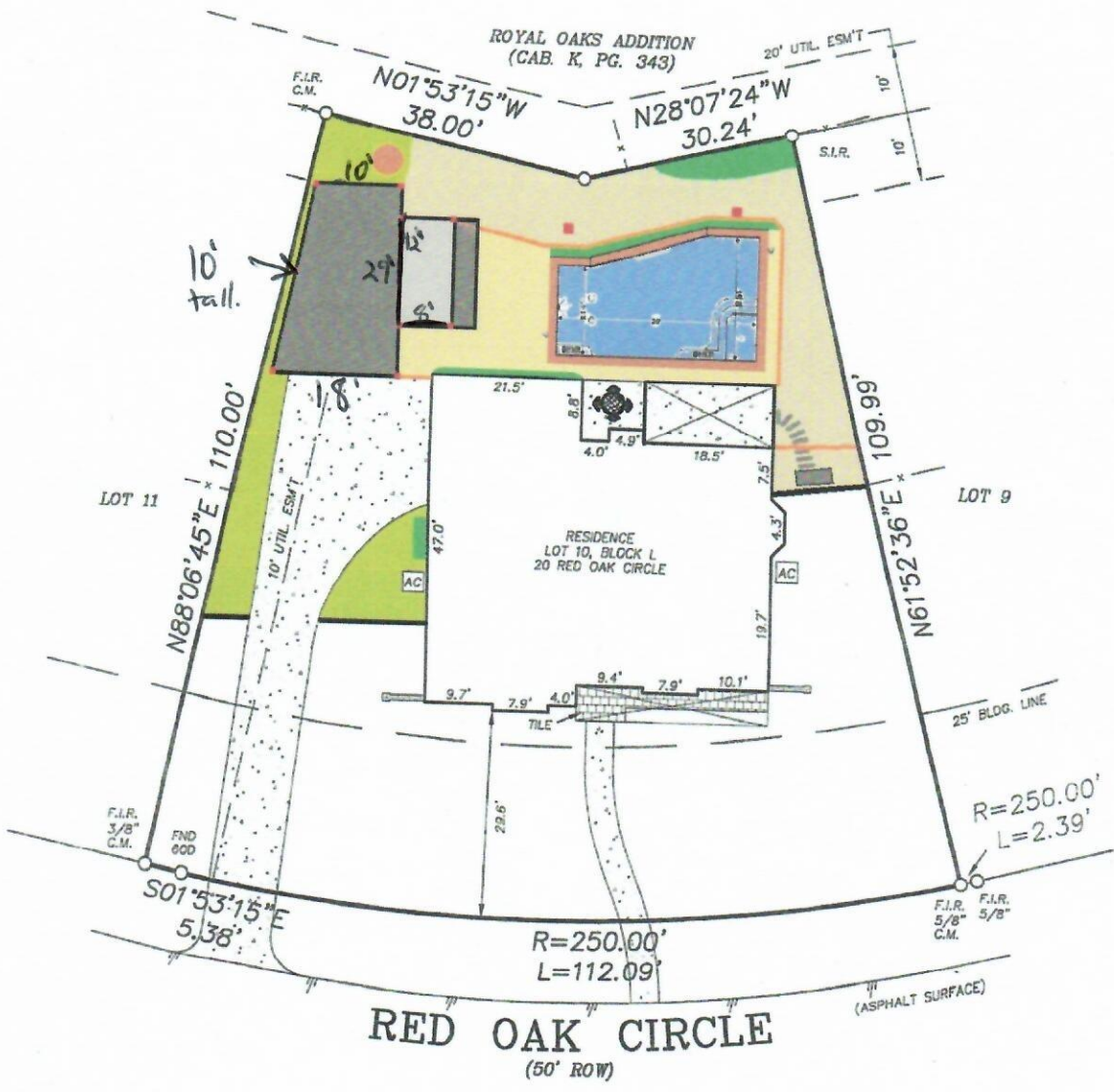
2-27-2025
My Commission Expires On:



SURVEY PLAT

20 RED OAK CIRCLE

Description: Lot 10, Block L, of Red Oak Addition
 an addition to the City of Hickory Creek, Denton County, Texas,
 according to the plat thereof recorded in Volume 15, Page 21
 of the Map Records of Denton County, Texas.

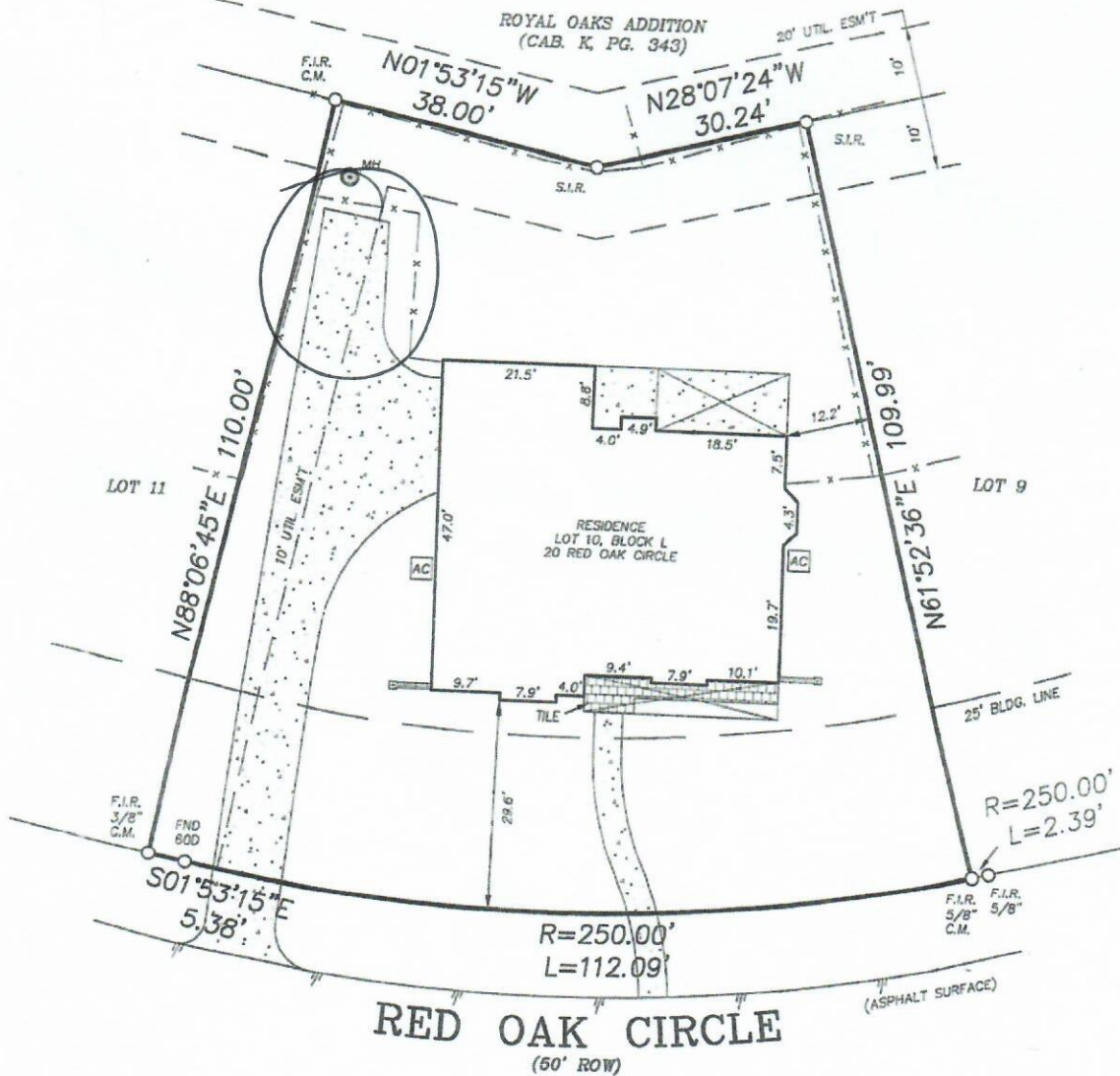


NOTE: EASEMENT AS RECORDED IN VOL. 426, PG. 545 AFFECTS THAT PORTION OF SUBJECT PROPERTY WHICH LIES BELOW AN ELEVATION OF 537', IF ANY. EASEMENTS AS RECORDED IN VOL. 329, PG. 478; VOL. 409, PG. 578; VOL. 399, PG. 595; VOL. 309, PG. 276; VOL. 192, PG. 12 AND VOL. 336, PG. 156 DO NOT AFFECT SUBJECT PROPERTY.

4064

CERTIFICATION: The undersigned does hereby certify to that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that...

HEXTER-FAIR TITLE COMPANY, (G.F. NO. FM07315801)



NOTE: EASEMENT AS RECORDED IN VOL. 426, PG. 545 AFFECTS THAT PORTION OF SUBJECT PROPERTY WHICH LIES BELOW AN ELEVATION OF 537'. IF ANY. EASEMENTS AS RECORDED IN VOL. 329, PG. 478; VOL. 409, PG. 578; VOL. 399, PG. 565; VOL. 309, PG. 276; VOL. 192, PG. 12 AND VOL. 336, PG. 156 DO NOT AFFECT SUBJECT PROPERTY.

CERTIFICATION: The undersigned does hereby certify to HEXTER-FAIR TITLE COMPANY, (G.F. NO. FM07315801) that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN THE 100-YEAR FLOOD ZONE AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 481150 0532 E, PRESENT EFFECTIVE DATE OF MAP APRIL 02, 1997 HEREIN PROPERTY SITUATED WITHIN ZONE "X" (UNSHADED).

THE BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE REFERENCED RECORDED MAP OR PLAT. C.M.= CONTROLLING MONUMENT; F.I.R.= FOUND IRON ROD; F.I.P.= FOUND IRON PIPE; F.C.P.= FENCE CORNER POST. OHE=OVERHEAD ELECTRIC. S.I.R. = SET IRON RODS 1/2" DIAMETER WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY". ALL FOUND IRON RODS ARE 1/2" DIAMETER UNLESS OTHERWISE NOTED.

Arthur Surveying Co., Inc.
Professional Land Surveyors

P.O. Box 54 - Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4675

DATE: October 11, 2007
SCALE: 1" = 20'
ASC. NO. 2710113
DRAWN BY: L.G.
CHECKED BY: [Signature]

[Handwritten Signature]

