



**NOTICE OF  
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, DECEMBER 16, 2025, 6:00 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 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.](#) August 19, Meeting Minutes

**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.

**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 November 24, 2025 at 12:00 p.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, AUGUST 19, 2025**

**MINUTES**

**Call to Order**

Meeting called to order at 6:05 p.m. 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 Connor

**ALSO PRESENT**

Alex Cowley, Town Attorney

Chris Chaudoir, Administrative Assistantt

**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 Member Day.

**Items of Community Interest**

No Items of Community Interest

**Public Comment**

No Public Comment

**Consent Agenda**

**1. July 15, 2025 Meeting Minutes**

Motion to accept the minutes as presented made by Member Jones, Seconded by Vice Chairman Hernandez.

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

**Regular Agenda**

2. Reconvene a public hearing continued from July 15, 2025 and discuss, consider and act regarding a request from Four Seasons Early Learning Academy for a variance of Chapter 14, Article XIII C-1 Commercial District, Section 2 Uses for the construction of accessory structures in the rear and side yards. The property is located at 1001 Point Vista Road and legally is described as Ventana Addition Phase II, Lot 6. and discuss, consider and act regarding a request from Four Seasons Early Learning Academy for a variance of Chapter 14, Article XIII C-1 Commercial District, Section 2 Uses for the construction of accessory structures in the rear and side yards. The property is located at 1001 Point Vista Road and legally is described as Ventana Addition Phase II, Lot 6.

Public Hearing reconvened at 6:08 p.m.

Laurent Lebeau, Four Seasons Early Learning Academy, explained that the school is trying to give their students an experience different than the others. It is very nature oriented, and they are asking to add an equipment shed for gardening tools and tools for use in the playground, and a small shed for the protected storage of bikes and trikes. They believe it is a unique experience to encourage the children to get their hands dirty gardening, but it is difficult to accomplish during Texas summers, so they are proposing the addition of a greenhouse for the children to use throughout the year.

Chairman Crawford enquired if the school was at maximum capacity. Mr. Lebeau stated it was not, but the improvements would accommodate their needs at maximum capacity. Chairman Crawford and Member Jones complimented their philosophy. Ms. Chaudoir confirmed the structures would be approximately 20 feet from the property lines. Chairman Crawford also expressed his appreciation of the added landscaping shown and its use as a screening barrier for the playground area.

Public Hearing closed at 6:14 p.m.

Motion to approve the variance as presented 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.

**Adjournment**

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

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

Meeting adjourned at 6:15 p.m.

Approved:

Attest:

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Larry Crawford, Chairman  
Position 2  
Board of Adjustments

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Chris Chaudoir,  
Administrative Assistant



COMMUNITY DEVELOPMENT  
BOARD OF ADJUSTMENT VARIANCE APPLICATION

Address/Location: 127 Woody TRL. Hickory Creek

Legal Description (Abstract / Name, Lot, Block, Tract): A0284A CDBB, TR127,  
1.122 ACRES, OLD DCAD TR#23(S)

Denton CAD Tax ID #: R62430 Current Zoning: SF2 Acres: 1.122

Owner Name John Krenn

Mailing Address 127 Woody TRL

Hickory Creek TX 75065

Email Address Krennpowersports@gmail.com

Contact #(s) 682 553 1447

Signature [Signature]

Printed Name John Krenn Date: 11/13/2025

Give a brief description of the project?

30x40 Metal building w 15x40 Carport or full enclosed  
45x40. Concrete pad on back and on front connected  
to existing driveway

List all conditions requiring a variance:

Size over 600sqft., Location within 5' of other building  
(Carport will extend next to current garage)

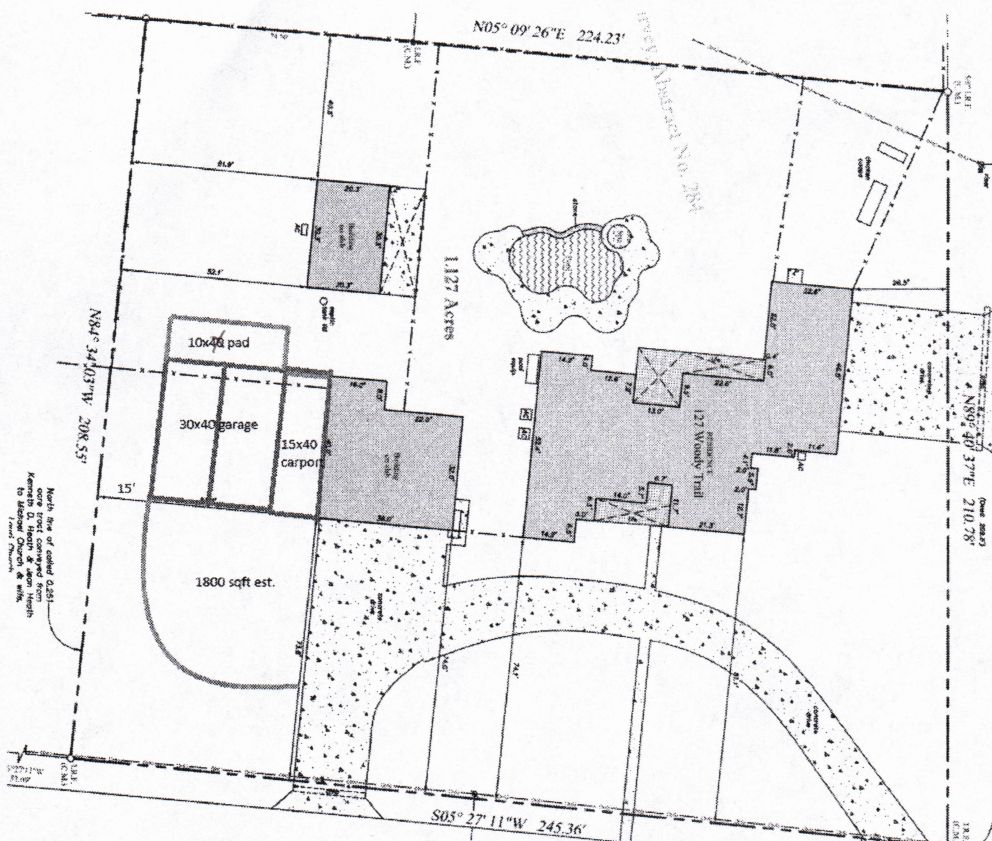
**Submittal Requirements**

Applications may be submitted either to [inspections@hickorycreek-tx.gov](mailto: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: 11/17/25 To DRC: \_\_\_\_\_ Notices Mailed: \_\_\_\_\_ Hearing Date: 12/1/25

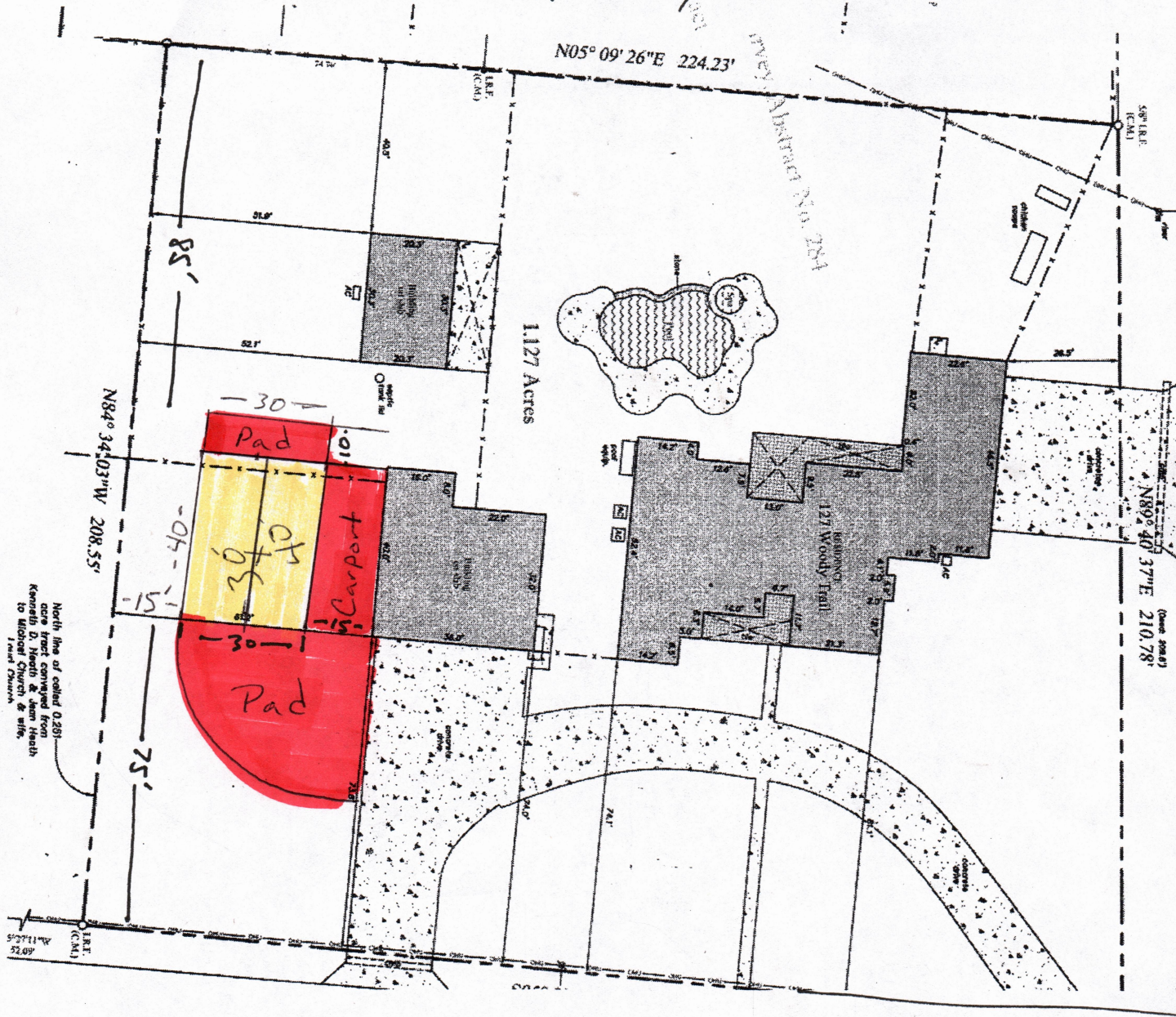




1200 sqft. garage  
600 sqft. carport  
2800 sqft. flatwork  
driveway, under  
carport and back  
of garage 10x40 30



127 Woody TRL



WOODY TRL

Enclosed 30x40 (est.)

Concrete pad + drive (Carport included)

## 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, side yard, or corner side yard shall not exceed 40 percent.

(Ord. No. 2022-03-899, § 3.02, 3-28-2022; Ord. No. 2023-06-933, § 3.02, 6-26-2023)