



**NOTICE OF  
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, OCTOBER 15, 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. September 17, 2024 Meeting Minutes

**Regular Agenda**

2. Conduct a Public Hearing regarding a request from Michael and Susan Robinson for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 Area Regulations, (3) for an attached deck cover in the required rear yard and discuss, consider and act on the same. The property is located at 26 Royal Oaks Boulevard and is legally described as Royal Oaks Addition, Block C, Lot 32.

**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 September 25, 2024 at 4:00 pm.

Chris Chaudoir  
Town of Hickory Creek

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, SEPTEMBER 17, 2024**

**MINUTES**

**Call to Order**

Meeting was called to order at 6:05 p.m. By Chairman Crawford.

**Roll Call**

PRESENT

Vice Chairman Joey Hernandez  
Chairman Larry Crawford  
Member Brian Engle  
Member David Jones  
Alternate 1 Smita Pascual

ABSENT

Member Jeff Tucker  
Alternate 2 Dennis Day

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.

**Public Comment**

No Public Comment

**Consent Agenda**

1. August 20, 2024 Meeting Minutes

Motion to approve the August 20, 2024 minutes as presented made by Member Jones, Seconded by Vice Chairman Hernandez.

Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Engle, Member Jones, Member Pascual. 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.

Young Yi, 1688 Turbeville Road, explained the reasons they wished to replace the old 750 square foot structure on the property with a new metal building with approximately 1900 square feet of storage area in the center, and 550 square feet on either side as a shelter for their goats and a carport for their vehicles and equipment.

Ms. Chaudoir confirmed notification letters had been sent and, of those who responded, no one expressed concern after the project was explained.

Public hearing opened at 6:11 pm and, with no one wishing to speak, closed at 6:12 p.m.

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

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

## **Adjournment**

Motion to adjourn made by Member Engle, Seconded by Vice Chairman Hernandez. Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Engle, Member Jones, Member Pascual. Motion passed unanimously.

Meeting adjourned at 6:13 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 APPLICATION

Address/Location: 26 Royal Oaks Blvd. Hickory Creek, Tx 75065

Legal Description (Abstract / Name, Lot, Block, Tract): Royal Oaks Aeon BLK C Lot 32

Denton CAD Tax ID #: 63348 Current Zoning: SF-3 Acres: .34

Owner Name Michael + Susan Robinson

Mailing Address 26 Royal Oaks BLVD. Hickory Creek, Tx 75065

Email Address m.robinson1494@gmail.com

Contact #(s) 214-497-8415

Signature Michael J. Robinson

Printed Name MICHAEL J. Robinson Date: 9-10-24

Give a brief description of the project?

After purchasing our house 4 years ago I had the backyard deck replaced because it was rotting and unsafe to walk on. I also had a roof installed over the deck to ~~rain~~ direct rain off to the side of the roof instead of gushing on the deck and to also block the sun for my wife because she's had facial skin cancer. At the time I was unaware of a permit requirement or SF-3 ordinance.

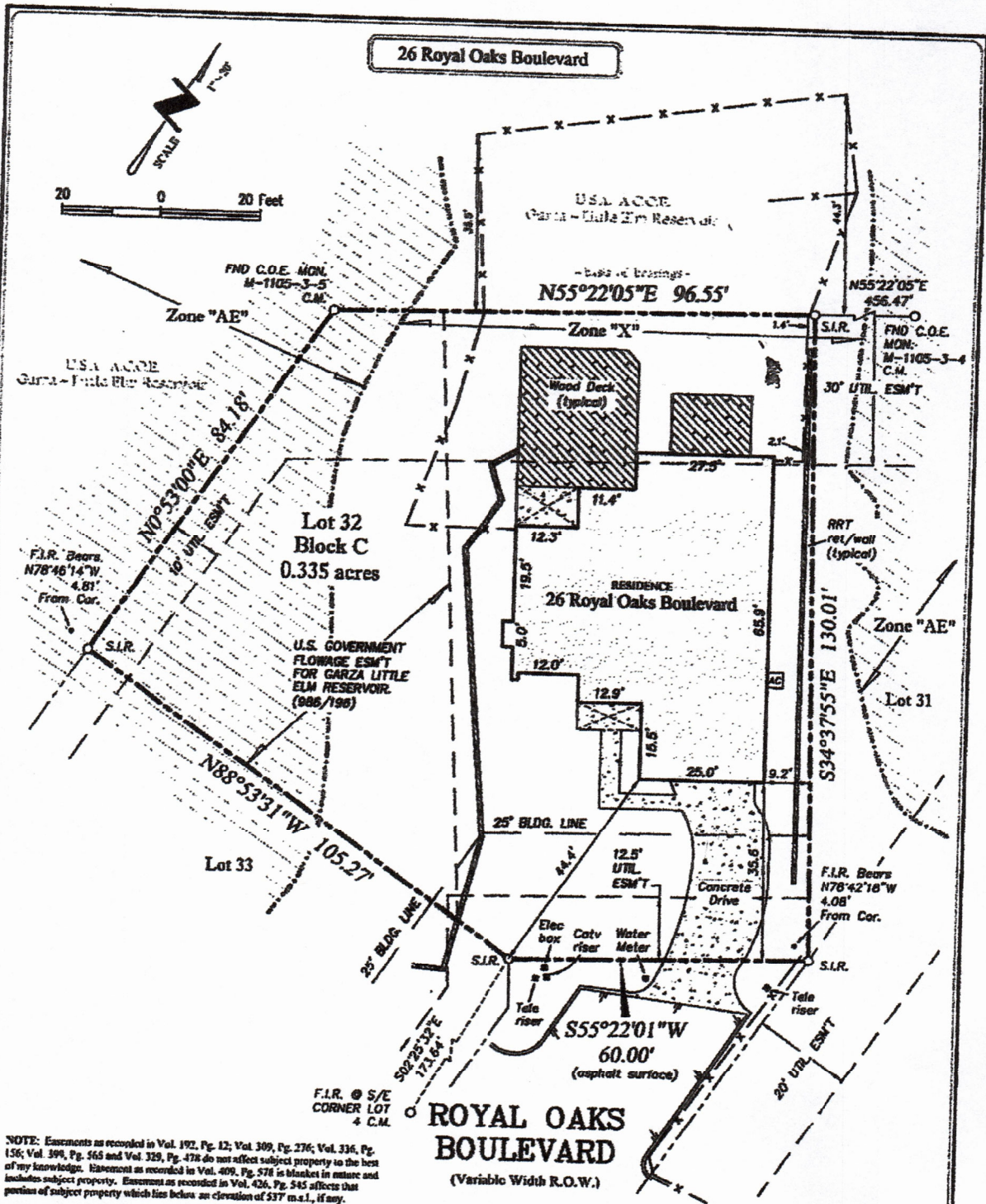
List all conditions requiring a variance:

I am please asking for a variance for my backyard roof cover which is an integral part of the house roof. My home is on a mound near Lake Lewisville with a ravine on the left side and dense forest on the right and significantly behind neighborhood housing. Due to my location the variance is not visible to anyone in the neighborhood.

Thank You



official approved plat



NOTE: Easements as recorded in Vol. 192, Pg. 12; Vol. 309, Pg. 276; Vol. 336, Pg. 156; Vol. 390, Pg. 565 and Vol. 329, Pg. 478 do not affect subject property to the best of my knowledge. Easement as recorded in Vol. 409, Pg. 578 is blanket in nature and includes subject property. Easement as recorded in Vol. 426, Pg. 545 affects that portion of subject property which lies below an elevation of 537 m.s.l., if any.

**PROPERTY DESCRIPTION:** Being Lot 32, Block C Royal Oaks Addition, a Resubdivision of Hickory Creek Ltd. an Addition to the City of Hickory Creek, Denton County, Texas, according to the Plat thereof recorded in Volume 13, Pages 23 and 24, Plat Records, Denton County, Texas; together with Certificate of Correction filed November 13, 1979 recorded in Volume 986, Page 196, Deed Records, Denton County, Texas.

**LEGEND:** C.M. = Controlling Monument; F.I.R. = Found Iron Rod; F.L.P. = Found Iron Pipe; F.C.P. = Fence Corner Post; O.H.E. = Overhead Electric; S.I.R. = Set Iron Rod 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — X — (Race & post) — dot — (vertical power)

**FLOOD NOTE:** It is my opinion that the property described herein is partially within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Facel No. 481150 0535 G, present effective date of map April 18, 2011, herein property situated within Zone "X" (Undeveloped), Zone "X" (Shaded), Zone "AE".

Date:	08/18/17
ASC No.	1708230
P.C. / Tech	J.R. / L.G.
Client	Title Resources
G.F. No.	174190

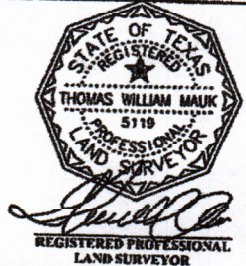


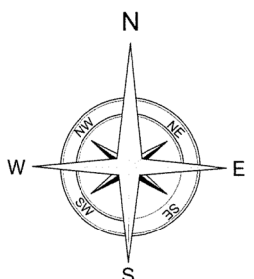
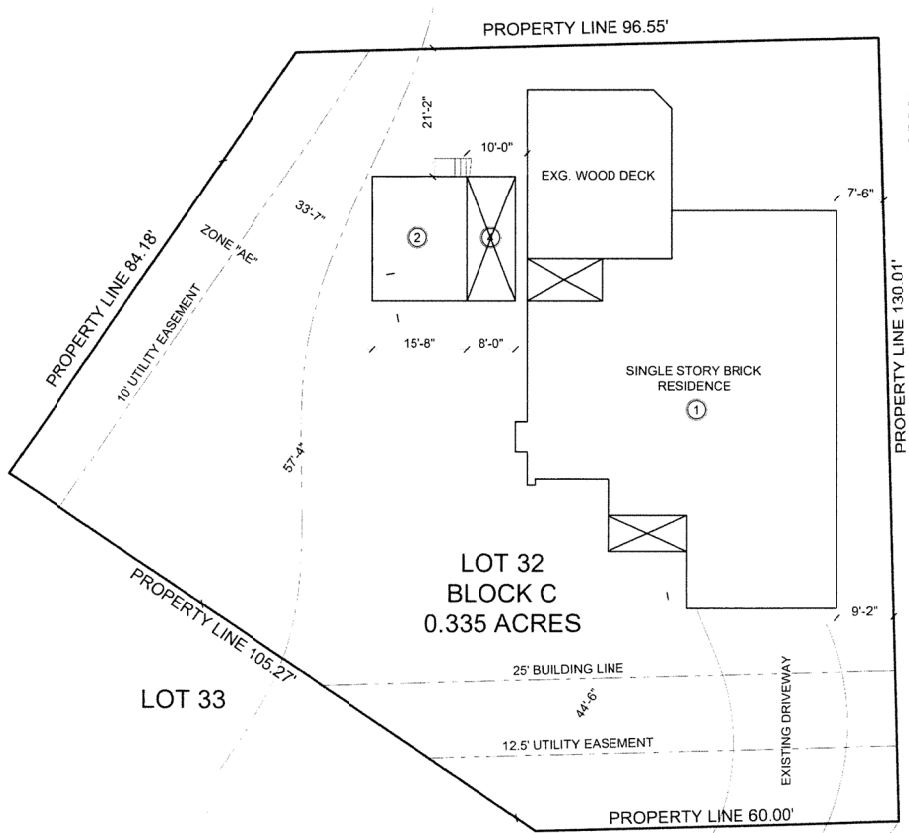
**SWAYERS CERTIFICATION:**  
 The undersigned does hereby certify that this survey was this day made on the ground of the property, legally described herein and is correct, and to the best of my knowledge, there are no visible discrepancies, omissions, shortages in area, boundary line conditions, encroachments, overlapping of interests, easements or rights of way that I have been advised of except as shown herein. The bearings shown herein are based on the above referenced recorded map or plat unless otherwise noted.

**TITLE RESOURCES**  
 2439 J. J. Miller Parkway  
 Denton, Texas 76205  
 Ph: 940.384.1000  
 Fax: 940.384.0123

26 Royal Oaks Boulevard  
 Hickory Creek, Texas

**ARTHUR LAND SURVEYING**  
 230 Elm St., # 200 - Lewisville, TX 78847  
 Ph: 972.321.9439 - T9200 10943000  
 www.arthurlandsurveying.com E-mail: arthur@arthurlandsurveying.com





AREA DISTRIBUTION		
AREA SCHEDULE		
1	EXISTING TWO STORY BRICK HOUSE	2,634 SQ. FT.
2	PROPOSED DETACHED ACCESSORY BLDG (STORAGE) 1st STORY	328 SQ. FT.
3	PROPOSED DETACHED ACCESSORY BLDG (SUNROOM) 2nd STORY	328 SQ. FT.
4	PROPOSED UNCOVERED DECK	165 SQ. FT.
PROPOSED TOTAL COVERAGE		3,127 SQ. FT.
LOT AREA		14,608 SQ. FT.
% LOT COVERAGE		21 %
LEGAL DESCRIPTION		
Property ID: 63348		
Legal Description: ROYAL OAKS ADDN BLK C LOT 32		
Geographic ID: SM0015A-00000C-0000-0032-0000		

ZONE "AE"  
LOT 31



VICINITY MAP  
FOR REFERENCE ONLY

SITE PLAN  
SCALE 1" = 20'

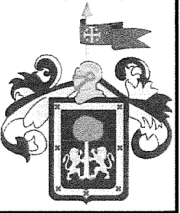
ROYAL OAKS BLVD

REVIEWED FOR COMPLIANCE 11/23/21

STATE OF TEXAS  
MAYIER KAHN  
97140  
LICENSED PROFESSIONAL ENGINEER

**P&P BARRAGAN**  
DALLAS, TX, 75208  
PLANS@PERMITSBARRAGAN.COM  
469-297-7694

PROJECT NAME:  
RESIDENTIAL-ADDITION  
26 ROYAL OAKS BLVD.,  
HICKORY CREEK, TX, 75065



DATE:  
11/18/2021

SCALE:  
1" = 50'

**01**





WELCOME TO PATIO







WELCOME TO PATTO







WELCOME  
to PATAU

THE DOOR

THE DOOR





## 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)