



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, NOVEMBER 15, 2022, 6:30 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 17, 2022 Meeting Minutes

Regular Agenda


2. Discuss, consider and act on the appointment of Board of Adjustments Chair and Vice-Chair.
- [3.](#) Conduct a public hearing regarding a request from John and Robin Thompson 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 68 Lakewood Drive and legally is described as Lakewood Gardens, Block A, Lot 34.

4. 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 November 3, 2022 at 3:30 p.m.

A handwritten signature in dark ink, appearing to read "C Chaudoir", is written over a horizontal line.

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 17, 2022**

MINUTES

Call to Order

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

Roll Call

PRESENT

Chairman Larry Crawford

Vice-Chairman Joey Hernandez

Member David Jones

Member Brian Engle

Alternate 2 Dennis Day

ABSENT

Member Jan Bowman

Alternate 1 Alex Valderrey

ALSO PRESENT

Trey Sargent, Town Attorney

Ian Theodore, Council Liaison

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 Councilman Theodore

Public Comment

No Public Comment

Consent Agenda

1. January 18, 2022 Meeting Minutes

Chairman Crawford made one correction to Item #4, voting.

Motion to accept the minutes with the correction made by Vice-Chairman Hernandez, Seconded by Member Day.

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

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 3 (3) required rear yard for the construction of a garage 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.

Public Hearing opened at 6:34 p.m.

Jonathan Iverson, 46 Lakewood, gave a overview of the project and its history. The garage will be a stick built structure rather than the metal building previously presented. The lot will be graded to insure proper drainage. Chairman Crawford confirmed there would be room for one car to park in front of the garage. The grade of the driveway makes it dangerous to use. The large oak in the rear yard will not be removed.

Public Hearing closed at 6:40

Motion to approve as presented made by Member Engle, Seconded by Vice-Chairman Hernandez.

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

3. Conduct a public hearing regarding a request from Oscar Del Aguila for a variance of Chapter 14, Article VIII SF-2 Residential District, Section 3 (2), (3) and (6) for the remodel of an existing undersized dwelling and the construction of a carport in the required side and rear yards and consider and act on the same. The property is located at 242 Lake Drive and is legally described as A1075a Ramsey, Tract 7.

Public Hearing opened at 6:42 p.m.

Oscar Del Aguila, 242 Lake Drive, explained that the house per the records is 614 square feet and presented a slide show detailing the project. He will be removing the one existing bedroom and replacing the pier and beam foundation with a slab before rebuilding a slightly bigger bedroom. At least one of the oak trees will have to be removed. There is a flat roof over the entrance between the bedroom and the rest of the house. He proposes installing a pitched roof to match the main house and adding a front porch for weather protection. The laundry room is only accessible from the outside and has a brick floor. The floor will be replaced by a slab and the roof raised with the revisions to the entry roof. The popcorn ceilings in the main room are sagging and he would like to raise them from the existing 8-9 feet. Over the front gravel drive, he would like to add a carport in the required

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side yard. He would also like to add a second bedroom to the front of the house, making it a 2 bedroom, 1 bath. The property is on a septic system located in the front yard.

Public hearing closed at 6:52 p.m.

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

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

Meeting adjourned at 6:55 p.m.

Approved:

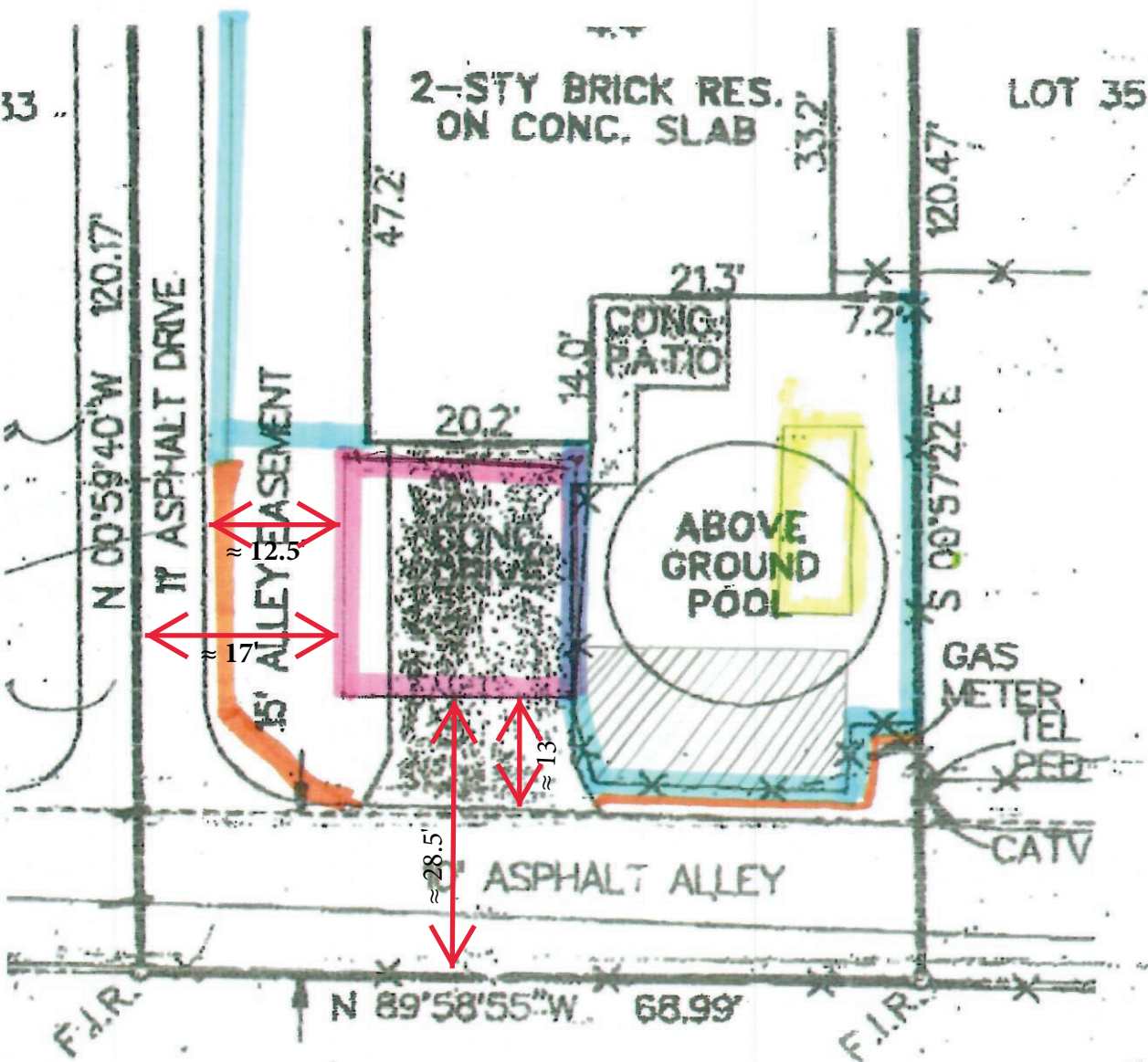
Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments



08 03 2022



LAKEWOOD GARDENS, an Addition to the City of Denton County, Texas, according to the Plat thereof recorded in 43, of the Plat Records of Denton County, Texas.

as #68 LAKEWOOD DRIVE)

and accurate representation of the property as determined by survey is lines and dimensions of said property being as indicated on the Plat. type of buildings and improvements are as shown, all improvements of the property except as shown, set back from the property lines is from the street front or road is as shown on the Plat. There are no visible protrusions or apparent easements, except as shown on the Plat. a portion of subject property

20 Red Oak Circle - Carport Details

Dimensions:

17.5' width at the front

11.5' width at the rear

28' length

10' height at the highest point, sloping down to 9'.

Materials used:

Posts are made of 14gauge 4"X4" metal tubing.

- 7 Posts total.
- Each to be set 2' deep in 50lbs of concrete.
- Tubing/Posts painted the same color as our home's main color.

Top Plates & Joists are made of 14gauge 2"X3" metal tubing.

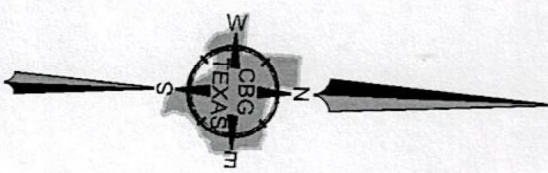
- Painted the same color as our home's main color.

Metal Roof made of 29gauge AG panels.

- Roof panels painted the same color as our home's trim color.

Additional information:

- Roof to slope inward to our backyard so no runoff affecting any neighbors.
- All tubing junctures to be fully-welded, no spot welds.
- We understand the structure is to be built over a utility easement, and assume the risk of demolition if necessary.
- The concrete pad we wish to build over was poured when the home was originally built in 1980. It is not an add-on. It's where we currently park our boat. It's at the rear of our property. It only makes sense to build the carport over it.



ROYAL OAKS ADDITION,
VOL. 13, PG. 24

N 01°53'15" W 38.01'
N 28°07'24" W 30.24'

10' UTILITY
ESMT.

10' Height

11.5' W

28' L

1.0' STONE

POOL

24.1

17.5 W

21.4'

8.9'

5.0'

18.4'

7.4'

4.2'

2.5'

19.6'

10.1'

8.6'

9.0'

2.9'

1.1'

9.7'

7.9'

4.1'

29.9'

0.8' BRICK
WALL (TYP.)

WATER
METER

L=112.09'
R=250.00'

RED OAK CIRCLE

50' R.O.W.

GAS METER

TILE

AC

LOT 10

TWO STORY
BRICK & FRAME

LOT 9

N 61°52'36" E 109.99'

5' BL

V.805, PG. 383

CM

LOT 11

S 88°06'45" W 110.00'

5' BL

V.805, PG. 383

25' BL

0.5' ON

IRF FOR WITNESS
ON LINE 0.46'

S 01°53'15" E 5.38'

(BASIS OF BEARINGS)

48.50' TO
ROYAL OAKS BOULEVARD