



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, MARCH 18, 2025, 6:15 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. October 15, 2024 Meeting Minutes

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.

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 March 6, 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, OCTOBER 15, 2024**

MINUTES

Call to Order

The meeting was called to order at 6:05 p.m. by Chairman Crawford.

Roll Call

PRESENT

Vice Chairman Joey Hernandez
Chairman Larry Crawford
Member Jeff Tucker
Member Brian Engle
Alternate Dennis Day

ABSENT

Member David Jones
Alternate Smita Pascual

ALSO PRESENT

Trey Sargent, Town Attorney
Chris Chaudoir, Administrative Assistant

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

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

Invocation

Invocation given by Member Day.

Public Comment

No Public Comment

Consent Agenda

1. September 17, 2024 Meeting Minutes

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

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

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.

Public Hearing called to order at 6:08 p.m.

Mike Robinson, 26 Royal Oaks Boulevard, explained he was there to discuss his back roof and deck. The house is at the end of the street and backs onto to Lake Lewisville on an extended hill. The back deck and the roof are not visible to the public due to its placement. He apologized for not understanding that attaching the deck and roof to the back of the house infringed on an ordinance and for not obtaining a permit. They do want a deck roof attached to the house due to the Texas weather and Mrs. Robinson's health. Previous to the addition of the roof, rain would pour onto the deck. The new deck and roof channel the water into gutters on both sides to downspouts into the yard.

Chairman Crawford inquired if the house was purchased, and the deck and roof completed in 2020. Mr. Robinson stated they were, and the work was done by a local company called MG, possibly Construction. The size of the deck is 41 ft long by 34 ft wide. The construction company had engineers and architects working for them, but Mr. Robinson is unaware if the plans were stamped. The deck foundation is the same size as the deck and was built with what looked like 2 x 4 or 2 x 6 beams on the previously existing cement piers. He does not know the number, exact locations, or depth of the piers or how the posts were connected. The roof is attached to the house, but the deck is not.

Chairman Crawford discussed the requirements for the foundation and deck per the 2018 building codes. The header beam on the rear of the deck, as viewed in the supplied photos, does not appear to have the required strapping nor does the center post have a visible post connection. The beams or rafters seen in the photos are structural not decorative, per Mr. Robinson, but do not appear to be on the proper 16' span, use alternate approved sheathing materials, or contain hurricane ties for the wind load. Mr. Robinson is unaware of how the deck roof construction was tied into the existing house roof structure, just that the shingles were removed. He did say the contractor used a number of ties in the construction but covered them with cedar. The town also does not have any wind load calculations for the deck roof.

Chairman Crawford noted that additional electrical devices are visible and asked if an electrician had tied into the existing electric system or added circuitry. Mr. Robinson stated an electrician installed additional wiring on the side of the house. He assumes the electrician employed by the contractor is licensed and used the proper gauge of wiring for the circuits and mounting boxes for the ceiling fans.

Chairman Crawford expressed concern about a contractor who works in multiple jurisdictions neglecting to get permit, and what else may have been omitted, based on the concerns raised by the photos. He also mentioned that the deck and roof structure are not in compliance with the required 30-foot rear setback. Mr. Robinson stated his contractor has been in business for years and he would gladly have the contractor come in to talk to the Board since he has faith in him. The deck has been in existence for 4 years and has not had any issues.

Public Hearing closed at 6:37 p.m.

Vice Chairman Hernandez asked Chairman Crawford if he would rather hear from the actual contractor before taking action on the variance. Chairman Crawford explained the purpose of the hearing was to determine if the structure would be approved to be built. There are visible problems with the build, and the contractor did not pull the proper permit prior to building in the required setback.

Motion to deny the request made by Chairman Crawford, Seconded by Vice Chairman Hernandez.

Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Tucker, Member Engle.

Voting Nay: Member Day. Motion passed.

Adjournment

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

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

Meeting adjourned at 6:42 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant



AGENDA INFORMATION SHEET

Project Name: 1688 Turbeville Road Oversized Accessory Structure

Meeting Date: March 18, 2025

Agenda Item: 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

Previous Action/Review:

Date	Request	Result
9/17/24	Oversized Accessory Structure Variance Request	Approved
3/18/25	Oversized Accessory Structure Variance Request	

Background:

In August 2024, an application was submitted for a 3000 square foot metal accessory building consisting of 1900 square feet of storage area in the center, a 550 square feet open ended carport on one end and a 550 square foot open animal shelter on the other. The application was approved by the Board unanimously.

In February 2025, the applicant submitted building plans that did not match the previous approval. Applicant was advised to either modify the plan to match the approval or a new approval would be necessary. On February 24, 2025, a new variance application was submitted with additional changes. The request is now for an enclosed 3000 square foot structure for use as a garage and storage area.

Public notice was published in the Denton Record Chronicle on March 1, 2025 and hearing notices mailed to neighboring residents on March 6th.



COMMUNITY DEVELOPMENT
ZONING APPLICATION

Address/Location: 1688 Turbeville Rd

Legal Description (Abstract / Name, Lot, Block, Tract): S110315A

County Oak Estate Blk A Lot 6A

Denton CAD Tax ID #: 6914243 Current Zoning: _____ Acres: _____

Owner Name Yi, Young & Song

Mailing Address 1688 Turbeville Rd

Hickory Creek, Tx 75065

Email Address Youngki@ECAPIRE.COM

Contact #(s) 214-923-5940

Signature [Handwritten Signature]

Printed Name Young Yi Date: 2/24/2025

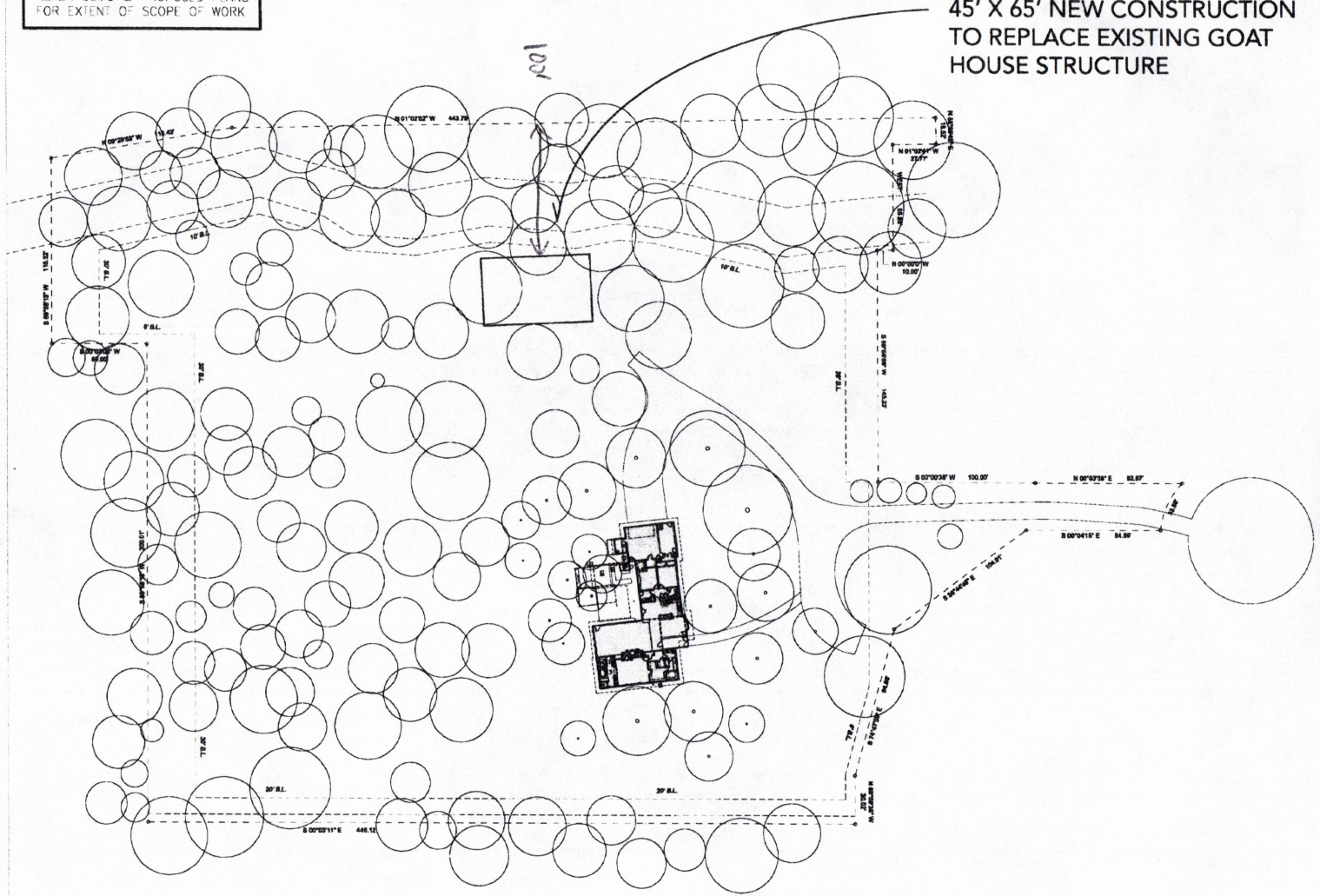
Give a brief description of the project?
50'x60' Garage, Storage ^{Metal} building.

List all conditions requiring a variance:

FOR REFERENCE ONLY

REFER DEVO & PROPOSED PLANS
FOR EXTENT OF SCOPE OF WORK

45' X 65' NEW CONSTRUCTION
TO REPLACE EXISTING GOAT
HOUSE STRUCTURE



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 COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED
 IN CONNECTION WITH ANY WORK OTHER THAN THE
 SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN
 PREPARED, IN WHOLE OR IN PART, WITHOUT THE PRIOR
 WRITTEN AUTHORIZATION OF FAR + DANG

No. Date Issue

03.22.24 EXISTING CONDITIONS



OWNER
 NAME WITHHELD

ARCHITECT
FAR + DANG
 4114 BUENA VISTA ST. NO. 18
 DALLAS, TEXAS 75204
 T 972 362 8249
 OFFICE@FARANDDANG.COM

1688 TURBEVILLE ROAD
 1688 TURBEVILLE ROAD
 HICKORY CREEK, TEXAS 75085

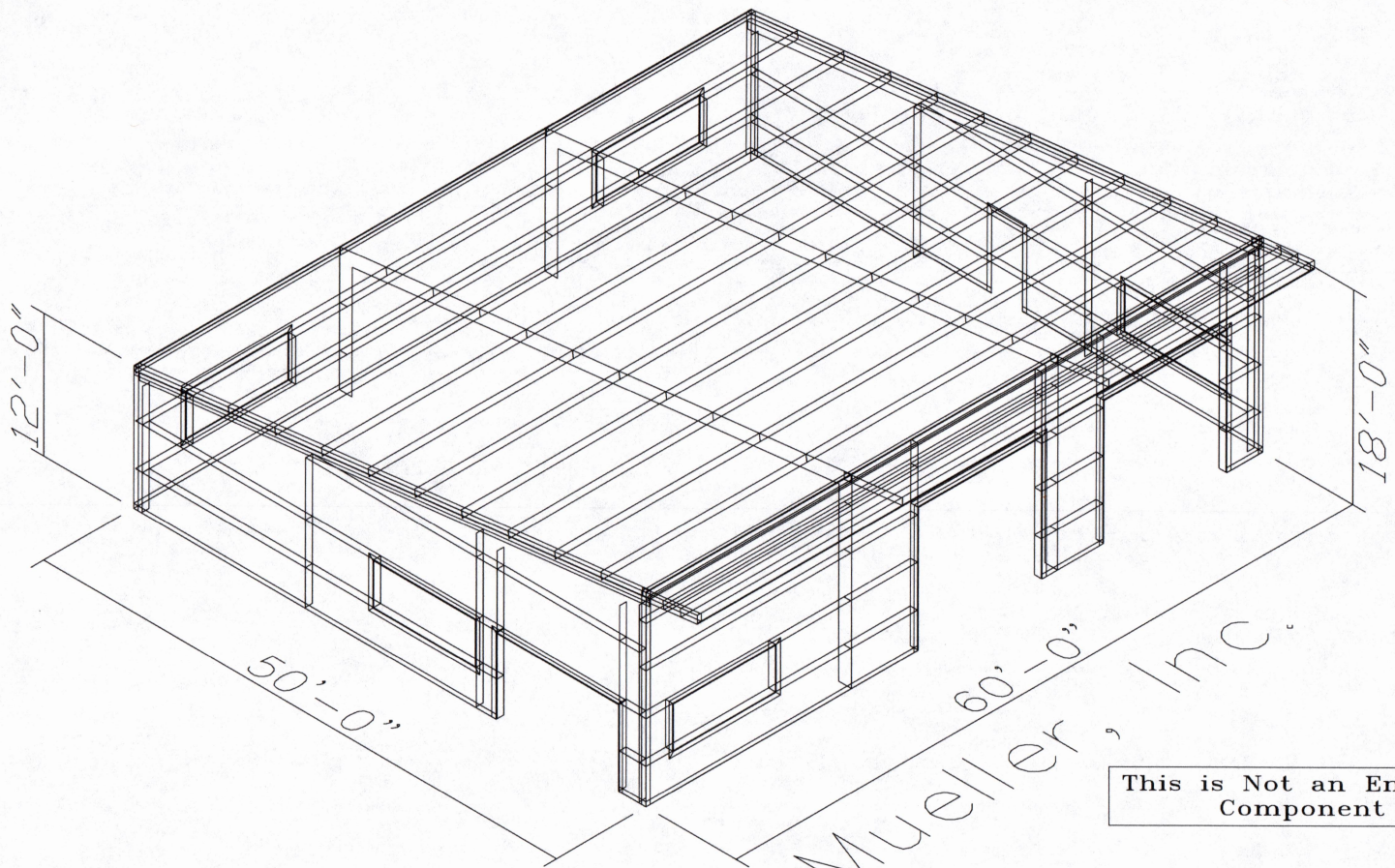
5.01 ACRE TRACT
 TOWN OF HICKORY CREEK,
 DENTON COUNTY, TEXAS



TITLE
 Existing Site Plan

Date 03.22.24 Scale 1" = 30'-0" Drawing A1.0

Existing Site Plan 01



Mueller, Inc.

This is Not an Engineered Structure
Component Order Only

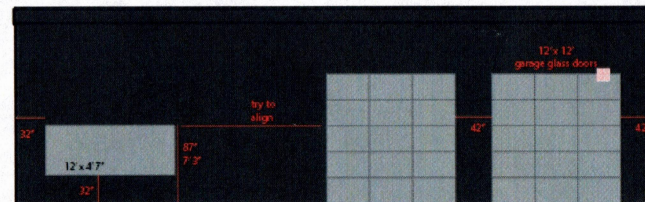
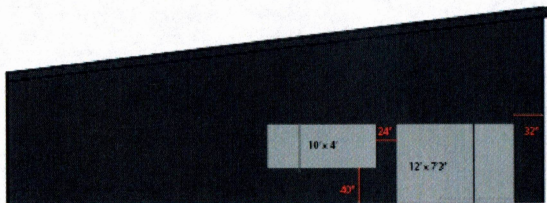
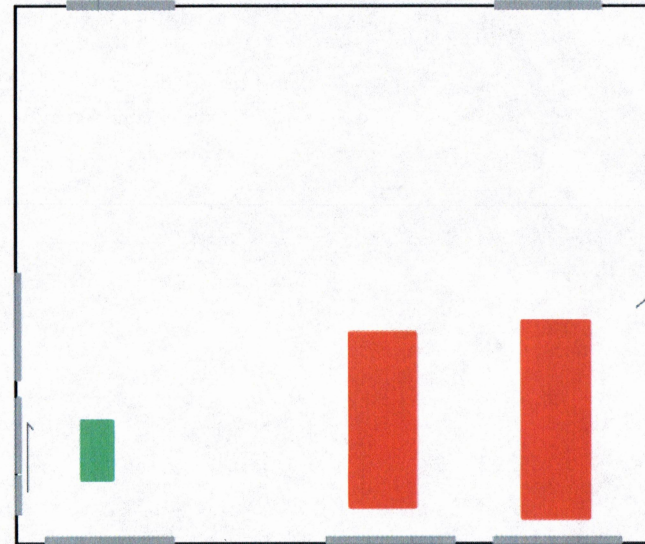
1688 TURBEVILLE – WAREHOUSE

60' WIDTH x 50' LENGTH

WELD UP

DARK CHARCOAL ALL OVER, BLACK TRIM WINDOWS + GARAGE WINDOWS + SLIDING DOOR

BACK



SIDE

FRONT

SIDE

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)