



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, MAY 21, 2024, 6:30 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. May 16, 2023 Meeting Minutes


Regular Agenda

2. Discuss, consider and act on a request from Chad Chappell for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (3) for the construction of a carport in the required rear yard. The property is located at 26 Lakewood Drive and legally is described as Lakewood Gardens, Block A, Lot 13.

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 May 3, 2024 at 10:45 am.



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 16, 2023**

MINUTES

Call to Order

Meeting was called to order at 6:01 p.m.

Roll Call

PRESENT

Chairman Larry Crawford

Vice Chairman Joey Hernandez

Member Jan Bowman

Alternate 2 Dennis Day

ABSENT

Member Brian Engle

Member David Jones

Alternate 1 Alex Valderrey

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. April 18, 2023 Meeting Minutes

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

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

Regular Agenda

2. Conduct a public hearing regarding a request from Dallas and Amanda Long for a variance of Ordinance 2011-11-675 establishing a zoning designation of Planned Development for the Steeplechase South Addition, Exhibit B, Planned Developments District Standards (2) minimum side yard setback and Chapter 14, Article IV, Classification of Districts, Section 3 (10) for the construction of a shed and consider and act on the same. The property is located at 213 Thoroughbred Drive and is legally described as Steeplechase South Addition, Block B, Lot 33.

Public Hearing opened at 6:04 p.m. With no one present to speak, Public Hearing closed at 6:04 p.m.

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

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

Meeting adjourned at 6:05 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments



COMMUNITY DEVELOPMENT
BOARD OF ADJUSTMENT APPLICATION

Address/Location: 26 Lakewood Dr. Hickory Creek TX 75065

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

Lakewood Gardens, Block A, Lot 13

Denton CAD Tax ID #: 66623 Current Zoning: SF-3 Acres: 0.19

Owner Name Chad Chappell

Mailing Address 26 Lakewood Drive
Hickory Creek TX 75065

Email Address chadandgena@gmail.com

Contact #(s) 214-244-4549

Signature CC

Printed Name Chad Chappell Date: 04/29/24

Give a brief description of the project?

Carport to be built over driveway to
protect vehicles from weather.

List all conditions requiring a variance:

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

SCALE 1"=20'

REF N 11°56'00" E 69.00' REF

ALLEY R.O.W.
15' ALLEY EASEMENT

LOT 14

LOT 12

44'-7" B.O.B.

24'-8" B.O.B.

7'-1" B.O.B.

6'-0" B.O.B.

3'-0" B.O.B.

N 78°04'00" W 120.00'

S 78°04'00" E 120.00'

26 LAKEWOOD DRIVE
ONE STORY BRICK
RESIDENCE

FIR

S 11°56'00" W 69.00'

FIR-C.M.

LAKEWOOD DRIVE

(50' R.O.W.)

Handwritten notes: 19', 20', 100'

37.2'

19.5'

11.0'

22.0'

2.6'

2.6'

11.2'

7.6'

7.3'

2.7'

20.4'

17.0'

1.3'

4.0'

5.5'

4.0'

12.3'

9.0'

20.3'

20.1'

019631

NO FILED FOR RECORD DENTON COUNTY

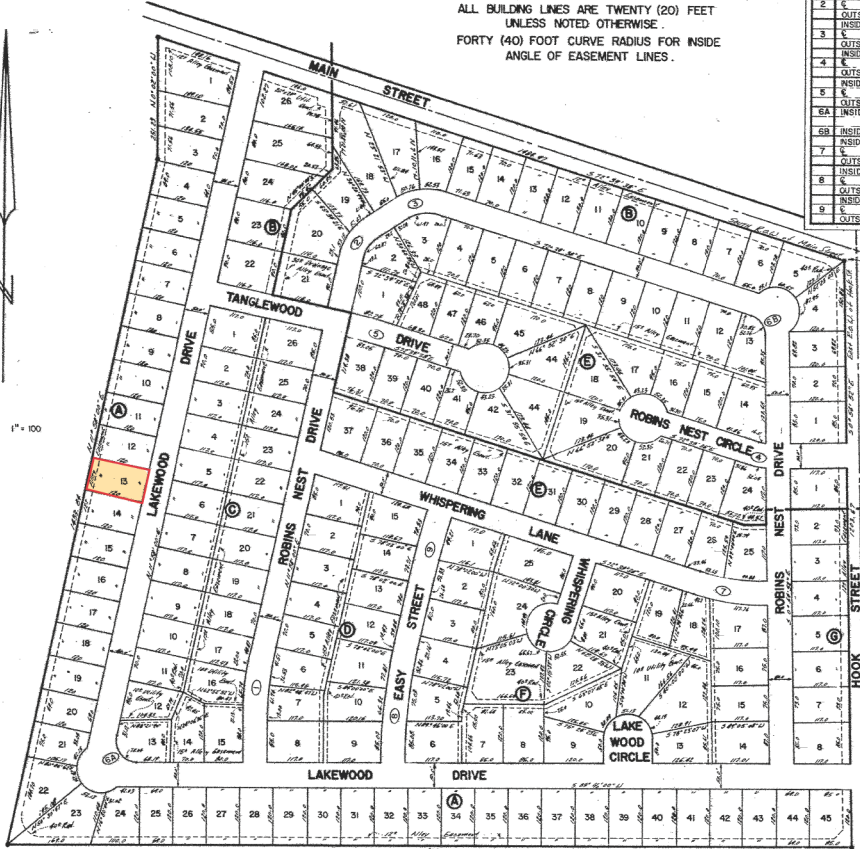
J-146

13 SEP 26 PM 3 00

MARY JO HILL CO. CLERK E. Sennick - Clk. Val 10 - P. 4

ALL BUILDING LINES ARE TWENTY (20) FEET UNLESS NOTED OTHERWISE. FORTY (40) FOOT CURVE RADIUS FOR INSIDE ANGLE OF EASEMENT LINES.

CURVE	Δ	RADIUS	TANGENT	LENGTH
1 INSIDE	48° 51'	28.52	28.52	38.47
1 OUTSIDE	12-12-0	486.91	32.00	215.59
2 INSIDE	53.56	54.66	54.66	70.91
2 OUTSIDE	23.00	33.49	33.49	42.87
3 INSIDE	48-11-39	100.00	44.55	23.82
3 OUTSIDE	125.00	30.69	30.69	104.78
4 INSIDE	13.50	32.89	32.89	41.97
4 OUTSIDE	47-20-43	100.00	43.64	22.63
5 INSIDE	125.00	54.80	54.80	70.92
5 OUTSIDE	50.56	51.2	51.2	66.1
6 INSIDE	18-15-14	76.56	12.14	24.07
6 OUTSIDE	700.56	18.16	18.16	32.04
7 INSIDE	885.69	415.6	415.6	83.05
7 OUTSIDE	5-22-22	300.69	42.75	85.40
8 INSIDE	102-12-0	43.75	44.22	57.72
8 OUTSIDE	75-34-26	40.00	31.01	62.76
9 INSIDE	453.66	72.88	72.88	144.55
9 OUTSIDE	18-16-14	474.6	76.9	152.50
10 INSIDE	503.66	80.92	80.92	160.46
10 OUTSIDE	12-12-0	119.41	119.63	238.32
11 INSIDE	1094.41	186.86	186.86	373.03
11 OUTSIDE	1854.41	122.50	122.50	245.00
12 INSIDE	573.44	73.63	73.63	147.22
12 OUTSIDE	5-22-22	1098.44	75.00	149.89
13 INSIDE	1263.44	78.17	78.17	152.33



OWNER'S CERTIFICATE

WHEREAS W. K.C. METROPLEX, INC. are the owners of a tract of land situated in the Lakewood Gardens Addition, No. 284, in the Town of Hickory Creek, Denton County, Texas, and being more particularly described as follows:

BEING that at the point of intersection of the south line of Main Street and the west line of Hook Street:

THENCE S 01° 54' 52" East, with the west line of Hook Street, 1203.67 feet to a point of corner;

THENCE S 89° 46' 00" West, 1734.0 feet to a point for corner;

THENCE N 11° 58' 00" East, 1411.84 feet to an angle point;

THENCE N 07° 02' 00" West 251.23 feet to a point for corner;

THENCE S 72° 39' 38" East, with the south line of Main Street, 1484.97 feet to the place of beginning and containing 51.50 acres of land more or less.

WITNESS MY HAND AT DALLAS, TEXAS BY THESE PRESENTS:

That K.C. METROPLEX, INC., does hereby adopt this plat designating the herein above described property, LAKEWOOD GARDENS, an addition to the Town of Hickory Creek, Texas, and does hereby dedicate to the public use forever the streets and easement shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way enlarge or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of proceeding the possession of anyone. This plat approved subject to all the ordinances, rules, regulations and resolutions of the Town of Hickory Creek, Texas, and does hereby expressly reserve the said easement strips specifically for the public vehicular use.

WITNESS MY HAND AT DALLAS, TEXAS this the 25th day of Sept., 1973.

K.C. METROPLEX, INC.
James C. Clark, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day appeared JAMES CLARK and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of Sept., 1973.

Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

I hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments were located and verified under my personal supervision.

L.D. Thurman, P.E.
L.D. Thurman, Registered Professional Engineer

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared L.D. Thurman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26th day of September, 1973.

Juanita Bracey
Notary Public in and for Dallas County, Texas

This plat of Lakewood Gardens Addition has been admitted to and controlled by the Town Council of the Town of Hickory Creek, Texas, and hereby approved by said Councilman.

Dates this the 20th day of September, 1973.

Edmond S. Bright, Mayor
Lita J. Hamrell, Secretary

TYPICAL EASEMENT

REPLAT OF
LAKEWOOD GARDENS
An ADDITION To the TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

DEVELOPER:
K.C. METROPLEX, INC.
P.O. BOX 696
LAKE DALLAS, TX 75065
AC 817 497-4106 AC 214 247-5670

ENGINEER:
THURMAN & ASSOCIATES
2655 VILLA CREEK, DALLAS
243-4971

FINAL PLAT
LAKEWOOD GARDENS

1973 KH 10/24/73 11/13 1973

Chapter 14 - ZONING

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 or corner side yard shall not exceed 40 percent.

(Ord. No. 2022-03-899 , § 3.03, 3-28-2022)