



**AMENDED NOTICE OF  
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, SEPTEMBER 17, 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. August 20, 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 September 13, 2024 at 11:00 a.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 20, 2024**

**MINUTES**

**Call to Order**

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

**Roll Call**

PRESENT

Chairman Larry Crawford

Member Jeff Tucker

Member David Jones

Alternate 2 Dennis Day

ABSENT

Vice Chairman Joey Hernandez

Member Brian Engle

Alternate 1 Smita Pascual

ALSO PRESENT

Lance Vanzant, 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 was given by Councilman Theodore.

**Public Comment**

No Public Comment

**Consent Agenda**

1. May 21, 2024 Meeting Minutes

Motion to approve the minutes made by Member Day, Seconded by Member Tucker. Voting Yea: Chairman Crawford, Member Tucker, Member Jones, Member Day. Motion passed unanimously.

**Regular Agenda**

2. Discuss, consider and act on the appointment of a Board Chairman and Vice Chairman.

Mr. Crawford voted as Chair and Mr. Engle as Vice-Chair.

Motion to accept the results made by Member Jones, Seconded by Member Day.

Voting Yea: Chairman Crawford, Member Tucker, Member Jones, Member Day. Motion passed unanimously.

3. Conduct a Public Hearing regarding a request from Benjamin Vanzura for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 2 Uses, (2)(b) and Section 3 Area Regulations, (3) for an oversized detached garage within the required rear yard and discuss, consider and act on the same. The property located at 116 Woody Trail and is legally described as A0284A Cobb, Tract 129

Public Hearing called to order at 6:10 p.m.

Benjamin Vanzura, 116 Woody Trail, discussed the project and the reasons for the new structure.

Member Tucker inquired about the setbacks. Mr. Vanzura responded they would be 15 feet on the side and 25 feet at the rear. The garage will be capable of being driven through with a smaller door on the rear. Chairman Crawford commented the siding did not appear cementitious. Ms. Chaudoir explained the state law had changed, and Standard Masonry was no longer required. The total height will be 14 feet. Member Jones confirmed that notice had been given to the neighbors and no comments were received. He also confirmed with Mr. Vanzura that the building was to be used for the storage of vehicles and boats and that the house did not have a functional garage for vehicles attached. Member Tucker verified the structure was for personal use only.

Public Hearing closed at 6:15 p.m.

Motion to approve made by Member Day, Seconded by Member Jones.

Voting Yea: Chairman Crawford, Member Tucker, Member Jones, Member Day. Motion passed unanimously.

**Adjournment**

Meeting was adjourned at 6:18 p.m. by Chairman Crawford.

Approved:

Attest:

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Larry Crawford, Chairman  
Position 2  
Board of Adjustments

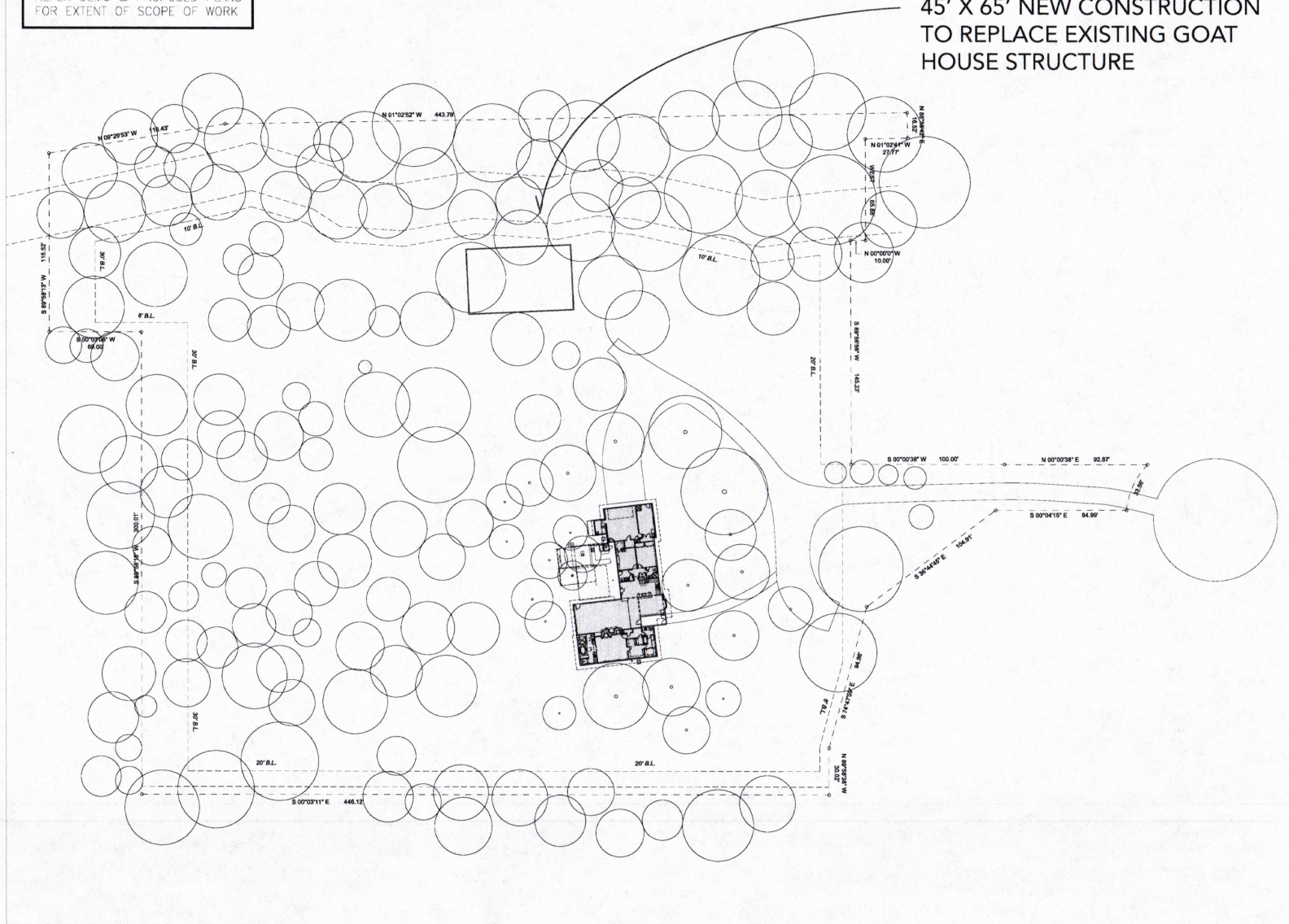
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Chris Chaudoir,  
Administrative Assistant

FOR REFERENCE ONLY

REFER DEMO & PROPOSED PLANS  
FOR EXTENT OF SCOPE OF WORK

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



Existing Site Plan 01

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 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

No. Date Issue



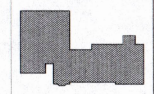
OWNER  
 NAME WITHHELD

ARCHITECT  
**FAR + DANG**  
 4414 BUENA VISTA ST NO.18  
 DALLAS, TEXAS 75204  
 T 972.342.8245  
 OFFICE@FARANDDANG.COM

1688 TURBEVILLE ROAD

1688 TURBEVILLE ROAD  
 HICKORY CREEK, TEXAS 75065

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



TITLE  
 Existing Site Plan

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



Schaffer

### BUILDING TYPE

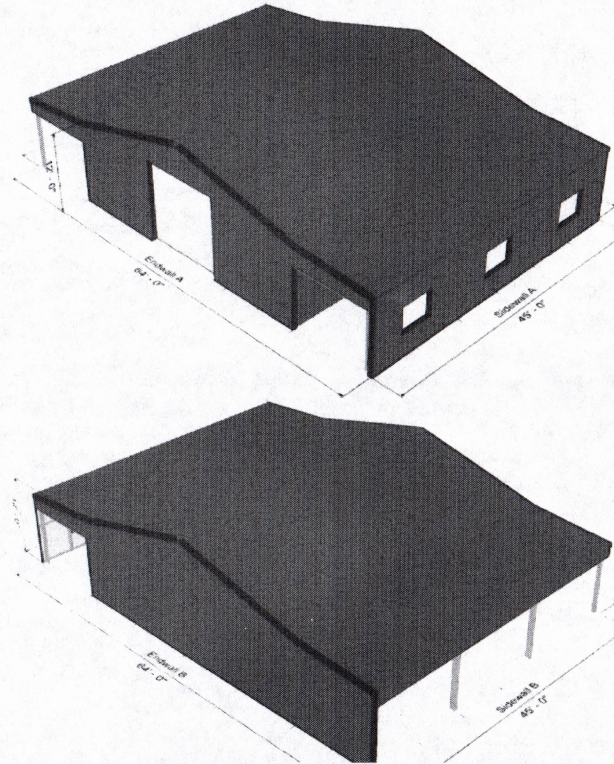
40' - 0" wide x 45' - 0" long x 12' - 0" high building with roof pitch of 3:12. Leanto with span of 12' - 0" and eave height of 11' - 0" exists in 3 bays. Leanto with span of 12' - 0" and eave height of 11' - 0" exists in 3 bays

### BUILDING OPTIONS

- (2) Personnel doors supplied
  - (3) Window openings
  - (1) Rollup door supplied
- Frame Finish: Galvanized  
Roof Finish: 26G painted  
Wall Finish: 26G painted

### STAMPED ENGINEERING PLANS

Building Layout Plans  
5 psf ground snow load  
115 mph wind speed, exposure 'C'  
2015 IBC



## 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)