



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, MARCH 17, 2026, 6:30 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

Items of Community Interest

Pursuant to Texas Government Code Section 551.0415 the Board of Adjustments may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

Public Comment

This item allows the public an opportunity to address the Board of Adjustment on both agenda and non-agenda items. 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 total for any and all items being presented. Public comment 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. January 20, 2026 Meeting Minutes

Regular Agenda

2. Conduct a public hearing and discuss, consider and act regarding a request from John Krenn for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 2 Uses (2) for the construction of an oversized accessory structure. The property is located at 127 Woody Trail and is legally described as A0284A Cobb, Tract 127.

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 February 26, 2026 at 9:30 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, JANUARY 20, 2026**

MINUTES

Call to Order

Meeting called to order at 6:52 pm.

Roll Call

PRESENT

Vice Chairman Joey Hernandez in at 6:55 pm

Chairman Larry Crawford

Member Dennis Day

Member David Jones

Alternate 1 Smita Pascual

ABSENT

Member Brian Engle

Alternate 2 Joseph Conner

ALSO PRESENT

Kaitlen Cerney, 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. December 16, 2025 Meeting Minutes

Motion to accept minutes as presented made by Member Day, Seconded by Member Jones.

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

Regular Agenda

2. Conduct a public hearing and discuss, consider and act regarding a request from Matthew Zarbinian and ZAMI LLC for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations (3) for the construction of an accessory dwelling unit in the required rear yard. The property is located at 16 Shorehaven Lane and is legally described as Shore Haven Addition, Block A, Lot 2.

Public Hearing opened at 6:56 p.m.

Matthew Zarbinian, 16 Shorehaven Lane, stated he wished to build an accessory dwelling unit in the rear of his property for his elderly father. Ms. Chaudoir explained that the only accessory dwelling units allowed in a SF-2 zoning district were required to be for bona fide servants only. She stated Mr. Zarbinian had informed of this at the time of application, and he subsequently submitted the application for a 575 square foot butler's quarters in the required rear yard. Mr. Zarbinian explained that his father was having mobility issues but there was no room in the house with his growing family. Member Day questioned the site plan showing the building as a pool house and the applicant stated that was the way the engineer had drawn it although it was a dwelling unit. Mr. Zarbinian offered to present paperwork showing the layout of the property, but Chairman Crawford stated he did not see how they could approve an accessory dwelling unit on the property if it was not an allowed use.

Public Hearing closed at 7:01 pm.

Motion to deny the use as presented made by Vice Chairman Hernandez, Seconded by Member Day.

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

3. Conduct a public hearing and discuss, consider and act regarding a request from Scott and Rachel Perry for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (3) for the construction of a garage/accessory building in the required rear yard. The property is located at 308 Lone Tree and legally is described as Harbor Grove Estates 1, Block C, Lot 13R.

Public Hearing called to order at 7:07 pm.

Scott Perry, 13226 Cedar Lane, Farmers Branch, discussed the 750 square foot shop he wished to build on the property with the new house. The shop would have a 25-foot rear setback with Corps of Engineer property directly behind. It will have electricity but no plumbing.

Public Hearing closed at 7:10 pm.

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

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

Adjournment

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

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

Meeting adjourned at 7:11 pm.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant



COMMUNITY DEVELOPMENT BOARD OF ADJUSTMENT VARIANCE APPLICATION

Address/Location: 127 Woody Trail

Legal Description (Abstract / Name, Lot, Block, Tract): A0284A Cobb, TR127, 1.122 Acres, Old DCAD TR#23(S)

Denton CAD Tax ID #: R62430 Current Zoning: SF2 Acres: 1.122

Owner Name John Krenn

Mailing Address 127 Woody TR Hickory Creek TX 75065

Email Address Krennpowersports@gmail.com

Contact #(s) 682 553 1447

Signature [Handwritten Signature]

Printed Name John Krenn Date: 2/11/26

Give a brief description of the project?

Change existing variance to cover 10' pad on back of 30x40 to make 30x50 (with no pad on back) decreased carport from 15x40 to 12x40. Plans submitted were declined as it went from est 1800 to 1980 total covered

List all conditions requiring a variance:

Out building over 600 sqft. Building w/in 5' of other building

Submittal Requirements

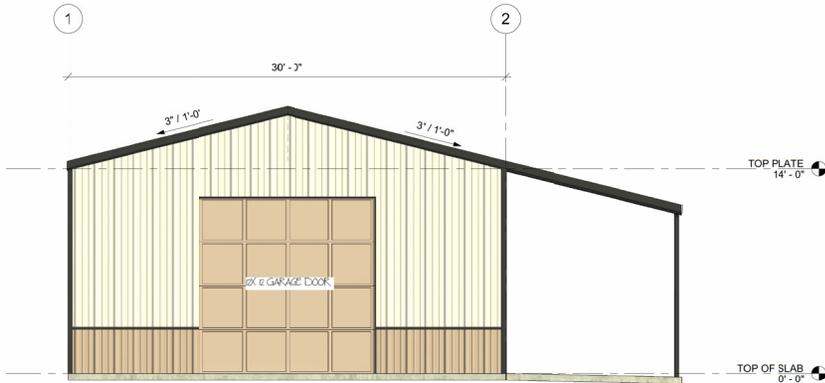
Applications may be submitted either to inspections@hickorycreek-tx.gov or the Town's Building Department and must include:

- Completed application with \$750 fee. Incomplete applications will not be accepted.
Scale site plan showing the parameters of the project and all existing and proposed buildings with measurements and setbacks. Exhibits shall be no larger than 11" x 17".
Any other drawings, photos or information relevant to the appeal.
The Board of Adjustments regularly meets on the third Tuesday of the month. Applications may be filed no later than 4 weeks prior to the date of the meeting. Contact Community Development with questions about filing deadlines.

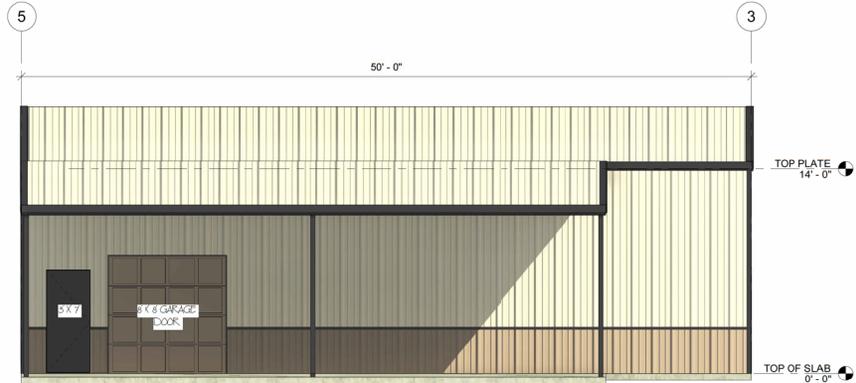
Date Received: To DRC: Notices Mailed: Hearing Date:



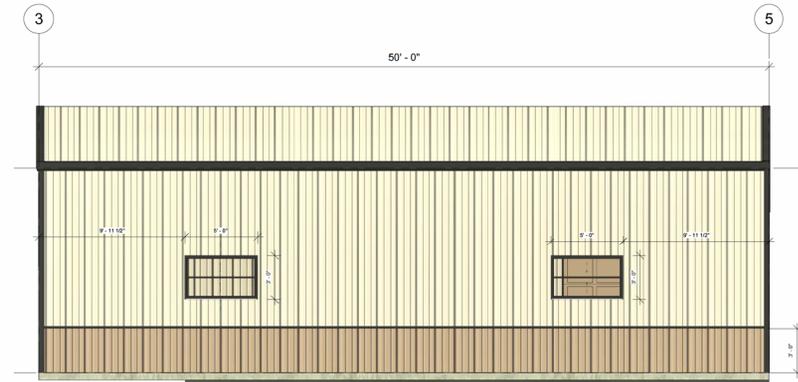
ELEVATIONS



3 FRONT
1/4" = 1'-0"



1 RIGHT
1/4" = 1'-0"



4 LEFT
1/4" = 1'-0"



2 REAR
1/4" = 1'-0"

ATTENTION:
ALL DIMENSIONS AND CALL OUTS TO BE REFERRED BACK TO FABRICATION. THESE PLANS ARE INTENDED FOR BRAD CONSTRUCTION INFORMATION NECESSARY TO SUBS THAT WILL COMPLETE THIS PROJECT. THIS MEANS THE PLANS MUST BE REPERED AND CHECKED COMPLETELY BY THE PERSONS IN AUTHORITY FOR THIS JOB. ALL CONSTRUCTION CODES, THE PRECEDENCE OVER ANY PART OF THESE DRAWINGS.
BY PROVIDING THESE PLANS YOU HEREBY TRUST THESE ARE FOR DESIGN PURPOSES ONLY AND WILL NOT HOLD ANY OTHER LIABILITY FOR ANY PROBLEMS THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS.

JOB NAME:
WOODY TRAIL
BUILDING SIZE:
30' X 50'
SLAB FOOTAGE:



PROJECT:

DATE: 1/9/26
REVISION # 1
CONTACT:
JAROD
(682)-465-6780
BOOKOUTS.L.L.C@GMAIL.COM

SCALE:
1/4" = 1'
SHEET:
104

ARTICLE VIII. - SF-2 RESIDENTIAL DISTRICT

SECTION 1:

Regulations set forth in this section [article] are the district regulations in the SF-2 Residential District.

SECTION 2:

Uses. Buildings may be erected, altered, or used and land may be used for any of the following purposes:

- (1) For all purposes permitted in SF-1 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 900 square feet.
 - (c) Servant's quarters, or other accessory buildings when located on the ground or erected over a private garage, shall not have a total height of more than 25 feet, including such quarters and the total enclosed area of such quarters shall not exceed 600 square feet in the aggregate.
 - (d) However, nothing herein shall authorize or be construed to permit the occupancy or the use of an accessory building as a place of abode or dwelling by anyone other than a bona fide servant actually then regularly employed by the occupant of the main structure on such lot, estate or land. Utility services to servant's quarters shall be metered by the same meter as those serving the main building on the premises. Accessory building may be constructed as a part of the main building, in which case the regulations controlling the main building shall apply.
 - (e) Hobby shops as an accessory use.
 - (f) Uses customarily incident to any other above uses situated in the same dwelling, when not involving the conduct of a business or industry.
 - (g) 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-2 Residential District. Temporary signs may be an exception with prior approval by the Planning and Zoning Commission.
 - (h) 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.

- (i) SF2 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.

(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 15 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 100 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 110 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 14,000 square feet. The minimum floor area of the main building shall not be in the aggregate less than 2,000 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, § 3.02, 3-28-2022; Ord. No. 2023-06-933, § 3.02, 6-26-2023)