

PUBLIC NOTICE  
TOWN OF DOUBLE OAK  
BOARD OF ADJUSTMENTS  
DOUBLE OAK TOWN HALL  
FEBRUARY 23, 2021  
7: 00 PM

1. Call to order  
Roll call  
Establish a quorum  
Opening announcements and comments
2. Consideration and action on the minutes of June 9, 2020
3. Citizen Comments
4. Consideration and action on a zoning variance request from Katie Saldivar, 250 Whispering Oaks Drive, to construct a detached structure from the house that will be living quarters.
5. Adjourn

Posted this 12th day of February 2021 at 12:00 p.m.



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Lynn Jones Assistant Town Secretary

**PUBLIC PARTICIPATION**

If you wish to address the Zoning Board of Adjustment please sign the sign in sheet before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Zoning Board of Adjustment for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Zoning Board of Adjustments during the Citizen Comments portion of the meeting or when the item is considered by the Zoning Board of Adjustment.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior meeting. Please contact the Town Secretary's office at 972.539.9464 or fax 972.539.9613 for additional information.

STATE OF TEXAS  
COUNTY OF DENTON  
TOWN OF DOUBLE OAK

The Double Oak Zoning Board of Adjustments met at 6:30 p.m. June 9, 2020 at the Double Oak Town Hall, located at 320 Waketon Road with the following members present to-wit:

Phyllis Meyerson	Chairperson
Karen Smith	Board Member
Jeff Hardgrave	Alternate Board Member
Curtis Glover	Alternate Board Member

constituting a quorum. Board Members Candy Lamel, Marty Robbins and Alternate Board Member Jeff Graves were absent. Assistant Town Secretary Lynn Jones was also present.

Chairperson Meyerson called the meeting to order at 6:35 p.m.

2. Consideration and action on the minutes of September 26, 2018.

Smith motioned, Hardgrave seconded to approve the minutes from September 26, 2018.

Aye: Meyerson, Smith, Hardgrave and Glover

Abstain: None

Nay: None

Motion Carried

3. Citizen Comments.

There were no comments.

4. Consideration and action on selection of a Chairperson for the Board of Adjustments.

Smith motioned, Hardgrave seconded to nominate Meyerson as the Chairperson for the Board of Adjustment.

Aye: Meyerson, Smith, Hardgrave and Glover

Abstain: None

Nay: None

Motion Carried

5. Consideration and action on selection of a Vice Chairperson for the Board of Adjustments.

Meyerson motioned, Hardgrave seconded to nominate Lamel as the Vice Chairperson for the Board of Adjustment.

Aye: Meyerson, Smith, Hardgrave and Glover

Abstain: None

Nay: None

Motion Carried

6. Consideration and action on a variance request from Kenneth Dague, located at 315 East Carruth Lane, being Lot 8, Block B, Carruth Estates on Code of Ordinances Section 11-5(2) Location, allowing a major accessory building to be located on the side of the residential dwelling instead of the rear of the residential dwelling as required by ordinance and within 11 feet of an existing structure instead of 15 feet as required by ordinance.

Mr. Dague spoke about his request and passed out pictures to the Board showing flooding of his property not allowing the accessory building to be located in the rear of the property and a retaining wall that would stop him from placing the building further away from the residential dwelling than 11 feet.

Smith motioned, Glover seconded to allow the accessory building to be located 11 feet from the residential dwelling instead of the 15 feet required by ordinance.

Aye: Meyerson, Smith, Hardgrave and Glover  
Abstain: None  
Nay: None

Motion Carried

Smith motioned, Glover seconded to allow the accessory building to be located 17.5 feet forward from the back of the residential dwelling on the side instead of located entirely behind the residential dwelling as required by ordinance.

Aye: Meyerson, Smith, Hardgrave and Glover  
Abstain: None  
Nay: None

Motion Carried

7. Consideration and action on a variance request from Kenneth Dague, located at 315 East Carruth Lane, being Lot 8, Block B, Carruth Estates on Code of Ordinances Section 11-5(2) Door, allowing for a 18 foot garage door instead of a 16 foot garage door on a major accessory building as required by ordinance.

Smith motioned, Glover seconded to approve the 18 foot garage door.

Aye: None  
Abstain: None  
Nay: Meyerson, Smith, Hardgrave and Glover

Motion Denied

**Adjournment**

Motion Hardgrave to adjourn

With no further business to come before the Zoning Board of Adjustment, the meeting was adjourned at 7:28 p.m.

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Lynn Jones, Assistant Town Secretary

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Phyllis Meyerson Chairperson



**TOWN OF DOUBLE OAK**  
**320 Waketon Road**  
**Double Oak, Texas 75077**  
**P: 972-539-9464 F: 972-539-9613**  
**permits@doubleoak.texas.gov**

**Request for Variance**

Type of Application (check the appropriate box)

- Zoning     Sign     Subdivision     Other

Property Owner and Authorization (sign and notarize)

(Company Name) \_\_\_\_\_ homesbykatiesaldivar@gmail.com (Email)  
250 Whispering Oaks Dr. Double Oak TX 75077  
 (Physical Address) (City) (State) (Zip Code)  
250 Whispering Oaks Dr. Double Oak TX 75077  
 (Mailing Address) (City) (State) (Zip Code)  
Miguel & Katie Saldivar 682-561-0435 \_\_\_\_\_  
 (Property Owner Name) (Phone) (Fax)

General Description of Request (complete the following)

We are requesting that we be allowed to build a detached structure for our parents to live in. The layout of our home and property does not allow us to follow the guideline of having this attached to the home.

Subject Property Information: (complete the following)

250 Whispering Oaks Drive, Double Oak  
 (General location, street address if known; if not known, provide name of street fronting property and name and distance to nearest cross street)  
Whispering Oaks 9 \_\_\_\_\_  
 (Subdivision Name) (Lot #) (Block #)

Items Required with Submittal (please check the boxes to indicate items submitted with the application)

- 1) Attach a site plan, maps, designs or any other documents deemed necessary.  
 (Please include 10 copies of any information that is submitted, any digital versions can be sent to [permits@doubleoak.texas.gov](mailto:permits@doubleoak.texas.gov))
- 2) Submit Application Fee (\$150)

*Engineering fees will be billed separate from the application fee.  
 Applicant or their designated representative will be responsible for all engineering fees.*

I certify that I am the legal owner or record of the property or that I have secured the property owner's permission as shown on the attached affidavit and that the information concerning this request for variance is true and correct.

Katie Saldivar \_\_\_\_\_ 1-22-21  
 APPLICANT'S SIGNATURE DATE

[Signature] \_\_\_\_\_ 1/22/2021  
 RECEIVED BY DATE RECEIVED

***** For Office Use Only *****			
Paid: \$ <u>150<sup>00</sup></u>	Receipt #:	Date: <u>1/22/2021</u>	
Application Complete: <u>Y/N</u>			
Date to appear before:	P&Z:	TC:	BOA:

To our Double Oak decision makers,

Our needs as a family are changing, as we are preparing to move one set of our parents to live with us here in Double Oak. In order to do that, we need to add on to our property. We have plenty of land to make this happen, as we sit on just shy of 2 acres. However, as you will see, the layout of the property does not allow us to add on to our current home.

The only place to build this necessary addition on our property is in a spot that does not allow us to follow the guidelines for building this type of a structure. Double Oak guidelines state that the structure has to be attached to the main house, even if it is by a breezeway.

As you can see in the survey, because of how our home and the driveway are arranged, there is not a way to accomplish this. The distance represented by **A** on the survey (from the roofline of our home to the far line of the driveway) is 61 feet. Of course we would not be able to build right on that line of the driveway, so we would end up going an additional 8-10 feet at least past that, which would make it 70 feet from the main house. The guest dwelling (**B**) would be the required 1,200 sq feet or less and is perfect for our needs. This structure will not be independently metered or plumbed, so it truly will be part of the main house.

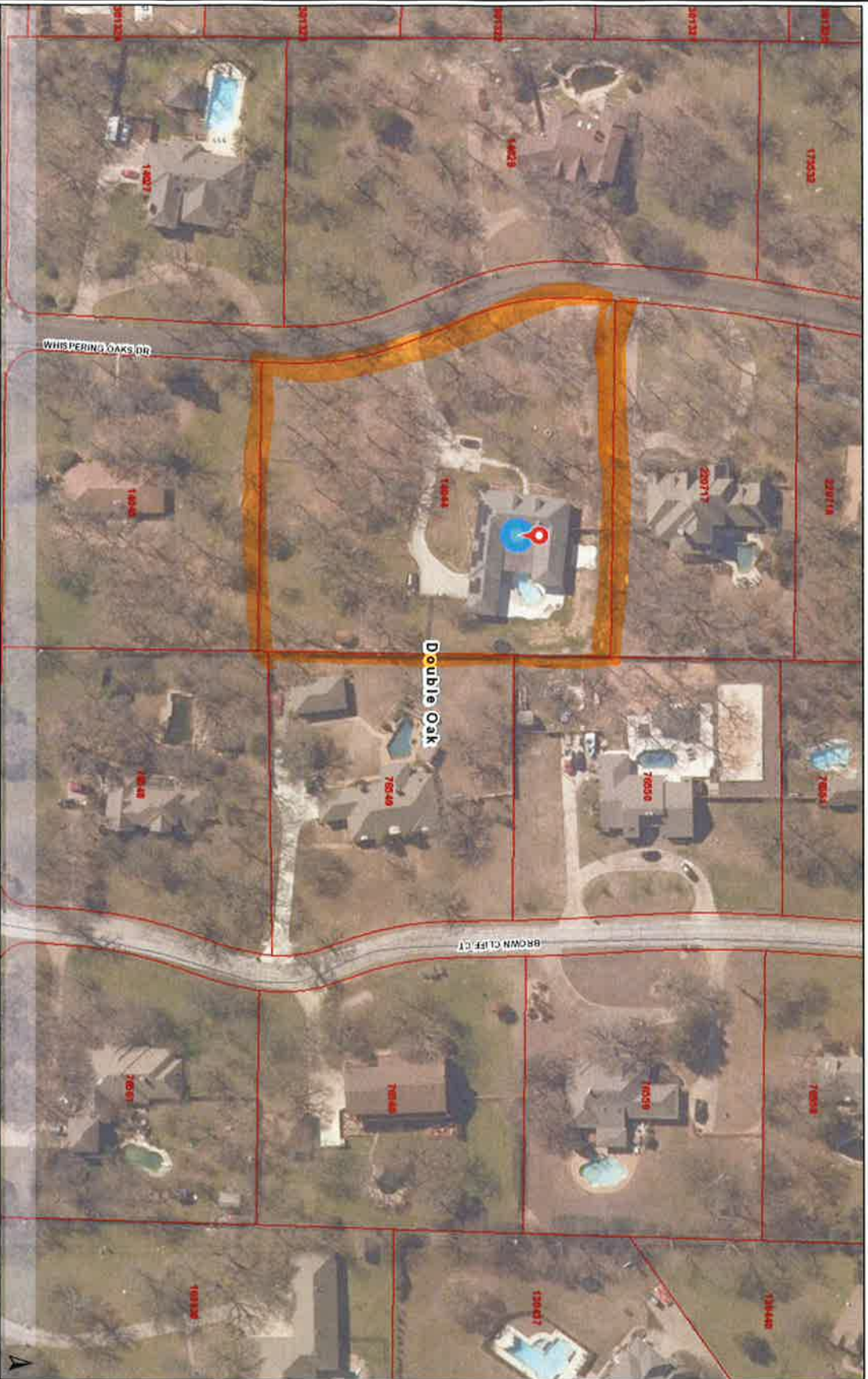
We have already spoken to our propane provider about moving the gas tank as well as our septic company about our needs with the new addition.

You will also see in the pictures attached that the approximate location drawn truly is the best place on our property, as it will allow us to preserve as many of these amazing Oak trees as possible (seen in the pictures).

As you can see, the property creates a hardship while trying to make this work, so we are asking the town of Double Oak to consider our circumstance in an effort to meet our family needs and allow us to have the guest dwelling as a detached structure.



# Denton County Landmark Map



0 250 500 ft

<https://gis.dentoncounty.gov>

1/25/2021 1:10:46 AM



- ### Legend
- 911 Addresses
  - Development Permits
  - Parcels
- ### Floodplain
- Cross Section Location
  - Base Flood Elevation
  - FEWA Floodway
  - Flood Ord
  - FEWA 100yr Flood Zone A
  - FEWA 100yr Flood Zone AE
  - FEWA 500yr Flood Zone
  - Levee Protected

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on the product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

Notes

# Google Maps 250 Whispering Oaks Dr








Map data ©2021 50 ft



## 250 Whispering Oaks Dr

Double Oak, TX 75077  
Building

-   
Directions
-   
Save
-   
Nearby
-   
Send to your  
phone
-   
Share







