

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, AUGUST 19, 2025**

MINUTES

Call to Order

Meeting called to order at 6:05 p.m. by Chairman Crawford.

Roll Call

PRESENT

Vice Chairman Joey Hernandez

Chairman Larry Crawford

Member Dennis Day

Member Brian Engle

Member David Jones

ABSENT

Alternate 1 Smita Pascual

Alternate 2 Joseph Connor

ALSO PRESENT

Alex Cowley, Town Attorney

Chris Chaudoir, Administrative Assistantt

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 Member Day.

Items of Community Interest

No Items of Community Interest

Public Comment

No Public Comment

Consent Agenda

1. July 15, 2025 Meeting Minutes

Motion to accept the minutes as presented made by Member Jones, Seconded by Vice Chairman Hernandez.

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

Regular Agenda

2. Reconvene a public hearing continued from July 15, 2025 and discuss, consider and act regarding a request from Four Seasons Early Learning Academy for a variance of Chapter 14, Article XIII C-1 Commercial District, Section 2 Uses for the construction of accessory structures in the rear and side yards. The property is located at 1001 Point Vista Road and legally is described as Ventana Addition Phase II, Lot 6. and discuss, consider and act regarding a request from Four Seasons Early Learning Academy for a variance of Chapter 14, Article XIII C-1 Commercial District, Section 2 Uses for the construction of accessory structures in the rear and side yards. The property is located at 1001 Point Vista Road and legally is described as Ventana Addition Phase II, Lot 6.

Public Hearing reconvened at 6:08 p.m.

Laurent Lebeau, Four Seasons Early Learning Academy, explained that the school is trying to give their students an experience different than the others. It is very nature oriented, and they are asking to add an equipment shed for gardening tools and tools for use in the playground, and a small shed for the protected storage of bikes and trikes. They believe it is a unique experience to encourage the children to get their hands dirty gardening, but it is difficult to accomplish during Texas summers, so they are proposing the addition of a greenhouse for the children to use throughout the year.

Chairman Crawford enquired if the school was at maximum capacity. Mr. Lebeau stated it was not, but the improvements would accommodate their needs at maximum capacity. Chairman Crawford and Member Jones complimented their philosophy. Ms. Chaudoir confirmed the structures would be approximately 20 feet from the property lines. Chairman Crawford also expressed his appreciation of the added landscaping shown and its use as a screening barrier for the playground area.

Public Hearing closed at 6:14 p.m.

Motion to approve the variance as presented made by Vice Chairman Hernandez, Seconded by Member Day.

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

Adjournment

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

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

Meeting adjourned at 6:15 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant