

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, MAY 17, 2022**

MINUTES

Call to Order

Meeting called to order at 6:30 p.m. by Chairman Crawford.

Roll Call

PRESENT

Chairman Larry Crawford

Vice-Chairman Joey Hernandez

Member David Jones

Member Brian Engle

Alternate 2 Dennis Day

ABSENT

Member Jan Bowman

Alternate 1 Alex Valderrey

ALSO PRESENT

Trey Sargent, 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. January 18, 2022 Meeting Minutes

Chairman Crawford made one correction to Item #4, voting.

Motion to accept the minutes with the correction made by Vice-Chairman Hernandez, Seconded by Member Day.

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

Regular Agenda

2. Conduct a public hearing regarding a request from Jonathan Iverson for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (3) required rear yard for the construction of a garage and consider and act on the same. The property is located at 46 Lakewood Drive and legally is described as Lakewood Gardens, Block A, Lot 23.

Public Hearing opened at 6:34 p.m.

Jonathan Iverson, 46 Lakewood, gave a overview of the project and its history. The garage will be a stick built structure rather than the metal building previously presented. The lot will be graded to insure proper drainage. Chairman Crawford confirmed there would be room for one car to park in front of the garage. The grade of the driveway makes it dangerous to use. The large oak in the rear yard will not be removed.

Public Hearing closed at 6:40

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

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

3. Conduct a public hearing regarding a request from Oscar Del Aguila for a variance of Chapter 14, Article VIII SF-2 Residential District, Section 3 (2), (3) and (6) for the remodel of an existing undersized dwelling and the construction of a carport in the required side and rear yards and consider and act on the same. The property is located at 242 Lake Drive and is legally described as A1075a Ramsey, Tract 7.

Public Hearing opened at 6:42 p.m.

Oscar Del Aguila, 242 Lake Drive, explained that the house per the records is 614 square feet and presented a slide show detailing the project. He will be removing the one existing bedroom and replacing the pier and beam foundation with a slab before rebuilding a slightly bigger bedroom. At least one of the oak trees will have to be removed. There is a flat roof over the entrance between the bedroom and the rest of the house. He proposes installing a pitched roof to match the main house and adding a front porch for weather protection. The laundry room is only accessible from the outside and has a brick floor. The floor will be replaced by a slab and the roof raised with the revisions to the entry roof. The popcorn ceilings in the main room are sagging and he would like to raise them from the existing 8-9 feet. Over the front gravel drive, he would like to add a carport in the required

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side yard. He would also like to add a second bedroom to the front of the house, making it a 2 bedroom, 1 bath. The property is on a septic system located in the front yard.

Public hearing closed at 6:52 p.m.

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

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

Meeting adjourned at 6:55 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments