

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, JULY 21, 2020**

**MINUTES**

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location.

**Call to Order**

Meeting was called to order at 6:35 p.m. by Chairman Crawford.

**Roll Call**

**PRESENT**

Chairman Larry Crawford  
Vice-Chairman Joey Hernandez  
Member David Jones  
Member Jan Bowman  
Member Brian Engle  
Alternate Dennis Day

**ALSO PRESENT**

Ian Theodore, Council Liaison  
Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to U.S. and Texas Flags led by Chairman Crawford.

**Invocation**

Invocation given by Councilman Theodore.

**Public Comment**

No Public Comment

**Consent Agenda**

1. June 16, 2020 Meeting Minutes

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Chairman Crawford had one correction to make to the wording on page 4 of the minutes.

Motion to approve the minutes with the correction on page 4 made by Member Jones, Seconded by Vice-Chairman Hernandez.

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

## **Regular Agenda**

2. Conduct a public hearing regarding a request from Kenneth Wright for a variance of Chapter 14, Exhibit A, Article IX SF-3 Residential District, Section 2 (b) for a 2000 square foot garage / shop and consider and act on the same. The property is located at 1120 Ellard Drive and is legally described as Country Oaks Addition, Block A, Lot 7A.

Public Hearing opened at 6:42 p.m.

Kenneth Wright, 1120 Ellard Drive, explained he wished to construct a shop/storage area to have a place for his RV and to store some of his construction equipment as well as having a place to work.

Chairman Crawford clarified that the applicant is the owner of a construction business and noted that the property is currently zones SF-3 which allows up to a 750 square foot garage. There is currently a 1200 square foot garage attached to the house and he is adding the equivalent of a 4 car garage. Mr. Wright stated he had plenty of room on his lot and did not see an issue as other people are trying to add garages without sufficient lot area.

Member Jones asked if the new garage would be directly across from the current garage. He also confirmed that the property was a total of 2.5 acres and there is no visibility with any of the neighboring properties.

Member Engle asked what the height of the garage would be. Mr. Wright responded he did not have building plans yet but, as his RV was 14 feet tall, it would probably be 18 to 20 feet. The house is taller. Member Engle asked if trees would be removed. Mr. Wright said there were only 2 trees that would be removed.

Chairman Crawford confirmed with Ms. Chaudoir that letters had been sent to the neighbors. She stated they were sent and there were no responses. She also confirmed the absence of an HOA for the subdivision.

Jack Sprague, 1104 Ellard, spoke in favor of the project.

Mr. Wright stated the building would be metal with materials similar to the house. Chairman Crawford asked about the zoning for the property. Ms. Chaudoir

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explained the SF-3 zoning classification and the setup of the Country Oaks Estates neighborhood. Mr. Wright stated he has not tried to change the zoning.

Public Hearing closed at 6:51 p.m.

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

Voting Yea: Vice-Chairman Hernandez, Member Jones, Member Bowman, and Member Engle.

Voting Nay: Chairman Crawford. Motion passed.

3. Conduct a public hearing regarding a request from Reginald Edwards for a variance of Chapter 3, Article 3.06 Fence Construction, Section 3.06.005 (j) for a 6 foot wood fence within the required front yard and consider and act on the same. The property is located at 974 Main Street and is legally described as A1075A Ramsey, Tract 39A.

Public Hearing opened at 6:54 p.m.

Reginald Edward, 974 Main Street, stated they were requesting a 6 foot cedar fence on the Main Street side of his house attached to a wrought iron fence for privacy and aesthetics. The wrought iron will constitute approximately 70 percent of the fence.

Chairman Crawford clarified that the gate will need to be setback far enough to allow a vehicle to pull into the driveway to open the gate. Mr Edwards stated there would be room for almost 2 cars at the gate. Chairman Crawford asked if the wood fence would be offset from the wrought iron or would the line be straight. Mr. Edwards said there would be a slight angle.

Councilman Theodore stated he walked the area by Mr. Edwards' house frequently and there is no privacy. All traffic to Westlake Park passes directly in front of the house. Members Hernandez and Bowman concurred.

Member Bowman asked if the property to the east was Corps property with vacant land to the west. Mr. Edwards agreed and said he had spoken to the property owner to the west who had no issues.

Mr. Edwards asked that the setback be amended from 12.5 feet to the property line to 10.5 feet so there would be additional space for his air conditioning units and 2 mature trees in the 12 foot line.

Public Hearing closed at 7:05 p.m.

Motion made by Vice-Chairman Hernandez to approve the variance with a 10.5 foot setback, Seconded by Member Engle.

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

**Adjournment**

Motion to adjourn made by Vice-Chairman Hernandez, Seconded by Member Jones. Voting Yea: Chairman Crawford, Vice-Chairman Hernandez, Member Jones, Member Bowman, and Member Engle. Motion passed unanimously.

Meeting Adjourned at 7:07 p.m.

Approved:

Attest:

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Larry Crawford, Chairman  
Position 2  
Board of Adjustments

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Chris Chaudoir,  
Administrative Assistant  
Board of Adjustments