

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, APRIL 15, 2025**

MINUTES

Call to Order

Meeting called to order at 6:06 p.m. by Chairman Crawford.

Roll Call

PRESENT

Chairman Larry Crawford
Member Jeff Tucker
Member David Jones
Alternate 2 Dennis Day

ABSENT

Vice Chairman Joey Hernandez
Member Brian Engle
Alternate 1 Smita Pascual

ALSO PRESENT

Trey Sargent, Town Attorney
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 Member Day.

Public Comment

No Public Comment

Consent Agenda

1. March 18, 2025 Meeting Minutes

Motion to approve minutes made by Member Tucker, Seconded by Member Day.
Voting Yea: Chairman Crawford, Member Tucker, Member Jones, Member Day. Motion passed unanimously.

Regular Agenda

2. Conduct a public hearing regarding a request from Bryan Klein for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (2) and (3) for the construction of a carport in the required rear and side yards and consider and act on the same. The property is located at 20 Oak Circle and legally is described as Royal Oaks Addn, Block A, Lot 12R.

Public hearing called to order at 6:10.

Bryan Klein, 20 Oak Circle, was available to answer questions.

Charles West, 15 Oak Circle, has been a resident for approximately 35 years and is also in contact with the town about a similar carport on his property. He is in favor of the request.

Member Jones asked if the structure would be enclosed. Mr. Klein explained it would be open, a carport not a garage. 2 sides will be approximately 2 feet from the adjacent privacy fences on the south and rear sides.

Chairman Crawford asked if pillars or posts would be used. Mr. Klein responded there would be four 8 by 8 cedar posts in the corners with 4 by 12 cedar beams on the long sides and 4 by 12 beams on the short sides resting on the posts. Chairman Crawford inquired about the overhang on the soffit. Currently it is an approximately 1-foot overhang. Usually there is about 16 - 18 inches of overhang but, because of the proximity of the fences and the utility easement to the south, water will drip on his property within about 6 inches of the fence.

When Mr. Klein stated he did not know what was in the utility easement, Chairman Crawford discussed the local sewer and gas lines. If the utility companies had to work in that easement, they would remove anything present and not replace it. There is no way of knowing when the lines were originally placed and could be as little as 24 inches underground. Because of the possible age of the utilities, he has safety concerns. Mr. Klein stated that none of the homes on the street had gas service, Chairman Crawford responded that some did. The yellow flags currently in the neighborhood were marking gas lines. He understands the reason for the carport due to the width of the driveway and garage entrance but has concerns about the safety of the gas lines.

Public Hearing closed at 6:19 p.m.

Chairman Crawford asked if it was necessary to get permission from the utilities in the easement before a permit could be issued. Mr. Sargent responded it was not; the easement document would protect the utilities' rights.

Motion to approve made by Member Tucker, Seconded by Member Day.

Voting Yea: Member Tucker, Member Jones, Member Day

Voting Nay: Chairman Crawford. Application denied for lack of a Super Majority.

Adjournment

Meeting adjourned at 6:25 p.m.

Motion to adjourn made by Member Jones, Seconded by Member Day.

Voting Yea: Chairman Crawford, Member Tucker, Member Jones, Member Day. Motion passed unanimously.

Approved:

Attest:

Larry Crawford, Chairman
Position 2

Chris Chaudoir,
Administrative Assistant