

**SPECIAL MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, DECEMBER 13, 2022**

MINUTES

Call to Order

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

Roll Call

Chairman Larry Crawford
Member David Jones
Member Jan Bowman
Member Brian Engle
Alternate 2 Dennis Day

ABSENT

Vice-Chairman Joey Hernandez
Alternate 1 Alex Valderrey

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 Chairman Crawford.

Public Comment

No Public Comment

Consent Agenda

1. November 15, 2022 Meeting Minutes
2. Discuss, consider and act on a motion to ratify the appointment of the Chairman and Vice-Chairman from the November 15, 2022 meeting.

Motion to approve made by Member Jones, Seconded by Member Bowman.
Voting Yea: Chairman Crawford, Member Jones, Member Bowman, Member Engle,
Member Day. Motion Passed Unanimously.

Regular Agenda

3. Conduct a public hearing regarding a request from Hal and Laura Baker for a variance of Chapter 14, Article XI SF-5ac Residential District, Section 2 (8)(a) and (b) and Section 3 (2) for the construction of an oversized garage with porch in the required side yard and consider and act on the same. The property is located at 1101 Ellard Drive and legally is described as Hickory Park Estates, Lot 6, Acres 5.000.

Public Hearing opened at 6:36 p.m. With no one wishing to speak and the applicants not present, motion to continue made on Mr. Sargent's recommendation.

Motion to continue made by Member Jones, Seconded by Member Bowman. Voting Yea: Chairman Crawford, Member Jones, Member Bowman, Member Engle, Member Day. Motion passed unanimously.

4. Conduct a public hearing regarding a request from TriPointe Homes for a variance of Ordinance No. 2020-08-857 establishing a zoning designation of Planned Development for the Lennon Creek Addition, Exhibit B Minimum Lot Requirements for the construction of a dwelling in the required front, rear and side yards and consider and act on the same. The property is located at 300 Glen Drive and legally is described as Lennon Creek Addition, Block B, Lot 33.

Public Hearing opened at 6:38 p.m.

Bruce French, Vice President of TriPointe Homes, owner and developer of the Lennon Creek Addition, gave a brief overview of the addition. Because of the lot's shape, the rear of the proposed house is approximately 18 inches into the required 20-foot rear yard on an irregularly shaped elbow lot. They are requesting a variance from 20 to 15 feet for the rear yard.

Chairman Crawford complimented the design of the addition and drainage, stating he did not see any other way to position the house on the property.

Member Bowman asked if the lot had been sold. Mr. French explained TriPointe owned the lot but has had interest in it. Because of the curvature of the road, the lots were tight, but, with the variance, this lot will still have a large side yard and is beside the 20-foot drainage easement. It also backs up to an area that will not be developed. Member Bowman inquired about the number of available floor plans. Mr. French explained there are 8 floor plans in the neighborhood each with 3 to 4 front elevations. Each floorplan is 40 feet wide, but the depths vary by plan and number of stories. There are 2 different plans under consideration for the lot, but each would need a variance.

Member Engle asked if the lot was in a flood zone and about the drainage lot. Mr. French explained that Lot 2x is covered in river rock and is owned and would be maintained by the HOA. There is a storm drainpipe underground discharging from the street to the drainage area. It also acts as an overflow if needed.

Public Hearing closed at 6:49 p.m.

Motion made to approve as presented by Member Engle, Seconded by Chairman Crawford.
Voting Yea: Chairman Crawford, Member Bowman, Member Engle, Member Day.
Voting Abstaining: Member Jones. Motion passed.

Adjournment

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

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

Meeting adjourned at 6:50 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments