

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, APRIL 18, 2023**

MINUTES

Call to Order

Meeting called to order at 6:40 p.m. by Chairman Crawford.

Roll Call

PRESENT

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

ABSENT

Vice-Chairman Joey Hernandez
Member David Jones
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 Councilman Theodore.

Consent Agenda

1. February 21, 2023 Meeting Minutes

Motion to approve the minutes made by Member Day, Seconded by Member Bowman. Voting Yea: Chairman Crawford, Member Bowman, Member Engle, Member Day. Motion passed unanimously.

Regular Agenda

2. Conduct a public hearing regarding a request from Dallas and Amanda Long for a variance of Ordinance 2011-11-675 establishing a zoning designation of Planned Development for the Steeplechase South Addition, Exhibit B, Planned Developments District Standards (2) minimum side yard setback and Chapter 14, Article IV, Classification of Districts, Section 3 (10) for the construction of a shed and consider and act on the same. The property is located at 213 Thoroughbred Drive and is legally described as Steeplechase South Addition, Block B, Lot 33.

Public Hearing opened at 6:44 p.m.

No members of the public wished to speak. Ms. Chaudoir stated the applicant was unable to attend the meeting and had requested that it be continued to the next meeting.

Motion to continue the public hearing to the next meeting made by Member Engle, Seconded by Member Day.

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

3. Conduct a public hearing regarding a request from Reigen & Richard Lox for a variance of Ordinance No. 98-03-224 establishing a zoning designation of Planned Development for the Lakeview at Point Vista Addition, Area Requirements (2 & 3) for the construction of a patio in the required side and rear yards and consider and act on the same. The property is located at 101 Shasta Drive and legally is described as Lakeview at Point Vista Ph 1 Blk B Lot 4.

Public Hearing opened at 6:46 p.m.

Aaron Adame, IAS Roofing and Construction, contractor for the pergola project, gave an overview of the project. The homeowner added an additional 10' of concrete extending the existing 10' by 14' pad past the building line, encroaching on the rear and side setbacks. The proposed pergola structure itself is within the setbacks.

Chairman Crawford read into the record an email from Pam Perry, 106 Shasta, a neighbor of the applicant, expressing support for approval.

Member Bowman asked for clarification on the setbacks as shown from the site plan and the various measurements. Member Engle asked if the original pergola was removed from over the existing concrete pad. Mr. Adame stated the old 10' pergola was removed so that a new 16' one could be built which would extend onto the new slab. They worked with the architect to make sure the pergola itself was within the building lines without realizing the new slab was over. Chairman Crawford confirmed the pergola would not be enclosed. He

also confirmed that Mr. Adame was the general contractor for the pergola project but not for the extra slab. Mr. Adame verified the slab was poured by a separate contractor out of Denton, Jose's Concrete Work. The customer thought he did not need a permit for concrete work in his own backyard.

Public Hearing closed at 6:59 p.m.

Motion to approve the concrete extension variance as presented made by Member Day, Seconded by Member Engle.

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

Adjournment

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

Meeting adjourned at 7:01 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments