

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, JANUARY 17, 2023**

**MINUTES**

**Call to Order**

The meeting was called to order at 6:30 p.m. by Chairman Crawford.

**Roll Call**

**PRESENT**

Chairman Larry Crawford  
Vice-Chairman Joey Hernandez  
Member Jan Bowman  
Member Brian Engle  
Alternate 2 Dennis Day

**ABSENT**

Member David Jones  
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. December 13, 2022 Minutes

Motion made by Vice-Chairman Hernandez to accept the minutes as presented, Seconded by Member Engle.

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

**Regular Agenda**

2. Reconvene a public hearing continued from December 13, 2022 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 called to order at 6:33 p.m.

Kent Key, Key Custom Homes, contractor, stated the variance requested was for an oversized garage. Its purpose is to keep Mr. Baker's classic car collection fenced and protected. Pictures of similar previous projects were supplied with the site plan. The barn itself is 45 ft by 50 ft and also has an attached covered porch. The deed restrictions for the property says there is 10-foot side setback, but the zoning requires 25. They will comply with the zoning. He discussed the exterior materials being considered, but Ms. Chaudoir explained Standard Masonry is no longer required due to changes in state law. Chairman Crawford asked about the building height requirements. Ms Chaudoir stated it could not exceed 2 1/2 stories and Mr. Key said they were well below that height.

Linda Whitlock, 1103 Ellard, asked about the intent of the porch, would it be for relaxing or partying? Mr. Key said it would be for relaxing and watching the vehicles. She said the pad site is behind some trees and would not be visible from their premise.

John Whaley, 1107 Ellard, stated the deed restrictions were created by his father-in-law and his wife's grandfather and, as long as it is compliant with the setbacks, the variance is fine with him.

Public Hearing closed at 6:42 p.m.

Chairman Crawford complimented Mr. Key on the building standards for his projects.

Member Bowman expressed concerns about the building being close to the property line as it appeared the pad was already in place. Mr. Key assured her the pad could be moved.

Motion made by Member Bowman to approve the variance for the size variance only, Seconded by Vice-Chairman Hernandez.

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

3. Conduct a public hearing regarding a request from Andy Hughes and Melanie Deleon for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations, (2 & 3) to permit the construction of a swimming pool in the required rear and side yard setbacks on the property located at 300 Lake Drive, legally described as A1075A Ramsey, Tracts 8,9, .211 Acres, Old DCAD TR #2 and consider and act on the same.

Public Hearing opened at 6:47 p.m.

Andy Hughes and Melanie Deleon, 300 Lake Street, explained the project and restrictions placed by the lot size, shape and location next to the Corps land.

Ms. Chaudoir stated she had spoken with a representative from the Corps of Engineers, and they had no issue with the setbacks.

Tress Baker, 235 Lake Street, had no objection to the pool but expressed concern about traffic on the street during construction.

Public hearing closed at 6:52 p.m.

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

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

### **Adjournment**

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

Meeting adjourned at 6:52 p.m.

Approved:

Attest:

---

Larry Crawford, Chairman  
Position 2  
Board of Adjustments

---

Chris Chaudoir,  
Administrative Assistant  
Board of Adjustments