

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, FEBRUARY 21, 2023**

**MINUTES**

**Call to Order**

Meeting was called to order at 6:50 p.m. by Chairman Crawford.

**Roll Call**

**PRESENT**

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

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. January 17, 2023 Meeting Minutes**

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

**Regular Agenda**

**2. Conduct a public hearing regarding a request from Tony Dierolf for a variance of Chapter 14, Article VIII, SF-2 Residential District, Section 3, Area Requirements (2&3) to permit the construction of a patio and remodel of a dwelling in the required rear and side yard setbacks**

on the property located at 225 Lake Street and consider and act on the same. The property is legally described as A1075a Ramsey Tract 4, 0.42 acres.

Public Hearing opened at 6:58 p.m.

Tony Dierolf, 225 Lake Street, gave an overview of the property and the proposed renovations.

Chairman Crawford asked why the house was up to the property line in the rear. Mr. Dierolf stated the architect had designed it before they were aware of the setbacks. Member Bowman asked if the Corps of Engineers was aware of the variance. Ms. Chaudoir explained a notice was sent to the Corps Lewisville office, but she had not received any calls from them.

Tressa Baker, 235 Lake Street, stated she owned the neighboring property and was attending to get more information on the variance. Once she understood the proposal, she had no objection.

Eric Greggerson, 228 Meadow Lane, stated he had come out of curiosity but had no objections.

Public Hearing closed at 7:08 p.m.

The Board discussed with the applicant and Ms. Chaudoir the zoning requirements, history of the property and neighborhood and the proximity to the Corps.

Member Jones motioned to grant approval with a 15-foot rear setback. Motion died due to lack of a 2nd and was withdrawn.

Motion made to grant the variance with an 8-foot rear setback by Member Engle, Seconded by Member Jones.

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

### **Adjournment**

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

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

Meeting Adjourned at 7:15 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