

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JANUARY 18, 2022**

MINUTES

Call to Order

Meeting called to order at 6:15 p.m.

Roll Call

PRESENT

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

ABSENT

Alternate 1 Alex Valderrey

ALSO PRESENT

Trey Sargent, Town Attorney
John Smith, Town Administrator
Chris Chaudoir, Administrative Assistant

Pledge of Allegiance to the U.S. And Texas Flags

Pledge of Allegiance led by Chairman Crawford.

Invocation

Invocation given by Mr. Smith.

Public Comment

No Public Comment

Consent Agenda

1. July 20, 2021 Meeting Minutes

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

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

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Regular Agenda

2. Conduct a public hearing regarding a request from Denver and Melissa Stone for a variance of Chapter 14, Article XII.5 Garth Addition Mobile Home Single Family Residential District, Section 1 Uses for the construction of a detached oversized accessory building and Section 2 Area Regulations (L) for the construction of a new Single Family Dwelling and consider and act on the same. The property is located at 207 Garth Street and is legally described as A1075A Ramsey Tract 59.

Melissa Stone, 207 Garth Lane, gave a brief overview of the family's plans for the property.

Chairman Crawford confirmed the Stones were currently living at the address in the mobile home and planned on removing it from the property upon completion of the new house. The shed will either be removed or renovated. Chairman Crawford stated that he felt the 1 year time frame outlined may be too optimistic with current supply distribution issues and rising costs. He feels a 2 year timeline would be more in line. Chairman Crawford asked Ms. Chaudoir what the procedure would be if the house was not completed. When questioned about the purpose for the storage building, Mrs. Stone explained that her husband is a jack of all trades, mechanic, builder, metal worker, and they will be moving his large and heavy equipment to the storage building.

Public hearing opened at 6:24 p.m.

Rodney Barton, 3 Wolters, stated he lived next door to the property and felt the project will be an asset to the community. Most of the neighbors have some type of oversized building, either conforming or nonconforming.

Public Hearing closed at 6:26 p.m.

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

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

3. Conduct a public hearing regarding a request from Hung V. Tong for a variance of Chapter 14, Article VII SF-1 Single Family Residential District, Section 2 Uses (10) for the construction of a detached oversized storage building / workshop and consider and act on the same. The property is located at 215 S. Hook Street and is legally described as A1075A Ramsey Tracts 46A and 47D.

Hong Tong, 215 S Hook, explained the purpose of the project.

After confirming the building would be used for storage, Chairman Crawford asked about the full bath and kitchen shown in the drawings. Mr. Tong stated they were there in case he was in the shop and could not get back to the house. The building will not be air conditioned or heated. He does do air conditioning as a side job as shown by his email address but does not plan to use the building for that. He will be using it for equipment & vehicle storage.

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Member Jones affirmed that no one would be living in the structure. Mr. Tong stated he is aware of the town's guidelines on living quarters and aware that the neighbors would report any violations.

Public Hearing opened at 6:40 p.m.

Kent Prat, 141 S. Hook, stated he lives directly behind Mr. Tong's property and received a variance for his 2000 square foot shop. The building will allow Mr. Tong to store many of the items currently in the yard out of sight and would be an asset. Mr. Tong has frequent visitors to the property that will make use of the shop, but he does not believe they have any intentions of leasing it out. He is for improving the property.

Public Hearing closed at 6:42 p.m.

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

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

4. Conduct a public hearing regarding a request from Joseph Graff Jr a variance of Chapter 14, Article IX SF-3 Single Family Residential District, Section 2 Uses (2) and Section 3 Area Regulations (2) for the construction of a detached garage / oversize workshop in the required side yard and consider and act on the same. The property is located at 1 Easy Street and is legally described as Lakewood Gardens, Block D, Lot 9.

Joseph Graff, 1 Easy Street, gave a description of the project.

Chairman Crawford confirmed that Mr. Graff was a co-owner of the property and the placement of the building and proposed fencing. Member Bowman stated the neighbor had a similar setup. The fence will be 6 feet tall and the building will be 12 feet 6 inches tall.

Public Hearing opened at 6:48 p.m.

Rod Elliott, 6 Easy Street, asked what the construction materials will be and expressed concern about the placement of the building and fence and visibility at the stop sign.

Members held a general discussion about whether a variance would be needed to place the fence in the proposed location with Member Jones asking if a variance would be required for the proposed fence.

TM D'Amato, 5 Easy Street, expressed concerns about traffic, parking, and visibility at the corner.

Public Hearing closed at 6:53 p.m.

Member Hernandez asked if the matter should be postponed so that the matter of visibility at the corner stop sign could be studied by the board. Member Jones stated that, since a variance would not be required for the fence, he did not think a postponement was needed.

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Motion to approve the variance made by Member Jones, Seconded by Member Engle.
Voting Yea: Vice-Chairman Hernandez, Member Jones, Member Bowman, Member Engle.
Voting Nay: Chairman Crawford Motion passed.

Adjournment

Motion to adjourn made by Member Engle, Seconded by Vice-Chairman Hernandez.

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

Meeting adjourned at 7:00 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments