



**NOTICE OF  
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, AUGUST 19, 2025, 6:05 PM**

**AGENDA**

**Call to Order**

**Roll Call**

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

**Invocation**

**Items of Community Interest**

Pursuant to Texas Government Code Section 551.0415 the Board of Adjustments may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

**Public Comment**

This item allows the public an opportunity to address the Board of Adjustment on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the board cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the board. Comments will be limited to three minutes total for any and all items being presented. Public comment is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

**Consent Agenda**

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Board of Adjustments.

1. July 15, 2025 Meeting Minutes

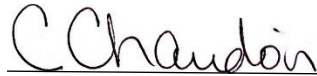
## **Regular Agenda**

- [2.](#) Reconvene a public hearing continued from July 15, 2025 and discuss, consider and act regarding a request from Four Seasons Early Learning Academy for a variance of Chapter 14, Article XIII C-1 Commercial District, Section 2 Uses for the construction of accessory structures in the rear and side yards. The property is located at 1001 Point Vista Road and legally is described as Ventana Addition Phase II, Lot 6. and discuss, consider and act regarding a request from Four Seasons Early Learning Academy for a variance of Chapter 14, Article XIII C-1 Commercial District, Section 2 Uses for the construction of accessory structures in the rear and side yards. The property is located at 1001 Point Vista Road and legally is described as Ventana Addition Phase II, Lot 6.

## **Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on August 12, 2025 at 7:30 a.m.



Chris Chaudoir  
Town of Hickory Creek

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, JULY 15, 2025**

**MINUTES**

**Call to Order**

Meeting called to order at 6:08 p.m.

**Roll Call**

**PRESENT**

Vice Chairman Joey Hernandez  
Chairman Larry Crawford  
Member Dennis Day  
Member David Jones

**ABSENT**

Member Brian Engle  
Alternate 1 Smita Pascual  
Alternate 2 Joseph Connor

**ALSO PRESENT**

Alex Crowley, 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. April 15, 2025 meeting Minutes

Motion to accept the minutes as presented made by Member Jones, Seconded by Member Day.

Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Day, Member Jones. Motion passes unanimously

**Regular Agenda**

2. Discuss, consider and act on the appointment of a Board Chairman and Vice Chairman.

Chairman Crawford and Vice-Chairman Hernandez reelected to same positions.

Motion to accept the vote made by Member Jones, Seconded by Vice Chairman Hernandez.  
Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Day, Member Jones. Motion passed unanimously

3. Conduct a public hearing and discuss, consider and act regarding a request from Four Seasons Early Learning Academy for a variance of Chapter 14, Article XIII C-1 Commercial District, Section 2 Uses for the construction of accessory structures in the rear and side yards. The property is located at 1001 Point Vista Road and legally is described as Ventana Addition Phase II, Lot 6.

Public Hearing opened at 6:14 p.m.

Applicant not present.

Motion to continue the public hearing to the next meeting made by Member Day, Seconded by Vice Chairman Hernandez.

Voting Yea: Vice Chairman Hernandez, Chairman Crawford, Member Day, Member Jones. Motion passed unanimously

**Adjournment**

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

Meeting adjourned at 6:15 p.m.

Approved:

Attest:

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Larry Crawford, Chairman  
Position 2

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Chris Chaudoir,  
Administrative Assistant





## Town of Hickory Creek Community Development Services Development Application

(Incomplete applications will be rejected)

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Amending Plat:   | <input type="checkbox"/> Variance           | <input type="checkbox"/> Site Plan:       | <input checked="" type="checkbox"/> Other (Specify): _____ |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Zoning Change      | <input type="checkbox"/> Preliminary      | <u>Accessory Structures for</u>                            |
| <input type="checkbox"/> Final Plat       | <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Final            | <u>Educational Use (Storage</u>                            |
| <input type="checkbox"/> Replat           |   | <input type="checkbox"/> Landscaping Plan | <u>Sheds + Greenhouse)</u>                                 |

### PROJECT INFORMATION (Please complete each field)

- ☐ Residential ☒ Commercial ☐ ETJ

Project Name: Four Seasons Outdoor Learning Enhancements Parcel(s) Tax ID (required) \_\_\_\_\_

Project Address: 1001 Point Vista Rd, Hickory Creek, TX 75065 Total Acres: Approx. 1.0 acre

Brief Description of Project: Installation of two sheds and one greenhouse to support outdoor learning and sustainability curriculum in a Reggio Emilia-inspired preschool environment.

Existing Zoning: \_\_\_\_\_ # Existing Lots: 1 # Existing Units: 1

Proposed Zoning: No change # Proposed Lots: 0 # Proposed Units: 0

### APPLICANT / CONTACT INFORMATION

Name: Laurent Lebeau Company: Four Seasons Early Learning Academy

Address: 1001 Point Vista Rd City, State: Hickory Creek, TX Zip: 75065

Phone: (940) 279-4484 Cell #: (310) 579-7163 Fax: \_\_\_\_\_

E-Mail Address: admin@fourseasonsearlylearning.com

### PROPERTY OWNER INFORMATION

Name: ICIG HOLDING LLC Company: FOUR SEASONS EARLY LEARNING

Address: 4292 LONGWOOD DR City, State: FRISCO, TX Zip: 75033

Phone: (310) 579-7163 Cell #: (310) 579-7163 Fax: \_\_\_\_\_

E-Mail Address: LAMANT100@YAHOO.COM

N/A ☐ Developer ☐ Engineer ☐ Surveyor

Name: N/A Company: N/A

Address: \_\_\_\_\_ City, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell #: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

By signing this application, Town of Hickory Creek staff or the town's designee is granted access to your property to perform work related to your application. I waive the statutory Time Limits in accordance with Section 212.009 of the Texas Local Government Code. All applicable fees must be paid to the Town of Hickory Creek at the time this application is submitted. I understand the requirements and have read them thoroughly and my statements are true and correct. All submissions must be made a minimum of 21 days prior to the scheduled Planning and Zoning Commission meeting.

Applicant's Signature

Owner's Signature (notarized)

Date



Please attach a copy of the deed to the property. If you are currently purchasing the property, please include a copy of the contract for the purchase of the property. Also include a copy of any and all restrictive covenants pertaining to any property to be developed or rezoned.

### **Appeals and Zoning Changes**

#### **What is the proposed use?**

We are requesting approval to install three accessory structures that directly support the educational goals of our Reggio Emilia-inspired preschool. These additions will enhance the functionality, safety, and organization of our outdoor learning environment:

12' x 20' Shed – for the secure storage of curriculum materials, educational supplies, and outdoor learning tools, protecting them from weather and ensuring a tidy space.. 8' x 10' Shed – designated for storing children's riding equipment such as bicycles and tricycles, helping to maintain a safe and uncluttered play area. 8' x 12' Greenhouse – to expand our gardening program and allow for year-round, hands-on learning experiences. This greenhouse is a key component of our Sprout Scouts initiative, which introduces children to sustainability, plant care, and the rhythms of nature. Each structure is intended to support our mission of fostering meaningful, nature-based experiences for young learners in a visually cohesive and environmentally responsible way.

#### **Why do you believe that the approval of the request would be in harmony with the character of the neighborhood?**

The proposed additions are modest in scale and visually cohesive with the existing aesthetic of our nature-inspired preschool. They are

thoughtfully designed to complement—not alter—the character of the surrounding area. The greenhouse will introduce vibrant greenery and seasonal growth, enhancing the natural beauty of the yard. The storage sheds, selected for their clean, neutral design, will help maintain an

organized and clutter-free environment. Together, these elements will contribute to a well-kept, visually appealing outdoor space that aligns with the values of the neighborhood and allows nearby residents to enjoy a serene and tidy surrounding.

#### **Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?**

The proposed structures are modest in size, visually pleasing, and thoughtfully designed to enhance the natural aesthetic of our outdoor space. They will seamlessly blend into the existing naturalscape and uphold the calm, organic environment we've cultivated for our students. These structures promote an organized and safe use of space by providing designated areas to securely store materials, toys, and riding equipment. This ensures that during adverse weather conditions, loose items will not be at risk of blowing out of the yard, reducing hazards and protecting both school and neighboring properties. In addition, having proper storage allows students to participate in daily clean-up routines, fostering responsibility while keeping the yard tidy and inviting at the end of each day.

#### **Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?**

As an established preschool focused on sustainability and nature-based learning, these structures are essential to expanding our educational reach and supporting programming that benefits children and families in the community.

#### **Lien holder:**

Is the property burdened by a lien of any nature? ( ) Yes (x) No

If so, describe the lien and give the name and address of lien holder and secure their consent to the requested zoning change with their signature.

#### **Other:**

Approximate cost of work involved? ~\$20,000 (combined cost for sheds and greenhouse, depending on final specs)

Include a schematic drawing of the site.





Existing Garden

8'x10' Greenhouse

Younger Play Yard

Older Play Yard

12'x20' Shed

Tike Shed  
8'x8' or 8'x10'