



**NOTICE OF  
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, JULY 15, 2025, 6:05 PM**

**AGENDA**

**Call to Order**

**Roll Call**

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

**Invocation**

**Public Comment**

This item allows the public an opportunity to address the Board of Adjustment. 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. Open Forum 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.](#) April 15, 2025 meeting Minutes

**Regular Agenda**

- [2.](#) Discuss, consider and act on the appointment of a Board Chairman and Vice Chairman.
- [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.

**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 July 10, 2025 at 10:45 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, APRIL 15, 2025**

**MINUTES**

**Call to Order**

Meeting called to order at 6:06 p.m. by Chairman Crawford.

**Roll Call**

PRESENT

Chairman Larry Crawford  
Member Jeff Tucker  
Member David Jones  
Alternate 2 Dennis Day

ABSENT

Vice Chairman Joey Hernandez  
Member Brian Engle  
Alternate 1 Smita Pascual

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 Member Day.

**Public Comment**

No Public Comment

**Consent Agenda**

1. March 18, 2025 Meeting Minutes

Motion to approve minutes made by Member Tucker, Seconded by Member Day.  
Voting Yea: Chairman Crawford, Member Tucker, Member Jones, Member Day. Motion passed unanimously.

## **Regular Agenda**

2. Conduct a public hearing regarding a request from Bryan Klein for a variance of Chapter 14, Article IX SF-3 Residential District, Section 3 (2) and (3) for the construction of a carport in the required rear and side yards and consider and act on the same. The property is located at 20 Oak Circle and legally is described as Royal Oaks Addn, Block A, Lot 12R.

Public hearing called to order at 6:10.

Bryan Klein, 20 Oak Circle, was available to answer questions.

Charles West, 15 Oak Circle, has been a resident for approximately 35 years and is also in contact with the town about a similar carport on his property. He is in favor of the request.

Member Jones asked if the structure would be enclosed. Mr. Klein explained it would be open, a carport not a garage. 2 sides will be approximately 2 feet from the adjacent privacy fences on the south and rear sides.

Chairman Crawford asked if pillars or posts would be used. Mr. Klein responded there would be four 8 by 8 cedar posts in the corners with 4 by 12 cedar beams on the long sides and 4 by 12 beams on the short sides resting on the posts. Chairman Crawford inquired about the overhang on the soffit. Currently it is an approximately 1-foot overhang. Usually there is about 16 - 18 inches of overhang but, because of the proximity of the fences and the utility easement to the south, water will drip on his property within about 6 inches of the fence.

When Mr. Klein stated he did not know what was in the utility easement, Chairman Crawford discussed the local sewer and gas lines. If the utility companies had to work in that easement, they would remove anything present and not replace it. There is no way of knowing when the lines were originally placed and could be as little as 24 inches underground. Because of the possible age of the utilities, he has safety concerns. Mr. Klein stated that none of the homes on the street had gas service, Chairman Crawford responded that some did. The yellow flags currently in the neighborhood were marking gas lines. He understands the reason for the carport due to the width of the driveway and garage entrance but has concerns about the safety of the gas lines.

Public Hearing closed at 6:19 p.m.

Chairman Crawford asked if it was necessary to get permission from the utilities in the easement before a permit could be issued. Mr. Sargent responded it was not; the easement document would protect the utilities' rights.

Motion to approve made by Member Tucker, Seconded by Member Day.

Voting Yea: Member Tucker, Member Jones, Member Day

Voting Nay: Chairman Crawford. Application denied for lack of a Super Majority.

**Adjournment**

Meeting adjourned at 6:25 p.m.

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

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

Approved:

Attest:

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Larry Crawford, Chairman  
Position 2

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Chris Chaudoir,  
Administrative Assistant





## **AGENDA INFORMATION SHEET**

Project Name: Appointment of Officers

Meeting Date: July 15, 2025

Agenda Item: 2

Discuss, consider and act on the appointment of a Chairperson and Vice-Chairperson.

Background:

Chapter 1 General Provisions, Section 1.07.002 (d) of the town's Code of Ordinances states, in part, "At the first meeting after the appointment of members of a board or commission for a new term, the members shall elect one of their members as the chairman and one of their members as the vice-chairman. In the absence of the chairman, the vice-chairman shall act as chairman and shall exercise all powers of the chairman. In the event of the absence of the chairman and vice-chairman, another member may preside over the meeting."

On the ballot provided at the meeting, rank candidates 1 – 5 with 1 being your first choice, 2 being your second choice, etc. The person with the lowest total is elected Chairperson and the second lowest total Vice-Chairperson. Please score every applicant without leaving any blank. If you do not wish to serve, please inform the board secretary to withdraw your name.

Members:

Place 1	Joey Hernandez
Place 2	William Larry Crawford
Place 3	Dennis Day
Place 4	Brian Engle
Place 5	David Jones



## 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

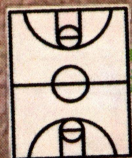


8'x10' Greenhouse

Older Play Yard

8'x8' or 8'x10'  
Trike Shed

12'x20' Shed



Younger  
Play Yard