



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JUNE 15, 2021, 6:15 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. May 18, 2021 Meeting Minutes

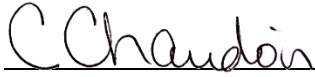
Regular Agenda

2. Discuss, consider, and act on the appointment of a Board Chairman and Vice-Chairman.
3. Conduct a public hearing regarding a request from L.D. Vinson Jr and Bonnie Brown for a variance of Chapter 3, 3.06.005(j) and Chapter 14, Article VIII SF-2 Residential District, Section 3 (1) required front yard for fence construction and Chapter 14, Article VIII, Section 3, (2) required side yard building line and consider and act on the same. The properties are in the 100 blk of N. Hook Street and legally described as The Farm at Heaven on Hook, Block 1, Lots 1, 2, & 3.

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 June 3, 2021, at 9:00 am.

A handwritten signature in cursive script that reads "C Chaudoir". The signature is written in black ink and is positioned above a horizontal line.

Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, MAY 18, 2021**

MINUTES

Call to Order

Meeting called to order at 6:16 p.m. by Chairman Crawford.

Roll Call

PRESENT
Chairman Larry Crawford
Vice-Chairman Joey Hernandez
Member David Jones
Member Jan Bowman
Member Brian Engle
Alternate 1 Alex Valderrey
Alternate 2 Dennis Day

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 Chairman Crawford.

Public Comment

No Public Comment

Consent Agenda

1. April 21, 2021 Meeting Minutes

Motion to accept minutes 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.

Regular Agenda

2. Conduct a public hearing regarding a request from Adam Luther for a variance of Chapter 3, 3.06.005(j) fence construction in front yard and Ordinance 98-11-448 establishing a zoning designation of Planned Development for the Glenview Addition, Exhibit B, Section 3 Area Regulations (1) required front yard for the construction of a swimming pool and fence and consider and act on the same. The property is located at 109 Northfield Circle and is legally described as Glenview Addition, Lot 25.

Public Hearing called to order at 6:18 p.m.

Adam Luther, 109 Northfield, explained the terrain of his yard and the reasons the pool and fence should be in the side yard and required front yard. HOA approval has been granted.

Chairman Crawford asked about the existing fence in the front yard. Mr. Luther explained that the fence company installed the fence while he was out of town. Chairman Crawford asked about the visibility triangle for the western neighbor. Ms. Chaudoir stated she had looked at the fence and it was not a hazard.

Public hearing closed at 6:23 p.m.

Motion to approve the variance as presented 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.

Adjournment

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

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

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments

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?

(1) On frontage of residential Lots 1,2,&3 replace existing old chain link fence with 5' sucker rod & pipe welded fence. Also, allow for fenced residential front yard. Chain link fence currently there & a home is on Lot 3, but we will adding a home each to Lots 1&2.

(2) On lots 1&2, allow for each to have a 20' single gate or two 10' gates (together equalling 20'). Lot 3 already has a gate.

(3) On lot 2, allow for a 11' 86" on South Side building line set back instead of 15'. (Our driveway will be on the opposite side...the north side).

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

(1) The proposed type of fencing is much more stylish of a farmhouse community (the 3 lots) & still be virtually maintenance free for decades.

(2) Many of the homes on large lots on the east side of Hickory Creek already have a gate(s) at the end of their driveways where it meets up with the Town's public street. This will be an attractive feature that will also add a bit of security for each of the homes.

(3) A wider floor plan is desired by wife. With a lot frontage/width of 104.86' & our driveway going on the opposite side of the home, an 11.86' set back on the south side of the home should not be a problem.

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

Frankly, each of these requests, as well as our farmhouse community, will be an asset and investment into a struggling part of Hickory Creek. Both North Hook Street & Folly Beach Rd are littered with properties in the county (not within a city) & rather slummy. To the north and west of us (where the front of our homes will face) is County Only property. To the south of us, is a property in the City Limits but which is not aesthetically enhancing values around it. To the west of us is 2 additional acres that we own.

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

Each of these requests increases the value of the improvements we wish to build and add to the Town of Hickory Creek. My wife likes security and wide houses; and, I don't want to be bothered by people after work.

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.

Estimated Cost of work:

(1) Fence cost of labor \$3,500 & I already have material;

(2) each gate \$750; and

(3) the setback change will be for a home with estimated value of \$300,000 as we already

Other:

Approximate cost of work involved? own the land.

Include a schematic drawing of the site.

