



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, FEBRUARY 21, 2023, 6:30 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.](#) January 17, 2023 Meeting Minutes

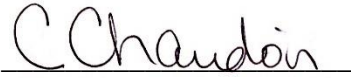
Regular Agenda

- [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.

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 February 13, 2023 at 4:00 pm.

A handwritten signature in cursive script that reads "C Chaudoir". The signature is written in dark 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, JANUARY 17, 2023**

MINUTES

Call to Order

The meeting was called to order at 6:30 p.m. by Chairman Crawford.

Roll Call

PRESENT

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

ABSENT

Member David Jones
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. December 13, 2022 Minutes

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

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

Regular Agenda

2. Reconvene a public hearing continued from December 13, 2022 regarding a request from Hal and Laura Baker for a variance of Chapter 14, Article XI SF-5ac Residential District, Section 2 (8)(a) and (b) and Section 3 (2) for the construction of an oversized garage with porch in the required side yard and consider and act on the same. The property is located at 1101 Ellard Drive and legally is described as Hickory Park Estates, Lot 6, Acres 5.000.

Public Hearing called to order at 6:33 p.m.

Kent Key, Key Custom Homes, contractor, stated the variance requested was for an oversized garage. Its purpose is to keep Mr. Baker's classic car collection fenced and protected. Pictures of similar previous projects were supplied with the site plan. The barn itself is 45 ft by 50 ft and also has an attached covered porch. The deed restrictions for the property says there is 10-foot side setback, but the zoning requires 25. They will comply with the zoning. He discussed the exterior materials being considered, but Ms. Chaudoir explained Standard Masonry is no longer required due to changes in state law. Chairman Crawford asked about the building height requirements. Ms Chaudoir stated it could not exceed 2 1/2 stories and Mr. Key said they were well below that height.

Linda Whitlock, 1103 Ellard, asked about the intent of the porch, would it be for relaxing or partying? Mr. Key said it would be for relaxing and watching the vehicles. She said the pad site is behind some trees and would not be visible from their premise.

John Whaley, 1107 Ellard, stated the deed restrictions were created by his father-in-law and his wife's grandfather and, as long as it is compliant with the setbacks, the variance is fine with him.

Public Hearing closed at 6:42 p.m.

Chairman Crawford complimented Mr. Key on the building standards for his projects.

Member Bowman expressed concerns about the building being close to the property line as it appeared the pad was already in place. Mr. Key assured her the pad could be moved.

Motion made by Member Bowman to approve the variance for the size variance only, Seconded by Vice-Chairman Hernandez.

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

3. Conduct a public hearing regarding a request from Andy Hughes and Melanie Deleon for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations, (2 & 3) to permit the construction of a swimming pool in the required rear and side yard setbacks on the property located at 300 Lake Drive, legally described as A1075A Ramsey, Tracts 8,9, .211 Acres, Old DCAD TR #2 and consider and act on the same.

Public Hearing opened at 6:47 p.m.

Andy Hughes and Melanie Deleon, 300 Lake Street, explained the project and restrictions placed by the lot size, shape and location next to the Corps land.

Ms. Chaudoir stated she had spoken with a representative from the Corps of Engineers, and they had no issue with the setbacks.

Tress Baker, 235 Lake Street, had no objection to the pool but expressed concern about traffic on the street during construction.

Public hearing closed at 6:52 p.m.

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

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

Adjournment

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

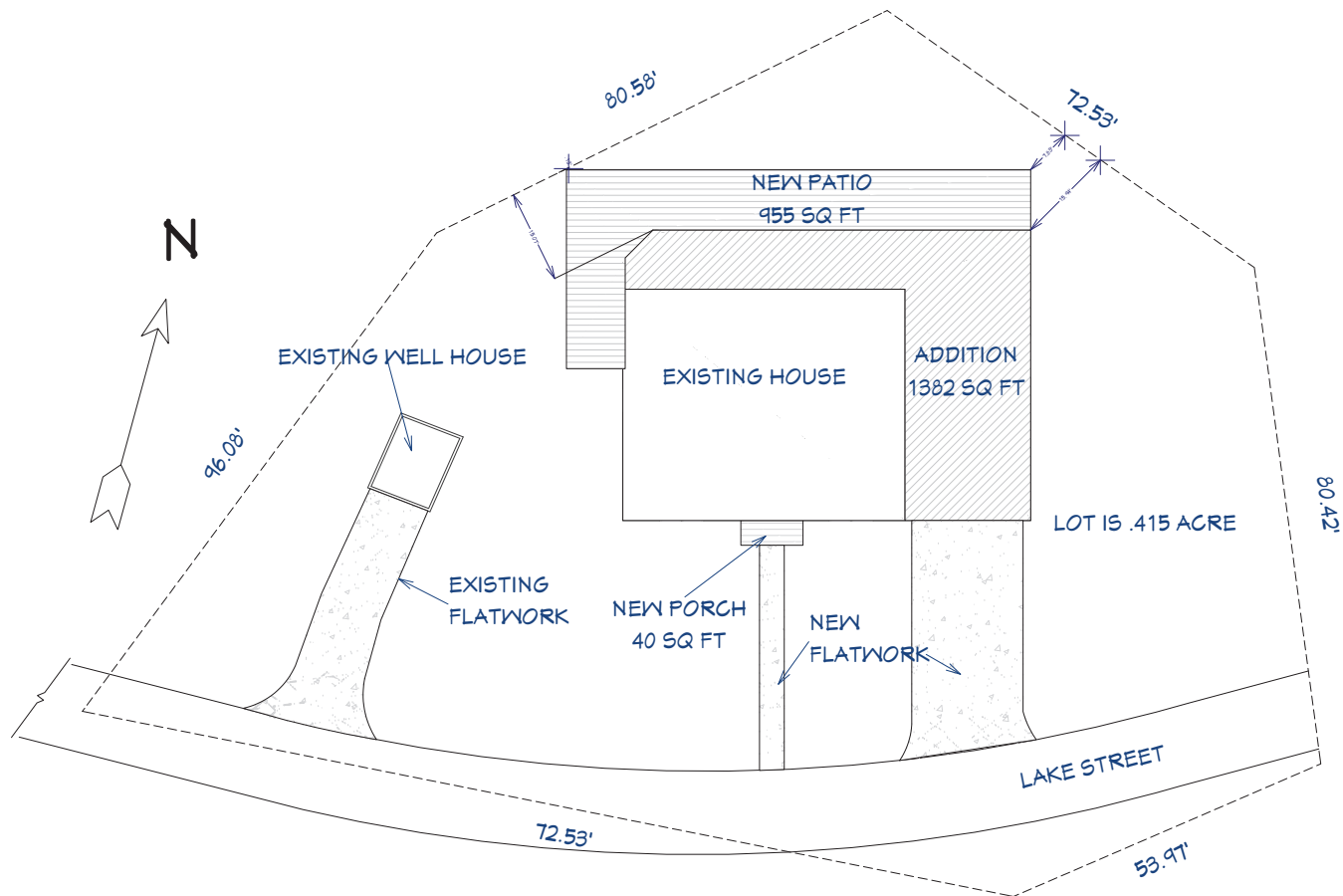
Meeting adjourned at 6:52 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 2
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments



225 LAKE ST
MEADOWLAKE SUBDIVISION
VOLUME 3 PAGE 35
JOHN RAMSEY SURVEY ABSTRACT #1075
CITY OF HICKORY CREEK
DALLAS COUNTY TEXAS 76065

Plot / Drainage Plan

22X34 SHEET SCALE: 1" = 10'
11X17 SHEET SCALE: 1" = 20'

5Design LLC 5DesignLLC.com 817.770.0920
6916 Culver AVE
FT Worth TX 76116
info@5DesignLLC.com
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PROJECT INFO:
225 LAKE ST
LAKE DALLAS TX 75065

Plot / Drainage Plan

DESIGN BY:
5D DESIGN
ARCHITECTURE ENGINEERING & DESIGN

DATE:

12/23/2022

SHEET SIZE:

22X34

SHEET #:

P-2