

**MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
THURSDAY, MAY 16, 2019**

MINUTES

Call to Order

Meeting called to order at 7:00p.m. by Member Crawford.

Roll Call

PRESENT

Member Shawn Andrews, Position 1
Member Robert Armstrong, Position 3
Member Larry Crawford, Position 4
Member Stuart Birdseye, Alternate 2

ABSENT

Member Chance Allison, Position 2
Member Cheryl Hutchinson, Position 5

Also Present:

Dorwin Sargent, Town Attorney
Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to U.S. and Texas flags led by Member Crawford.

Invocation

Invocation given by Member Crawford.

Public Hearing

1. Hear public comment on a request from Andy Hughes for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 2 Uses (2)(a) and Section 3 Area Regulations, (1) Front Yard and (2) Side Yard to permit the construction of a garage in the required front and side yards on the property located at 300 Lake Drive, legally described as A1075A Ramsey, Tracts 8,9, .211 Acres, OLD DCAD TR #2.

Andy Hughes and Melanie DeLeon, 300 Lake Drive, presented drawings showing their property and the placement of the proposed garage. Ms. Chaudoir explained the lot does not meet the size requirements for the current zoning. The house on the property was built prior to the zoning designation.

Member Crawford asked if the house already had a garage. Ms. Deleon explained that the garage was unusable due to its size, less than one car, and the grade of the lot in front of it. Member Andrews asked if the garage would be attached and how it would affect the neighbor's property. Mr. Hughes explained the property backs up to the Corps land on three sides. The driveway will not be extended and only one neighbor has a view of the property. Ms. Chaudoir said an overhead utility line runs over the proposed garage location, but a letter had been provided from Oncor saying they were willing for the line to be relocated.

Member Crawford asked what size the proposed garage was to be. Ms. Chaudoir explained the applicants were asking to see if they could get the variance before they went to the expense of having an architect produce plans. They had discussed the size requirements and the applicants are willing to work within those guidelines.

Public Hearing closed at 7:12 p.m.

Consent Agenda

2. November 15, 2018 Meeting Minutes

Motion made by Member Andrews to approve the minutes as presented, Seconded by Member Armstrong.

Voting Yea: Member Andrews, Member Armstrong, Member Crawford, Member Birdseye. Motion passed unanimously.

Regular Agenda

3. Discuss, consider and act on a request from Andy Hughes for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 2 Uses (2)(a) and Section 3 Area Regulations, (1) Front Yard and (2) Side Yard to permit the construction of a garage in the required front and side yards on the property located at 300 Lake Drive, legally described as A1075A Ramsey, Tracts 8,9, .211 Acres, OLD DCAD TR #2.

Motion made by Member Birdseye to approve the variance, Seconded by Member Armstrong.

Voting Yea: Member Andrews, Member Armstrong, Member Crawford, Member Birdseye. Motion passed unanimously.

Adjournment

Motion made by Member Armstrong, Seconded by Member Andrews.

Voting Yea: Member Andrews, Member Armstrong, Member Crawford, Member Birdseye. Motion passed unanimously.

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Meeting adjourned at 7:16 p.m.

Approved:

Attest:

Larry Crawford
Position 4
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments