

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
THURSDAY, JUNE 20, 2019**

MINUTES

Call to Order

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

Roll Call

PRESENT

Member Joey Hernandez
Member Jan Bowman
Chairman Larry Crawford
Vice Chairman David Jones

ABSENT

Member Chance Allison

ALSO PRESENT

William Scazzero, Town Attorney
Ian Theodore, Council Liaison
Chris Chaudoir, Administrative Assistant

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

Chairman Crawford led the Pledge of Allegiance to the U.S. and Texas Flags.

Invocation

Councilman Theodore gave the invocation.

Organization Agenda

1. Discuss, consider and act on the appointment of a Board Chair and Vice-Chair.

Member Crawford was voted Chairman and Member Jones Vice Chairman.

Motion made by Member Bowman to accept the appointments, Seconded by Member Hernandez.

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

Consent Agenda

2. May 16, 2019 Meeting Minutes

TOWN OF HICKORY CREEK BOARD OF ADJUSTMENTS

June 20, 2019

Page 2

Motion made by Chairman Crawford to accept the minutes as presented, Seconded by Member Hernandez.

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

Public Hearing

3. Hear public opinion on a request by Kent and Serene Prat for a variance of Chapter 14, Exhibit A, Article VII SF-1 Residential District, Section 2 Uses, (10) (b & c) for a garage / accessory building. The property located at 141 S. Hook Street and is legally described as A1075A Ramsey, Tract 46, 5.019 acres, Old DCAD Tr #6 (28).

Public Hearing opened at 7:03p.m.

Kent and Serene Prat, 236 Barkley Drive, presented drawings of the proposed accessory building with a 40x50 footprint and a height of 26.5 feet. The building will be used for storage of vehicles, equipment and personal belongings. Member Bowman asked if they lived at a different location; Mr. Prat explained they were also building a house on the 5-acre property and he would like to build the accessory building first to store his building materials. The house will be started before the accessory is completed. Chairman Crawford asked which other buildings on the area were oversized. Mr. Prat said the one to the south appeared to be larger but there were multiple buildings. He also did not see brick on the other buildings but is complying with the Standard Masonry. The building will sit behind the house. Member Jones asked for the timeframe on the build out. They hope to have the house dried in by winter. They will irrigate out of the pond and may also dig a well, but the house will be on city water. Mr. Prat has not discussed the project with any of the neighbors.

Lyle Cousins, 215 S Hook Street, asked for clarification on the square footage and size of the building and is concerned about drainage. There are already two other ponds in the area that are not aeriated and breed mosquitos. Mr. Prat said the pond is aeriated and he will be putting in a swale to control drainage. Mr. Cousins is in favor of the project.

Jackie Smith, 1021 Point Vista, owns the property at 207 S. Hook has no problem with the garage but is concerned about drainage since her property is next door. The property drains onto her driveway and several berms have been removed. Mr. Prat says he believes the berms were originally for irrigation more than drainage flow, but he will be putting in swales to control the drainage. He also said her driveway is right at grade level and he would be willing to use gravel to raise her driveway if necessary.

Public Hearing closed at 7:23 p.m.

Regular Agenda

4. Discuss, consider and act on a request by Kent and Serene Prat for a variance of Chapter 14, Exhibit A, Article VII SF-1 Residential District, Section 2 Uses, (10) (b & c) for a garage / accessory building. The property located at 141 S. Hook Street and is legally described as A1075A Ramsey, Tract 46, 5.019 acres, Old DCAD Tr #6 (28).

TOWN OF HICKORY CREEK BOARD OF ADJUSTMENTS

June 20, 2019

Page 3

Motion made by Member Bowman to approve the variance as presented, Seconded by Member Hernandez.

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

Adjournment

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

Meeting adjourned at 7:28 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 4
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments