

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF HICKORY CREEK

The Board of Adjustments of the Town of Hickory Creek, Texas convened in a regular meeting on November 16, 2017 at 7:00 pm in the council chambers, located at 1075 Ronald Reagan Avenue. Notice of this meeting was posted as required by Title 5, Chapter 551 of the Texas Government Code. There may be a quorum of town council members at this meeting. The following members were present and constituted a quorum of members:

Blake Abbe, Position 1, Acting Chair
Robert Armstrong, Position 3
Cheryl Hutchinson, Position 5
Larry Crawford, Alternate 1

Absent:

Chance Allison, Position 2, excused
Rachel Shockey, Position 4, Chair
John Donahue, Alternate 2

Also Present:

Colby Berry, Town Attorney
Ian Theodore, Council Liaison
Chris Chaudoir, Administrative Assistant

Equipment issues caused the meeting audio to not record.

The meeting was called to order at 7:00 p.m. by Blake Abbe who also led the pledge.

Business:

B. Public Hearing:

1. Public Hearing: Hear public opinion on a request from Ryan Davis for a variance of Chapter 3, Section 3.06.005 (j) to construct a six (6) foot fence with gates within the required front setback on the property located at 202 Wild Oak Lane, Hickory Creek, Denton County, TX, legally described as Lovett Estate 1 (w pt). The property is zoned SF-2.

Ryan Davis, 202 Wild Oak Lane, explained that his property was just under 1 acre. The majority of the other lots in the neighborhood are at least 1 acre and have fences on the front property line. It would not look right to have their fence set 25 feet back. They have German Shepherds that they cannot currently keep outside. They will be replacing the entire fence, starting with the front

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wrought iron fence and working around.

Public hearing closed at 7:08.

C. Consent Agenda Items:

1. September 21, 2017 Meeting Minutes

Motion: Motion by Commissioner Crawford to accept the minutes. Seconded by Commissioner Hutchinson.

Ayes: Commissioners Abbe, Armstrong, Hutchinson, and Crawford.

Nays: None

MOTION PASSES UNANIMOUSLY

D. Regular Agenda Items:

1. Discuss, consider, and act on a request from Ryan Davis for a variance of Chapter 3, Section 3.06.005 (j) to construct a six (6) foot fence with gates within the required front setback on the property located at 202 Wild Oak Lane, Hickory Creek, Denton County, TX, legally described as Lovett Estate 1 (w pt). The property is zoned SF-2.

Commissioner Hutchinson asked if the neighborhood had an HOA. Ms. Chaudoir explained the area's HOA oversaw the private streets in the community but was not a traditional HOA.

Commissioner Crawford asked if the current fence had a 25-foot setback. Mr. Davis said it did not and described his fence and some of the neighboring fences. The fence he wishes to build would be wrought iron with a sliding electric gate.

Motion: Motion by Commissioner Hutchinson as presented. Seconded by Commissioner Armstrong.

Ayes: Commissioners Abbe, Armstrong, Hutchinson, and Crawford.

Nays: None

MOTION PASSES UNANIMOUSLY

2. Discuss, consider, and act on the election of Board of Adjustments officers.

Item tabled pending presence of additional Board Members

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3. Discuss, consider, and act on the date of the December Board of Adjustments Meeting.

Motion: Motion by Commissioner Abbe to reschedule the December meeting to December 14. Seconded by Commissioner Armstrong.

Ayes: Commissioners Abbe, Armstrong, Hutchinson, and Crawford.

Nayes: None

MOTION PASSES UNANIMOUSLY

E. Adjournment:

Motion: Motion by Commissioner Abbe to adjourn. Seconded by Commissioner Hutchinson.

Ayes: Commissioners Abbe, Armstrong, Hutchinson, and Crawford.

Nayes: None

MOTION PASSES UNANIMOUSLY

Meeting adjourned at 7:21 p.m.

Approved:

Attest:

Blake Abbe, Acting Chair
Position 1
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments