

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 15, 2018 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 Commissioners at this meeting. The following Commissioners were present and constituted a quorum of Commissioners:

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

Absent:

Chance Allison, Position 2  
Cheryl Hutchinson, Position 5

Also Present:

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

The meeting was called to order at 7:00 p.m. by Larry Crawford who also led the pledge. Councilman Theodore gave the invocation.

**Business:**

**B. Public Hearing:**

1. Public Hearing: To hear public opinion on a request from Jan Bowman for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations, (2) Side Yard to permit the construction of an accessory building in the required side yard on the property located at 718 Main Street, legally described as Hickory Acres Estates Phase II Block A Lot 4.

Jan Bowman, 718 Main Street, explained that the drainage from the neighboring homes runs through her property and, in order to not have to remove any trees, needs to build her accessory building closer to the property line. She has talked to her neighbors to explain the project and none of them have expressed any concern. She presented photos showing her property, the proposed location of the accessory and the water drainage. The structure will be 16 feet by 30 feet and used for storage of holiday items and garden equipment.

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Angela Fiorelli, 718 Main Street, co-owner of the house, spoke in favor of the project.

Commissioner Crawford asked how far the building would be from the property line. Ms. Bowman responded 7 feet or about half of the required 15 feet. He also confirmed that there was a total of 2 acres on the property but that the rear acre was not accessible to building because of the trees. Commissioner Andrews asked about the foundation of the accessory and how it would be affected by the drainage. Ms. Bowman said she would be using pier and beam because a previous shed had to have a raised foundation with drainage underneath. Commissioner Armstrong clarified where the structure would be in relation to the drainage flow.

Public Hearing closed at 7:23 p.m.

**C. Consent Agenda Items:**

1. January 4, 2018 Meeting Minutes

Motion by Commissioner Armstrong to approve the January minutes as presented. Seconded by Commissioner Andrews.

Ayes: Commissioners Andrews, Armstrong, Crawford and Birdseye.

Nays: None

**Motion Passed Unanimously**

**D. Regular Agenda Items:**

1. Discuss, consider and act on the appointment of Board of Adjustment officers.

Voting resulted in a tie between Mr. Crawford and Mr. Allison. Due to the absence of Mr. Allison, Ms. Chaudoir suggested final appointment of officers be postponed until the next meeting.

Motion by Commissioner Birdseye to accept the voting results but delay appointments to next meeting. Seconded by Commissioner Andrews.

Ayes: Commissioners Andrews, Armstrong, Crawford and Birdseye.

Nays: None

**Motion Passed Unanimously**

2. Discuss, consider and act on a request from Jan Bowman for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations, (2) Side Yard to permit the construction of an accessory building in the required side yard on the property located at 718 Main Street, legally

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described as Hickory Acres Estates Phase II Block A Lot 4.

Motion by Commissioner Crawford to approve the request for a variance of the side setback requirements to a minimum of seven feet. Seconded by Commissioner Birdseye.

Ayes: Commissioners Andrews, Armstrong, Crawford and Birdseye.

Nays: None

**Motion Passed Unanimously**

**E. Adjournment:**

Motion by Commissioner Armstrong to adjourn. Seconded by Commissioner Crawford.

Ayes: Commissioners Andrews, Armstrong, Crawford and Birdseye.

Nays: None

**Motion Passed Unanimously**

Meeting adjourned at 7:30 p.m.

Approved:

Attest:

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Larry Crawford  
Position 4  
Board of Adjustments

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Chris Chaudoir,  
Administrative Assistant  
Board of Adjustments