

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 September 21, 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:

Robert Armstrong, Position 3  
Rachel Shockey, Position 4, Chair  
Larry Crawford, Alternate 1  
John Donahue, Alternate 2, arrived at 7:15

Absent:

Blake Abbe, Position 1  
Chance Allison, Position 2, excused  
Cheryl Hutchinson, Position 5

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 7:10 p.m. by Rachel Shockey who also led the pledge. Councilman Theodore gave the invocation.

**Business:**

**B. Public Hearing:**

1. Hear public comment on a request from Murphy USA for a variance of Chapter 14, Exhibit A, Article XIII C-1 Commercial District, Section 4 Area Regulations, (1) Front Yard. The property is located at 4200 FM 2181.

Pov Chin and Bassam Ziada, representing Murphy USA, explained the proposed remodel of the current Murphy Oil location, building and pumps. The site plan as presented would fall 10 feet into the required 40-foot front building setback.

Public Hearing closed at 7:26 p.m.

**C. Consent Agenda Items:**

1. November 3, 2016 Meeting Minutes

TOWN OF HICKORY CREEK BOARD OF ADJUSTMENTS

September 21, 2017

Page 2

**Motion:** Motion by Commissioner Donahue to accept the minutes as presented. Seconded by Commissioner Armstrong.

Ayes: Commissioners Armstrong, Shockey, Crawford and Donahue.

Nays: None

**D. Regular Agenda Items:**

1. Discuss, consider and act on the election of Board of Adjustment Officers.

Item tabled pending presence of additional Board members.

2. Discuss, consider and act on a request from Murphy USA for a variance of Chapter 14, Exhibit A, Article XIII C-1 Commercial District, Section 4 Area Regulations, (1) Front Yard. The property is located at 4200 FM 2181.

After discussion, the Board decided the request was premature and suggested the applicants contact neighboring property owners to see if the acquisition of the needed land to meet the required setback was possible. A letter from the conjoining property owners was requested showing that additional land was not available before returning.

**E. Adjournment:**

**Motion:** Motion by Commissioner Donahue to adjourn. Seconded by Commissioner Crawford.

Ayes: Commissioners Armstrong, Shockey, Crawford and Donahue.

Nays: None

**MOTION PASSES UNANIMOUSLY**

Meeting adjourned at 7:28 p.m.

Approved:

Attest:

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Rachel Shockey, Chair  
Position 4  
Board of Adjustments

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Chris Chaudoir,  
Administrative Assistant  
Board of Adjustments