



**NOTICE OF
REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
REMOTE MEETING
1-888-475-4499
MEETING ID: 925 8319 5627 PASSWORD: 1075
TUESDAY, APRIL 21, 2020, 6:30 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

Public Comment

This item allows the public an opportunity to address the Board of Adjustments. To comply with the provisions of the Open Meetings Act, the board cannot discuss or take action on items brought before them not posted on the agenda. Please submit a [Request to Appear Form](#) at least five minutes prior to the meeting if you wish to address the board. Comments will be limited to three minutes.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Board of Adjustments.

- [1.](#) June 20, 2019 Meeting Minutes

Regular Agenda

- [2.](#) Conduct a public hearing regarding a request by Matthew Gilliland for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations, (3) for a detached garage within the required rear yard and (9) paved driveways and consider and act on the same. The property is located at 207 Woody Trail and is legally described as Lovett Estate 1(EPT).

Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on Friday April 17, 2020 at 11:00 a.m.

A handwritten signature in cursive script that reads "C. Chaudoir". The signature is written in black ink and is positioned above a horizontal line.

Chris Chaudoir
Town of Hickory Creek

Item Attachment Documents:

1. June 20, 2019 Meeting Minutes

**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

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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).

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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

Item Attachment Documents:

2. Conduct a public hearing regarding a request by Matthew Gilliland for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations, (3) for a detached garage within the required rear yard and (9) paved driveways and consider and act on the same. The property is located at 207 Woody Trail and is legally described as Lovett Estate 1(EPT). Please submit a at least a Request to Appear Form at least five minutes prior to the meeting if you wish to address the Board.

Please attach a copy of the deed to the property. If you are currently purchasing the property, please include a copy of the contract for the purchase of the property. Also include a copy of any and all restrictive covenants pertaining to any property to be developed or rezoned.

Appeals and Zoning Changes

What is the proposed use?

Garage

Why do you believe that the approval of the request would be in harmony with the character of the neighborhood?

The proposed structure blends with existing neighborhood structures. It will be finished to blend with the materials and colors of the existing home on the property.

Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?

It is situated on the lot to limit visibility from the road and not intrude on neighboring homeowner sightlines.

Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?

Lien holder:

Is the property burdened by a lien of any nature? () Yes () No

If so, describe the lien and give the name and address of lien holder and secure their consent to the requested zoning change with their signature.

Other:

Approximate cost of work involved? \$4,000.00

Include a schematic drawing of the site.

To the Applicant:

I, Matthew H. Gilliland, understand the above requirements and have read them thoroughly and my statements are true and correct.

Matthew H. Gilliland
Applicant

April 6, 2020
Date

Lien holders (if any)

STATE OF TEXAS:
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20__.

Notary Public, in and for the State of Texas

My Commission Expires On:



03/11/2020



03 11 2020









