



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JUNE 18, 2024, 6:00 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 Planning and Zoning Commission. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the commission. Comments will be limited to three minutes. Open Forum is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

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 Planning and Zoning Commission.

1. December 12, 2023 Special Meeting Minutes

Regular Agenda

2. Discuss, consider and act on the appointment of a Commission Chairman and Vice Chairman.
3. Discuss, consider and act on a recommendation for a final replat of Lots 1-R-1 and 1-R-2, Block 1 of Double G Plaza, being a replat of Lot 1-R, Block 1 of Double G Plaza: being 2.258 acres in the H. Swisher Survey A-1220 in the ETJ of the Town of Hickory Creek, Denton County, Texas. The property is located at 3572 FM 2181.
4. Discuss, consider and act on a recommendation for a revision to the site and landscape plan for 3550 FM 2181: being Lot 2, Block A of the Lakesound Addition, 2.3575 acres out of the H.H Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas.

5. Conduct a Public Hearing regarding a request from AWS Boats LLC on behalf of Paul Bosco Jr .for a Special Use Permit for sales and service of automobiles and watercraft in the 700 block of Lake Dallas Drive and consider and act on a recommendation for the same. The legal description of the property is A0284A Cobb, Tr 56, A0284A Cobb, Tr 55, 58, and A0284A Cobb, Tr 57(pt), Town of Hickory Creek, Denton County, Texas.
6. Discuss, consider and act on a recommendation for a replat of Lot 1A, Block A, TLC Subdivision and Lot 4, Block A, Chili's Rave Addition into Lot 1A-1 and 1A-2, Block A, TLC Subdivision, being 1.636 acres in the J.W. Simmons Survey, Abstract Number 1163, Town of Hickory Creek, Denton County, Texas. The property is located at 1221 Turbeville Road.
7. Conduct a Public Hearing to consider a request by Hard Sun V, Inc. to change the zoning designation from PD (Planned Development) and C-1 (Commercial) to PD (Planned Development) for the property legally described as TLC Subdivision Block A, Lot 1A-1, approximately a 1.048 acre tract of land in the corporate limits of the Town of Hickory Creek, Denton County, Texas and discuss, consider and act on a recommendation for the same. The property is located at 1221 Turbeville Road.
8. Discuss, consider and act on a recommendation for a site plan for Lot 1A-1, Block A, TLC Subdivision, being 1.048 acres in the J.W. Simmons Survey, Abstract number 1163, Town of Hickory Creek, Denton County Texas. The property is located at 1221 Turbeville Road.
9. Conduct a public hearing regarding an ordinance of the Town of Hickory Creek, Texas, implementing certain revisions to the Town's zoning ordinance identified, considered, and contained within the Town's Comprehensive Plan update 2023 by amending the Town Code of Ordinances, Chapter 14 Zoning, Article 14.02 – Zoning Ordinance; Exhibit A Zoning Ordinance; Article I – Title; Article II – Purpose; Article III – Definitions; Article IV – Classification of Districts; Article V – Automobile Wrecking Yard; Article VI – Refuse and Waste Requirements; Article VII – SF-1 Residential District; Article VIII– SF-2 Residential District; Article IX – SF-3 Residential District; Article X – TH-1 Townhouse District; Article XI – SF-5ac Residential District; Article XII MF-1 - Apartment District; Article XII.5 - GMH Garth Addition Mobile Home Single-Family Residential; Article XIII - C-1 Commercial District; Article XIV - C-2 Commercial District; Article XV - LI-1 Industrial District; Article XVI - U-1 Utility District; Article XVII - PD Planned Development District; Article XVIII - Modular Home District; Article XIX - MHP Mobile Home Park District;; Article XX - CL Club District; Article XXI PB-1 - Professional Building District; Article XXII - Special Area and Use Regulations; Article XXII.1 - MU-1 Mixed Use Suburban District; Article XXII.2 - MU-1 Mixed Use Regional District; Article XXIII - Nonconforming Uses and Structures; Article XXIV - Vehicle Parking Regulations; Article XXV - Signs and Occasional Sales; Article XXVI - Creation of Building Site; Article XXVII - Site Plan Approval; Article XXVIII - Construction Requirements; Article XXIX - Office of Building Official-Engineer; Article XXX - Certificate of Occupancy and Compliance; Article XXXI – Hickory Creek Applications and Fee Schedules; Article XXXII – Board of Adjustments; Article XXXIII – Planning and Zoning; Article XXXIV – Amendments; Article XXV – Penalty and Violations; Article XXXVI – Validity; Article XXXVII – Effective Date and Emergency Declared; and Article XXXVIII – Home Occupation Regulations and discuss, consider and act on a recommendation for the same.

Adjournment

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

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 June 12, 2024 at 4:00 p.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