

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, FEBRUARY 21, 2023**

MINUTES

Call to Order

Meeting called to order at 6:00 p.m. by Chairman May.

Roll Call

PRESENT

Commissioner Rodney Barton
Commissioner Jaycee Holston
Commissioner Bryant Hawkes
Commissioner Don Rowell
Chairman Tim May

ABSENT

Commissioner Dustin Jensen
Vice-Chairman David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney
Randy Gibbons, Council Liaison
Lee Williams, Halff and Associates, in at 6:11 p.m.
Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman May.

Invocation

Invocation given by Chairman May.

Public Comment

No Public Comment

Consent Agenda

1. January 24, 2023 Special Meeting Minutes

Motion to approve minutes made by Commissioner Barton, Seconded by Commissioner Hawkes.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion Passed unanimously.

Regular Agenda

2. Discuss, consider and act on a recommendation for a site and landscape plan for The Learning Experience, located at 120 Baize Boulevard and legally described as Adams Cliffs, Lot 1, Town of Hickory Creek, Denton County, Texas.

Von Beougher, McAdams, gave a presentation on the project.

Commissioner Barton confirmed that no major changes had been made since the previous submittal in 2018. Commissioner Holston asked about the number of children attending the facility. Mr. Beougher did not have the exact number but an estimation of 200 was reached. Chairman May questioned if the artificial turf shown in the play area and on the north side would be a considered an impervious surface and if there was sufficient green landscaping area and water detention. Mr. Beougher stated onsite detention was not required because runoff was directed to the lake. Mr. Williams concurred; drainage was handled with the previous plat. He would consider the turf to be impervious but that only 15% of the site had to be landscaped.

Motion to recommend approval made by Commissioner Barton, Seconded by Commissioner Holston.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

3. Discuss, consider and act on a recommendation for the final plat of Reserve at Hickory Creek, Block A, Lots 1-20, 21X; Block B, Lots 1-15, 16X; Block C, Lots 1-12, 13X; Block D, Lots 1-12, 13X; Block E, Lots 1-12, 13X; Block F, Lots 1-14, 15X; Block G, Lots 1-12, 13X; Block H, Lots 1-12, 13X; Block I, Lots 1-12, 13X; Block J, Lots 1-12, 13X; Block K, Lots 1-12, 13X; Block L, Lot 1X; Block M, Lots 1-20, 21X; Block N, Lots 1-20, 21X; Block O, Lots 1-20, 21X; Block P, Lots 1-20, 21X; Block Q, Lot 1X: 18.8530 acres, 225 residential lots, 17 open space lots, situated in the H.H. Swisher Survey, Abstract no. 1220, Town of Hickory Creek, Denton County, Texas.

Taylor Stinnett, Market Space Capital, gave a presentation on the plat portion of the project.

Commissioner Barton stated the packet presented to the board is incomplete and not acceptable.

Upon a question by Chairman May, Mr. Williams stated that, in the Half review letter for the final plat, there was a comment that the civil plans and drainage study still had some pending items. They are close to being completed but are not at this time. They recommend approval based on the final civil and drainage comments being fully addressed.

Commissioner Hawkes suggested that the plat should be delayed to the following month as the submission is incomplete, they have no time to review and, per Mr. Williams, the drainage review was not complete.

Motion by Commissioner Hakes to recommend denial to the Town Council of the final plat based on the submission being incomplete and the drainage study is not finalized. Commissioner Rowell seconded the motion.

Voting Yea: Commissioner Holston, Commissioner Hawkes, Commissioner Rowell.

Voting Abstaining: Commissioner Barton. Motion passed.

4. Discuss, Consider and Act on a recommendation for a site and landscape plan for the Reserve at Hickory Creek, Block A, Lots 1-20, 21X; Block B, Lots 1-15, 16X; Block C, Lots 1-12, 13X; Block D, Lots 1-12, 13X; Block E, Lots 1-12, 13X; Block F, Lots 1-14, 15X; Block G, Lots 1-12, 13X; Block H, Lots 1-12, 13X; Block I, Lots 1-12, 13X; Block J, Lots 1-12, 13X; Block K, Lots 1-12, 13X; Block L, Lot 1X; Block M, Lots 1-20, 21X; Block N, Lots 1-20, 21X; Block O, Lots 1-20, 21X; Block P, Lots 1-20, 21X; Block Q, Lot 1X: 18.8530 acres, 225 residential lots, 17 open space lots, situated in the H.H. Swisher Survey, Abstract no. 1220, Town of Hickory Creek, Denton County, Texas.

Taylor Stinnett, Market Space Capital, gave a presentation on the site and landscaping portion of the project. The existing 15000 square foot residence, and pool will be removed. The stock fishing pond will be enlarged, there will be walking trails connecting to the town trail, an outdoor fitness area, a children's play area, a 32-foot diameter gazebo, off leash dog ark, and pickleball court.

Commissioner Barton commented on the loblolly pines trees shown and the disease currently killing them off due to stress from the drought. Chairman May stated that it would be the HOA's responsibility to maintain and care for the trees.

Chairman May asked if the amenities would be public or private. Mr. Stinnett stated they would theoretically be private, maintained by the HOA, but the development was not gated, and the roads were open to the public. Public use of the amenities would be up to the HOA. Chairman May confirmed that a contribution would be made to the tree fund for the additional trees being removed. Mr. Stinnett stated a portion of the tree removal was discussed in the original Developer's Agreement and its amendment, and in the annexation.

Motion made by Commissioner Hawkes to recommend approval as submitted, Seconded by Commissioner Rowell.

Voting Yea: Commissioner Holston, Commissioner Hawkes, Commissioner Rowell.

Voting Abstaining: Commissioner Barton. Motion passed.

Adjournment

Motion to adjourn made by Commissioner Barton, Seconded by Commissioner Hawkes. Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

Meeting adjourned at 6:43 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek