

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, AUGUST 16, 2022**

MINUTES

Call to Order

Meeting was called to order at 6:01 p.m. by Vice-Chairman May.

Roll Call

PRESENT

Commissioner Rodney Barton
Commissioner Jaycee Holston
Commissioner Don Rowell
Vice-Chairman Tim May
Commissioner David Gilmore

ABSENT

Commissioner Dustin Jensen
Chairman Bryant Hawkes

ALSO PRESENT

Dorwin Sargent, Town Attorney
Randy Gibbons, Council Liaison
John Smith, Town Administrator
Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to U.S and Texas Flags led by Vice-Chairman May.

Invocation

Invocation given by Commissioner Gilmore.

Public Comment

Ronald Furtick, 1500 Turbeville Road, stated a lot of development is coming to the town and announced his new biotech firm start up he would like to bring in. He declared Hickory Creek needed a Mixed Use zoning that is appropriate. Neither of the Mixed Use zonings currently in town would work. He presented a zoning ordinance that had already been developed and gave a history of it. He stated the only types of development being done at this time were multi-family and industrial as they are the only types of development being financed at this time. He congratulated the Commission on rejecting the recent apartment complex, but warned they would be back. He stated it would be difficult to get a retail base with the current market. He want to show what could be done with the correct zoning and passed out copies of his proposed Mixed Use Zoning ordinance.

Consent Agenda

1. June 21, 2022 Minutes

Motion made by Commissioner Barton to accept the minutes as presented, Seconded by Commissioner Gilmore.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Rowell, Commissioner Gilmore.

Voting Abstaining: Vice-Chairman May. Motion passed.

Regular Agenda

2. Discuss, consider and act on the appointment of Planning and Zoning Commission Chair and Vice-Chair.

After the vote tabulation Tim May was elected Chairman and David Gilmore Vice-Chairman.

Motion made by Commissioner Barton to accept the nominations as tallied, Seconded by Commissioner Rowell.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Rowell, Vice-Chairman May, Commissioner Gilmore. Motion passed unanimously.

3. Conduct a Public Hearing to hear public opinion on a request from Reserve at Hickory Creek, LLC to designate the zoning as PD (Planned Development) on an 18.8530 acre tract of land situated in the H.H. Swisher Survey, Abstract Number 1220, Denton County, Texas, conveyed to Reserve at Hickory Creek LLC, according to the document filed of record in Document Number 2021-133395 Deed Records Denton County, Texas, Town of Hickory Creek, Denton County, Texas and consider and act on the same. The property is located at 1745 Turbeville Road.

Public hearing opened at 6:13 p.m.

Tom Clayton, 135 Oakwood, stated he had been in law enforcement for 30 years and had seen what happens when residents are crammed in apartments rather than spread out. Houses increase property value. Some of the townhomes have a square footage of 1,000 square feet which is the same as a small apartment and people will be on top of each other. He knows it has already been decided, but wished to make some suggestions, such as placing something to divide them from the houses such as a fence or trees. He also discussed the "Broken Window" theory and its effects on property maintenance, value and crime. He would like a stipulation that the townhomes be owned rather than rentals.

Mary Wendel, 123 Oakwood, stated Mr. Clayton had addressed most of her concerns, but wanted to know if all the trees near the drainage ditch would be removed.

John Grosskopf, 131 Oakwood, agrees with the previous speakers and feels the project is progressing too quickly. He wants to know what the hurry is, and the project could do with additional traffic and pedestrian studies as there are already significant traffic issues with the

Enclave. There are thousands of new vehicles and pedestrians on the roadways due to recent projects. He is also concerned about garbage in the ditch and construction debris in his back yard, noise violations, storm water discharges, and debris with no protective measures. He also stated that item 5, page 8 of the ordinance mentioned that the existing fence to the east would be used as a perimeter fence, but only a third of that is fenced and consists of hurricane fence which provides no protection or screening. He would like the eastern fence to match the western.

John Walker, 127 Oakwood Lane, stated most of his concerns had been mentioned. He presented overviews to show the trees being removed. He is also concerned about new traffic in the area. The land is beautiful, in the midst of several very nice neighborhoods and next to the Olana which is about to do an extensive expansion and there is a proposal to put in 240 townhomes as small as 1000 square feet. A determination needs to be made if this is the best investment for the city.

Public hearing continued to next meeting at 6:27 p.m.

Motion made to continue the public hearing to the next meeting made by Commissioner Gilmore, Seconded by Commissioner Holston.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Rowell, Vice-Chairman May, Commissioner Gilmore. Motion passed unanimously.

4. Discuss, consider and act on a recommendation for a preliminary plat of Reserve at Hickory Creek, being an 18.8530 acre tract of land situated in the H.H. Swisher Survey, Abstract Number 1220, Town of Hickory Creek, Denton County, Texas. The property is located at 1745 Turbeville Road.

The applicant requested the discussion of the preliminary plat be postponed until the next available meeting.

Motion made by Commissioner Gilmore to accept the postponement, Seconded by Commissioner Holston.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Rowell, Vice-Chairman May, Commissioner Gilmore. Motion passed unanimously.

5. Discuss, consider and act on a recommendation for the preliminary site and landscape plan for the Reserve at Hickory Creek, being an 18.8530 acre tract of land situated in the H.H. Swisher Survey, Abstract Number 1220, Town of Hickory Creek, Denton County, Texas. The property is located at 1745 Turbeville Road.

The applicant requested the discussion of the site and landscape plan be postponed until the next available meeting.

Motion made by Commissioner Gilmore to accept the postponement, Seconded by Commissioner Holston.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Rowell, Vice-Chairman May, Commissioner Gilmore. Motion passed unanimously.

6. Discuss, consider and act on a recommendation for a final plat for the Lakesound Addition, Lot 1, Block A in the H. Swisher Survey, Abstract No 1220, Town of Hickory Creek, Denton County Texas. The property is located in the 3400 block of FM 2181.

The applicant requested the discussion of the preliminary plat be postponed until the next available meeting.

Motion made by Commissioner Gilmore to accept the postponement, Seconded by Commissioner Holston.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Rowell, Vice-Chairman May, Commissioner Gilmore. Motion passed unanimously.

7. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the Lakesound Addition, Lot 1, Block A in the H. Swisher Survey, Abstract No 1220, Town of Hickory Creek, Denton County Texas. The property is located in the 3400 block of FM 2181.

The applicant requested the discussion of the site and landscape plans be postponed until the next available meeting.

Motion made by Commissioner Gilmore to accept the postponement, Seconded by Commissioner Holston.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Rowell, Vice-Chairman May, Commissioner Gilmore. Motion passed unanimously.

Adjournment

Motion to adjourn made by Commissioner Barton, Seconded by Commissioner Holston. Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Rowell, Vice-Chairman May, Commissioner Gilmore. Motion passed unanimously.

Meeting adjourned at 6:37 p.m.

Approved:

Attest:

Tim May, Vice-Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek