

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JULY 16, 2024**

MINUTES

Call to Order

Meeting called to Order at 6:01 p.m. by Chairman May.

Roll Call

PRESENT

Chairman Tim May
Vice Chairman David Gilmore
Commissioner Brenda Kihl
Commissioner Tony Martinez
Commissioner Bill Nippert

ABSENT

Commissioner Dustin Jensen
Commissioner Collin Johnson

ALSO PRESENT

Trey Sargent, Town Attorney
Chris Chaudoir, Administrative Assistant

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

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

Invocation

Invocation given by Vice Chairman Gilmore.

Public Comment

No Public Comment

Consent Agenda

1. June 18, 2024 Meeting Minutes

Motion to approve the minutes as presented made by Commissioner Kihl,
Seconded by Commissioner Nippert.
Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Martinez,
Commissioner Nippert. Motion passed unanimously.

Regular Agenda

2. Discuss, consider and act on a recommendation for a Site Plan for 800 Point Vista Road, being 5.13 acres of land situated in the Cornelius Town Center Addition, Block A, Lot 1, Town of Hickory Creek, Denton County, Texas.

No action taken.

3. Discuss, consider and act on a recommendation for a Preliminary Plat for the Lennon II Addition, Lot 3, Block A, Being 2.123 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas..
4. Discuss, consider and act on a recommendation for a Final Plat for the Lennon II Addition, Lot 3, Block A, being 2.123 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas.
5. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the Lennon II Addition, Lot 3, Block A, being 2.123 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas.

The applicant requested an extinction of items 3, 4, and 5 pursuant to Texas Local Government Code 212.009.

Motion to accept the extension made by Vice Chairman Gilmore, Seconded by Commissioner Kihl.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Martinez, Commissioner Nippert. Motion passed unanimously.

6. Reconvene of a public hearing continued from June 18, 2024 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.

Public Hearing reconvened at 6:08 p.m.

The Commission, Ms. Chaudoir and Mr. Sargent held a general discussion on the changes to Chapter 14 and action needed for completion.

Public Hearing closed at 6:14 p.m.

No further action taken.

Adjournment

Meeting adjourned at 6:15 p.m.

Motion to adjourn made by Vice Chairman Gilmore, Seconded by Commissioner Nippert. Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Martinez, Commissioner Nippert. Motion passed unanimously.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek