

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JANUARY 21, 2025**

MINUTES

Call to Order

Meeting called to order at 6:01 p.m. by Vice Chairman Gilmore.

Roll Call

PRESENT

Chairman Tim May - in at 6:02 p.m.

Vice Chairman David Gilmore

Commissioner Dustin Jensen

Commissioner Brenda Kihl

Commissioner Collin Johnson

Commissioner Tony Martinez

Commissioner Bill Nippert

ALSO PRESENT

Trey Sargent, Town Attorney

Chris Gordon, Council Liaison

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 Vice Chairman Gilmore.

Invocation

Invocation given by Vice Chairman Gilmore.

Public Comment

No Public Comment

Consent Agenda

1. November 19, 2024 Meeting Minutes

Motion to accept minutes as presented made by Commissioner Jensen, Seconded by Vice Chairman Gilmore.

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

Regular Agenda

2. Discuss, consider and act on a recommendation for a Final Plat for the Lennon II Addition, Lot 9, Block A, being 1.798 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 property is located in the 3280 block of FM 2181.

Drew Donosky, Clay Moore Engineering, 1903 Central Drive, Bedford, explained that the lot in question is the 2nd strip shop in the development and that the other buildings in the development were likely to be stand alone.

Vice Chairman Gilmore asked what was on the east side of the lot. Mr. Donosky explained there as a grade difference. There will be a 3-4 foot retaining wall with a safety railing between the site and a pond on the next lot. In response to a question about the Traffic Impact Analysis (TIA), Mr. Donosky explained that at full build out TIA had been completed with the first phase and approved by the town and TxDot. Easements have been dedicated and there will be approximately 6 tenants in the building depending on tenant needs.

Motion to recommend plat approval to council contingent on satisfying the comments from Halff made by Vice Chairman Gilmore, Seconded by Commissioner Johnson.

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

3. Discuss, consider and act on a recommendation for a Site and Landscape plan for the Lennon II Addition, Lot 9, Block A, being 1.798 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 property is located in the 3280 block of FM 2181.

After Commissioner Kihl expressed concern about pedestrian safety in the parking lot, Mr. Donosky explained that there were drive-through lanes on either side of the building. Although handicap spaces and several other parking spaces are in the front of the building, the majority of the parking is in the rear. He will discuss with the developer the possibility of adding a sidewalk or designated crossing at the fire lane. He can also discuss with the Fire Department the possibility of some type of speed control device. The entrances to the building will be on the Swisher side with the rear mainly as employee and service access. Commissioner Kihl expressed her thought that the set up did not create a convenient location to visit and do business, due to pedestrian safety, lighting and other factors. Mr. Donosky explained that, in order to provide one more row of parking to the front, the building would have to be moved back into the 35-foot easement at the rear, which could not be blocked, and would compromise fire access lanes. A shared community patio space has been added to the middle west of the building frontage. They also added tree wells to the front curb line of the shops to accommodate the 20% landscape requirement. Commissioner Kihl expressed concern about the inconvenience of the parking and ability to lease the spaces. Mr. Donosky stated the building in Phase 1 had a similar setup and was leased to 100% capacity already. He believes a sidewalk and a painted crosswalk might be a good idea. They typically do not use speed bumps but have used rubber bumpers. He will speak to the Fire Department and developer.

There is a 5-foot landscape buffer at the rear of the property and a 6-foot screening wall between the site and residences which are at a lower elevation. There will be no drainage into the neighborhood. Commissioner Johnson asked if there would be any accommodation for longer vehicles or boat trailers to patronize the shops. The parking

spaces are 18 feet long with a 2-foot overhang in some spaces which meet the town's requirements. Longer vehicles would need to find parking in a non-fire lane area.

There is one trash area for this building. The other lots in the development will be connected by the front fire lane. There is cross-access easement along the rear of the lots from Parkridge to Lot 9 where it wraps back north. An easement will be granted across the front so there will be cross access front and back. The owners of the lot to the east have not agreed to access onto their property so the front easement currently does not go further to access the median cut on FM 2181 so the driveway entrance cannot be moved. The site meets parking, lot coverage, and landscaping requirements. Water comes in from the rear and, typically, the building will be plumbed for one master service. Grease traps for any tenants would be their responsibility to install.

Commissioner Kihl asked if all loading zones would be in front of the building. Mr. Donosky explained that there is a drive in the rear, striped no parking, that would be for loading. The commissioners again expressed concern for pedestrian safety in the rear lot, and the need for crosswalks. Council Gordon asked about the possibility of having the businesses accessible from the rear so patrons would not have to walk around. Mr. Donosky said it was atypical since the rear is usually for storage & offices. Ms. Chaudoir stated that would be a building permit issue and is not part of the site plan. Commissioner Johnson asked about the height of the rear fence at the neighborhood, 6 foot masonry. Commissioner Kihl asked about a tree comment from Halff, Mr. Donosky stated it had been moved away from the drive-through.

Motion to recommend site and landscape approval to council made by Commissioner Nippert, Seconded by Vice Chairman Gilmore.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Martinez, Commissioner Nippert.

Voting Nay: Commissioner Kihl, Commissioner Johnson. Motion passed.

Adjournment

Motion to adjourn made by Commissioner Johnson, Seconded by Commissioner Kihl.

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

Meeting adjourned at 6:49 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek