

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, MAY 09, 2023**

MINUTES

Call to Order

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

Roll Call

PRESENT

Chairman Tim May
Commissioner Dustin Jensen
Commissioner Rodney Barton
Commissioner Jaycee Holston
Commissioner Don Rowell

ABSENT

Vice Chairman David Gilmore
Commissioner Bryant Hawkes

ALSO PRESENT

Trey Sargent, Town Attorney
John Smith, Town Administrator
Lee Williams, Halff and Associates
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. February 21, 2023 Meeting Minutes

Motion to approve the minutes made by Commissioner Barton, Seconded by Commissioner Holston.

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

Regular Agenda

2. Discuss, consider and act on a recommendation for an amendment to the 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.

Mr. Smith explained the new Information Sheets and gave an overview of the Lakesound Addition.

Mr. Williams explained some unresolved drainage comments had necessitated changes to the plat after approval.

Motion to approve the plat as presented made by Commissioner Jensen, Seconded by Commissioner Holston.

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

3. Discuss, consider and act on a recommendation for an amendment to the site and landscape plan for Alpha-Omega Hickory Creek Addition, Lot 1, Block A, 2.895 acres, 8560 S. Stemmons Freeway, situated in the Susan O. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.

John Smith explained modifications were found to be necessary after on site construction had begun. They are planning on keeping the existing metal building on site which required some changes to the parking and topography.

Chris Morphey, Reliant Construction, explained the grading would not allow access to the building. The number of trees on site remains the same but four trees will be moved. There is a small change in the drainage calculations with a minimal difference in the retaining pond. The parking places have been rearranged.

Mr. Williams discussed the remaining comments on his letter: a tree proposed to be removed and a small change in the opening in the screen wall for drainage. There is a small increase in impervious coverage with a slight change in flow but not enough to affect the drainage and will not affect the property to the west. The parking count has not changed. Ms. Chaudoir stated she and Mr. Morphey had discussed the tree in question and it would not be removed.

Motion to recommend approval of the amendment as presented made by Commissioner Barton, Seconded by Commissioner Rowell.

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

4. 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.

Mr. Smith gave a brief history of the project. Mr. Williams said there were a few comments left on the construction plans, but the drainage was good and Halff recommended approval of the final plat. Chairman May made suggestions for the word "height" to be added to the fence notations.

Motion made by Commissioner Rowell to recommend approval with the fence notations, Seconded by Commissioner Jensen.

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

Voting Abstaining: Commissioner Barton. Motion passed.

5. Discuss, consider and act on a recommendation for an amendment to the final plat for Lake Dallas RV Park No.2, Lot 1A, Block 1, being a replat of Lot 1, Block 1, Lake Dallas RV Park no.2, an addition to the City of Hickory Creek, as recorded in Inst. No. 2022-457, P.R.D.C.T., situated in the Lowery Cobb Survey, Abstract Number 284, Town of Hickory Creek ETJ, Denton County Texas. The property is located in the 130 block of Folly Beach Road.

Braden Smith, property owner, John Smith, Mr. Williams and Ms. Chaudoir gave an overview of changes.

Motion to recommend approval as presented made by Commissioner Jensen, Seconded by Commissioner Holston.

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

Adjournment

Motion to adjourn made by Commissioner Holston, Seconded by Commissioner Jensen.

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

Meeting adjourned at 6:31 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek