

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, MAY 17, 2022**

MINUTES

Call to Order

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

Roll Call

PRESENT

Commissioner Dustin Jensen
Commissioner Jaycee Holston
Chairman Bryant Hawkes
Commissioner Don Rowell
Vice-Chairman Tim May

ABSENT

Commissioner Rodney Barton
Commissioner David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney
Randy Gibbons, 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 Chairman Hawkes.

Invocation

Invocation given by Vice-Chairman May.

Public Comment

No public comment.

Consent Agenda

1. March 22, 2022 Special Meeting Minutes

Motion to approve the minutes as presented made by Vice-Chairman May, Seconded by Commissioner Rowell.

Voting Yea: Commissioner Jensen, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Vice-Chairman May. Motion passed unanimously.

Regular Agenda

2. Discuss, consider and act on a recommendation for a Final Plat of The Olana at Hickory Creek, Lot 1, Block 1: being 38.5858 acres, H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located at 1851 Turbeville Road.

Public Hearing opened at 6:05 p.m.

Laura Canada Lewis, The Olana, and Neda Hosseiny, Kimley Horne, gave a brief overview of the revisions to the final plat since the preliminary was reviewed. They have been working with Halff on the Drainage Study to address questions about the pond and the flood plain on the north east corner of the property. There have been updates to the drainage easements. The possibility of a 100 year flood event when fully developed has been addressed and a 10 foot buffer has been added to the flood plain. She does not have the numbers on hand for a larger rain event but will have them available at the Council meeting. The project does not meet the volume required to trigger a traffic study at this time. The drive offset from Harbor Lane is to be mainly used for emergency access with a locked gate and will be a right turn only when exiting if open.

Public hearing closed at 6:20 p.m.

Vice-Chairman May had questions about the drainage and plans not included in the packet. These elements are reviewed and approved by Halff without board or council review.

Motion to recommend approval of the final plat made by Commissioner Jensen, Seconded by Commissioner Holston.

Voting Yea: Commissioner Jensen, Commissioner Holston, Chairman Hawkes, Commissioner Rowell

Voting Nay: Vice-Chairman May. Motion passed.

Adjournment

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

Voting Yea: Commissioner Jensen, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Vice-Chairman May. Motion passed unanimously.

Meeting adjourned at 6:25 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek