

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, OCTOBER 18, 2022**

MINUTES

Call to Order

The meeting was called to order at 6:00 p.m. by Chairman May.

Roll Call

PRESENT

Commissioner Dustin Jensen
Commissioner Jaycee Holston
Commissioner Bryant Hawkes
Chairman Tim May
Vice-Commissioner David Gilmore

ABSENT

Commissioner Rodney Barton
Commissioner Don Rowell

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 U.S. And Texas Flags led by Chairman May.

Invocation

Invocation given by Vice-Chairman Gilmore.

Public Comment

No Public Comment

Consent Agenda

1. September 13, 2022 Special Meeting Minutes

Chairman May discussed the changes to the minutes in Item #6 regarding the absence of a landscape plan for Lakesound and the reflection of that in the motion. Chairman May and Mr. Sargent discussed whether "Motion passed unanimously" was the proper language to use if the Chairman only votes in the case of a tie. Mr.

Sargent gave his opinion that it is a matter of style used by the town's boards and the Chairman's opinion on the item would be part of the record.

Motion to approve the minutes as amended made by Commissioner Hawkes, Seconded by Commissioner Holston.

Voting Yea: Commissioner Jensen, Commissioner Holston, Commissioner Hawkes, Vice-Commissioner Gilmore. Motion passed unanimously.

Regular Agenda

2. Conduct a public hearing regarding an ordinance of the Town of Hickory Creek, Texas amending the Town's Code of Ordinances, Chapter 14 Zoning, Article XXXIV Amendments and Article XXXII Board of Adjustment to modify or add requirements for on-site signage for applications for zoning changes or variances.

Public Hearing opened at 6:11 p.m.

Chairman May confirmed with Ms. Chaudoir that no comments had been received from the public. Mr. Sargent discussed the requirements for public hearing notices at both the local and state level.

Chairman May questioned if Article XXXIV, item (F) was too lenient by allowing missing signs to be replaced with 2 weeks. After discussion, the next business day was agreed upon with the replacement of the sign being the responsibility of the applicant. Commissioner Holston asked if the applicant could be fined if the sign was not replaced. Mr. Sargent stated it would probably not be a fined offence but would be a violation of the zoning ordinance. It would be noted in the staff report and any consequences could be handled on a case-by-case basis. Ms. Chaudoir and Mr. Sargent discussed adding fees to the Master Fee Schedule for the original and any replacement signs.

In Article XXXII, Mr. Sargent explained the change was an addition to the existing ordinance and the only difference was the size of the Board of Adjustment public hearing signs as they are typically in a residential area. The same change was made for missing sign replacement in item (F).

Motion made by Vice-Commissioner Gilmore to continue the Public Hearing to the next meeting, Seconded by Commissioner Hawkes.

Voting Yea: Commissioner Jensen, Commissioner Holston, Commissioner Hawkes, Vice-Commissioner Gilmore. Motion passed unanimously.

Adjournment

Motion to adjourn made by Commissioner Hawkes, Seconded by Commissioner Jensen. Voting Yea: Commissioner Jensen, Commissioner Holston, Commissioner Hawkes, Vice-Commissioner Gilmore. Motion passed unanimously.

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Meeting adjourned at 6:28 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek