

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, JUNE 20, 2023**

**MINUTES**

**Call to Order**

Meeting was called to order at 6:02 by Chairman May.

**Roll Call**

**PRESENT**

Chairman Tim May  
Vice Chairman David Gilmore  
Commissioner Dustin Jensen  
Commissioner Brenda Kihl  
Commissioner Collin Johnson

**ABSENT**

Commissioner Rodney Barton  
Commissioner Bryant Hawkes

**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 led by Chairman May.

**Invocation**

Invocation given by Vice-Chairman Gilmore.

**Public Comment**

No Public Comment

**Consent Agenda**

1. May 9, 2023 Meeting Minutes

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

Voting Yea: Chairman May, Vice Chairman Gilmore, Commissioner Jensen.

Voting Abstaining: Commissioner Kihl, Commissioner Johnson. Motion carries.

**Regular Agenda**

2. Discuss, consider and act on the appointment of a Chairperson and Vice-Chairperson.

Commissioner Jensen requested his name be removed from contention.

Chairman May and Vice-Chairman Gilmore were chosen for reappointment.

Motion made by Commissioner Jensen to accept the voting results, Seconded by Commissioner Johnson.

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

3. Discuss, consider and act on a recommendation for a Preliminary/Final Plat of the Metso Addition, Lot 1, Block A, 1.083 acres, being a 1.021 & 0.062 acres tracts situated in the Lowry Cobb Survey, Abstract Number 284, Town of Hickory Creek, Denton County, Texas. The property located at 109 Timberlake Lane.

Chairman May and Ms. Chaudoir gave an overview of the request and the history of the neighborhood.

Motion to recommend approval made by Vice Chairman Gilmore, Seconded by Commissioner Kihl.

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

4. 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 VII SF-1 Residential, Article VIII SF-2 Residential, Article IX SF-3 Residential, Article X TH-1 Townhouse District, and Article XII.5 GMH Garth Addition Mobile Home Single-Family Residential to modify impervious surface limits within the districts and consider and act on a recommendation for the same.

Mr. Sargent and Ms. Chaudoir gave a brief overview of the proposal.

Public Hearing opened at 6:19. With no one wishing to speak, Public Hearing closed at 6:19 p.m.

Chairman May discussed his concerns about 50 percent coverage in the front yard in Town House TH-1 zones. The Commission discussed the different base zoning classifications, Planned Developments and their requirements, the current Zoning Map, drainage in neighborhoods and lot to lot, procedures for the approval of rezoning, drainage and platting, and the intent of the ordinance.

Motion made by Vice Chairman Gilmore to recommend approval as presented with the caveat that the Commission would like Council to consider leaving the front yard coverage in TH-1 districts at 40 percent coverage, Seconded by Commissioner Jensen.

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

**Adjournment**

Motion to adjourn made by Commissioner Jensen, Seconded by Commissioner Kihl  
Voting Yea: Chairman May, Vice Chairman Gilmore, Commissioner Jensen, Commissioner Kihl,  
Commissioner Johnson. Motion passed unanimously.

Meeting adjourned at 6:52 p.m.

Approved:

Attest:

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Tim May, Chairman  
Planning and Zoning Commission

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Chris Chaudoir, Administrative Assistant  
Town of Hickory Creek