

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, APRIL 22, 2025**

MINUTES

Call to Order

Meeting called to order at 6:09 pm. by Chairman May.

Roll Call

PRESENT

Chairman Tim May
Vice Chairman David Gilmore
Commissioner Brenda Kihl
Commissioner Tony Martinez

ABSENT

Commissioner Dustin Jensen
Commissioner Collin Johnson
Commissioner Bill Nippert

ALSO PRESENT

Trey Sargent, Town Attorney
Chris Chaudoir, Administrative Assistant

Pledge of Allegiance to the U.S. And Texas Flags

Pledge of Allegiance to the U.S. And Texas Flags was led by Chairman May.

Invocation

Invocation given by Vice Chairman Gilmore.

Items of Community Interest

No Community Interest items

Public Comment

No Public Comment

Consent Agenda

1. March 18, 2025 Meeting Minutes

Motion to approve the minutes as presented made by Vice Chairman Gilmore,
Seconded by Commissioner Kihl.

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

Regular Agenda

2. Discuss, consider and act on a recommendation for a replat of Lots 4 and 5, Block 4, 100 Meadow Lane being 1.11 acres of land and being a replat of lots 4, 5 & Tract 33, Block 4 situated in the John Ramsey Survey Abstract 1075, Town of Hickory Creek, Denton County TX. The lots are located at in the 100 block of Meadow Lane.

Ms. Chaudoir discussed the configuration of and requirements of the plat. She also detailed the issues and comments to be corrected.

Mustafa Jawadala, the property developer, made himself available to answer questions and supplied the proposed site plan.

In response to Chairman May's concerns, Ms Chaudoir discussed the configuration of the lots and the access easements on the property. Chairman May asked if a note could be added to specify the 15-foot access easement is not being abandoned. Drainage, zoning and septic requirements were also discussed.

Commissioner Kihl expressed concern about the incompleteness of the submission. Ms. Chaudoir and commission discussed the options available to Council based on their recommendation.

Motion made by Vice Chairman Gilmore to recommend approval of the plat based on the successful completion of the Halff comments and the concerns expressed by the Commission, Seconded by Commissioner Martinez.

Voting Yea: Vice Chairman Gilmore, Commissioner Martinez

Voting Nay: Commissioner Kihl. Motion passed.

3. Discuss, consider and act on a recommendation for a site and landscape plan for the Reserve at Hickory Creek, Block A, Lots 1-20, Block B, Lots 1-15, Block C - E, Lots 1-12, Block F, Lots 1-14, 1 Block G - K, Lots 1-12, Block M - P, Lots 1-20: 18.8530 acres, 225 residential lots / 16 Blocks / 17 open space lots, being 18.85 acres out of the H.H. Swisher Survey, Abstract no. 1220, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir went over the history of the project.

Michael Van Huss, 120 Harbor, development consultant for the project, stated the site and landscape plans had expired, and had to bring reapproved for the development can go forward. The original applicant is still involved.

Commissioner Kihl asked if the walking trails between the units were sidewalks, or some other permeable surface. They are sidewalks, and the unit entrances are off the green belts between the units.

There was a significant amount of tree loss on site, but the applicant is supplying tree credits and mitigation.

Motion to recommend approval including the landscape and amenities plans as presented made by Commissioner Kihl, Seconded by Vice Chairman Gilmore.

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

Adjournment

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

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

Meeting adjourned a 6:53 pm.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek