

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, NOVEMBER 15, 2022**

**MINUTES**

**Call to Order**

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

**Roll Call**

**PRESENT**

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

**ABSENT**

Vice-Chairman David Gilmore

**ALSO PRESENT**

Trey Sargent, Town Attorney  
Ian Theodore, 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 Commissioner Jensen.

**Public Comment**

No Public Comment

**Consent Agenda**

1. October 18, 2022 Meeting Minutes

Motion made by Commissioner Hawkes to accept the minutes as presented, Seconded by Commissioner Jensen.

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

**Regular Agenda**

2. Discuss, consider and act on a recommendation for a preliminary plat for Lake Dallas RV Park No. 2, Lot 1, Block 1: being a 3.545 acre tract of land situated in the Lowery Cobb Survey, Abstract No. 284, Town of Hickory Creek ETJ, Denton County, Texas. The property is located at 135 and 137 Folly Beach.

Ms. Chaudoir reported that the plat had been reviewed by Halff and Denton County and had been recommended for approval.

Chairman May spoke of the right-of-way dedication and the county's responsibility for maintenance of the roadway.

Braden Smith, owner of BSS, explained the proposed extension of the RV park will use the same entrance on Main Street and that the entrance on Folly Beach will be outfitted with a Knox Box for emergency access only. The dwellings on the property will be remodeled. The house on 137 will be divided into two parts, one for rental and one for bath facilities. The mobile home will be for rent. The number of RV lots should not exceed 48.

Chairman May and Mr. Sargent discussed whether plats in the extra-territorial jurisdiction were required to have all items required by the town for a plat. Mr. Sargent gave his recommendation about the town's ability to enforce the Subdivision Ordinance in the ETJ and recommended approval as presented. Mr. Smith stated he has had a full tree survey and engineering plan completed.

Motion to recommend approval made by Commissioner Rowell, Seconded by Commissioner Barton.

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

3. Discuss, consider and act on a recommendation for a final plat for Lake Dallas RV Park No. 2, Lot 1, Block 1: being a 3.545 acre tract of land situated in the Lowery Cobb Survey, Abstract No. 284, Town of Hickory Creek ETJ, Denton County, Texas. The property is located at 135 and 137 Folly Beach.

Discussion held regarding the submittal of a tax certificate with the plat.

Motion to recommend approval made by Commissioner Barton, Seconded by Commissioner Hawkes.

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

4. Discuss, consider and act on a recommendation for a preliminary plat of the Alpha-Omega Hickory Creek Addition, Lot 1, Block A, 2.895 acres out of the S. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir stated Halff had reviewed the newest plat submittal and recommended approval.

Chris Morphey, Reliant, responded to Commissioner Rowell's question that the southern entrance on Hickory Creek Road would be equipped with a gate and Knox Box and would have an exit only sign.

Chairman May stated the front setback should be shown from the new right-of-way and the tree inventory needs to be updated. Discussion of the mitigation requirements was held.

Motion to recommend approval made by Commissioner Jensen, Seconded by Commissioner Hawkes.

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

5. Conduct a public hearing regarding a request from Shirley Abernathy to designate the zoning as C-1 on a 10.72 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220 in the Denton County, Texas, and being part of a called 36.253 acre tract of land described as "Tract 1" in Executor's Deed to Richard Goldfield, Brian Goldfield and Susan Goldfield, recorded in Instrument Number 2019-36351 of the Official Public Records of Denton County, Texas and consider and act on a recommendation for the same.

Ms. Chaudoir gave an overview of the location and history.

Public hearing opened at 6:37 p.m. and, with no one wishing to speak, closed at 6:38.

Motion to recommend approval made by Commissioner Hawkes, Seconded by Commissioner Holston.

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

6. Conduct a public hearing continued from October 18, 2022 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 and consider and act on a recommendation for the same.

Public hearing continued at 6:42 p.m. With no one wishing to speak, the public hearing closed at 6:43 p.m.

Motion to recommend approval made by Commissioner Barton, Seconded by Commissioner Jensen.

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

7. Conduct a public hearing on an ordinance of the Town of Hickory Creek, Texas amending the Town's Code of Ordinances, Chapter, Article XI SF-5AC Residential District to modify setback requirements for detached garages and consider and act on a recommendation for the same.

Ms. Chaudoir gave an overview of the ordinance as written, the proposed changes and discussed with the commission the setback requirements of the various zoning classifications.

Public hearing opened at 6:48 p.m. With no one wishing to speak, the public hearing closed at 6:49.

Motion to recommend approval of the changes as presented made by Commissioner Jensen, Seconded by Commissioner Barton.

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

**Adjournment**

Motion to adjourn made by Commissioner Holston, Seconded by Commissioner Hawkes. Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. 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