

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, NOVEMBER 09, 2021**

MINUTES

Call to Order

Meeting was called to order at 6:13 p.m. by Chairman Hawkes.

Roll Call

PRESENT

Commissioner Dustin Jensen
Commissioner Rodney Barton
Commissioner Jaycee Holston
Chairman Bryant Hawkes

ABSENT

Commissioner Don Rowell
Vice-Chairman Tim May
Commissioner David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney
Chris Chaudoir, Administrative Assistant

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

Pledge to U.S and Texas Flags led by Chairman Hawkes.

Invocation

Invocation given by Commissioner Jensen.

Public Comment

No Public Comment.

Consent Agenda

1. October 19, 2021 Minutes

Motion to approve the minutes as presented made by Commissioner Jensen, Seconded by Commissioner Holston.

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

Regular Agenda

2. Discuss, consider and act on a recommendation for a final plat of Lennon Creek Addition, being a 28.456 acre tract located in the M.E.P. & P.R.R. Company Survey, Abstract No. 915 and H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The Property is located in the 3700 block of Parkridge Drive.

Ms Chaudoir stated the only comment from Halff was regarding the inclusion of the information for easements shown on Block B, Lot 1X, originating on the property at the northern end of the plat. Kristin Worthington, TriPointe Homes, said those easements had only recently been approved by LCMUA. She will provide new plat copies showing those easements prior to the Council meeting. Commissioner Barton pointed out a discrepancy between the lot numbering on the plat and in the lot schedule in the caption. It will also be corrected.

Motion made by Commissioner Barton to recommend approval with the noted corrections, Seconded by Commissioner Holston.

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

3. Discuss, consider and act on a recommendation for the Site and Landscape plan for Lennon Creek Addition, being a 28.456 acre tract located in the M.E.P. & P.R.R. Company Survey, Abstract No. 915 and H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas.

Kristin Worthington, TriPointe Homes, responded to questions from the Commission on the parking area, detention pond, and landscaping requirements for individual lots.

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

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

4. Discuss, consider and act on a recommendation for the Site and Landscape plan for Sycamore Cove Addition, being 32.43 acres in the John Maloney Survey, Abstract No. 819, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir listed the Halff comments regarding accessibility and signage at the pond and the height of the vegetation listed in the corner visibility triangle. Rob Myer, engineer at Kimley Horn, stated the comments will be addressed prior to the Council meeting.

Motion to recommend approval to Council made by Commissioner Barton, Seconded by Commissioner Holston.

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

Adjournment

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

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

Meeting adjourned at 6:40 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek