

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JANUARY 20, 2026**

MINUTES

Call to Order

Meeting called to order at 6:01 p.m.

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

Kaitlyn Cerney, Town Attorney, in at 6:03 pm

Chris Chaudoir, Administrative Assistant

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

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

Invocation

Invocation given by Vice Chairman Gilmore.

Items of Community Interest

Pursuant to Texas Government Code Section 551.0415 the Planning and Zoning Commission may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

No Items of Interest

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the commission. Comments will be limited to three minutes total for any and all items being presented. Public Comment is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

No Public Comment

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

1. December 2, 2025 Special Meeting Minutes

Motion to approve made by Commissioner Kihl, Seconded by Commissioner Martinez.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner

Martinez. Motion passed unanimously

Regular Agenda

2. Discuss, consider and act on a recommendation for a Preliminary Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb. Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.

Ms. Chaudoir explained the history of the Hickory Estates Addition and its dedication filed with Denton County. Hickory Estates Addition was not platted, just subdivided into tracts with streets dedicated to the residents not the town. As individual tracts were developed, each applicant platted with a different plat name.

The owner, Shannon Chaffin, 219 Arbor Creek Carrollton, was available to answer questions. Site and landscaping plans will be submitted with the building application. The existing structure and trees will remain.

Motion to recommend for approval pending satisfaction of engineer comments made by Vice Chairman Gilmore, Seconded by Commissioner Martinez.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner

Martinez. Motion passed unanimously.

3. Discuss, consider and act on a recommendation for a Final Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb. Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.

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

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

4. Discuss, consider and act on a recommendation for a Preliminary Plat for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.

Commissioner Kihl asked if the DCTA drainage issued had been resolved. Ian Norfolk, the Civil Engineer, explained that they had met with DCTA the previous day. They received comments and would be submitting them shortly. The only unresolved issue is the downstream drainage. There will be a detention pond onsite with be less water directed off site than the current displacement. The pond is in the rear with a swale in the front.

Motion to recommend approved with the Halff corrections and approval of the downstream variance made by Vice Chairman Gilmore, Seconded by Commissioner Kihl. Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Martinez. Motion passed unanimously.

5. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive.

The commission and the applicant, Paul Bosco discussed the Halff. The applicant had paper copies with him and would send them in. Mr. Bosco said the engineers had submitted the complete application in December and questioned the time for comment receipt. The applicant, the commission and staff discussed the paperwork and timeline. Mr. Bosco requested the item be tabled.

Adjournment

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

Meeting adjourned at 6:42 p.m.