

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, AUGUST 17, 2021**

MINUTES

Call to Order

Meeting called to order at 6:01 p.m. by Vice-Chairman May.

Roll Call

PRESENT

Commissioner Dustin Jensen
Commissioner Rodney Barton
Commissioner Jaycee Holston
Vice Chairman Tim May

ABSENT

Chairman Bryant Hawkes
Commissioner Don Rowell
Commissioner David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney
John Smith, Town Administrator
Paul Kenney, Council Liaison
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 Vice-Chairman May.

Invocation

Invocation given by Vice-Chairman May.

Public Comment

No Public Comment

Consent Agenda

1. June 15, 2021 Meeting Minutes

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

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Vice-Chairman May. Motion passed unanimously.

Regular Agenda

2. Conduct a public hearing regarding a request from LG Acquisitions, LLC on behalf of Shirley Mae Goldfield, Richard Goldfield, Brian Goldfield and Susan Goldfield to amend the current PD (Planned Development) zoning designation on a 24.31 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220 in Denton County, Texas, and being part of a called 36.253 acre tract of land described as "Tract 1" and part of a called 3.2515 acre tract of land described as "Tract 2" 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. The property is located in the 3400 block of FM 2181.

Public Hearing opened at 6:07 p.m.

Mr. Smith gave a brief overview of the project and its history.

Mike Galindo, Leon Capital Group, gave a presentation detailing the changes to the site plan and the scope of the project.

Carl Starry, Leon Capital Group, discussed some of the reasons for the changes including redesigning the project to better use the topography and trees on the land, and better return for investors. The future rentals shown on the western side are potentially 18 2-story rental townhomes that will require further review to see if they are feasible.

Public Hearing closed at 6:22 p.m.

Vice-Chairman May raised the question of the access to the property. Mr. Galindo said the entry to the right was an existing easement and the two entries shown on the concept plan on the left will be new easement agreements with the landowner that will be recorded on closing.

Commissioner Holston confirmed that the trail would be lighted. Vice-Chairman May stated he preferred the new layout and the way it worked with the topography of the site. He questioned if the trail and dog park would be dedicated to the town through an easement process or separate instrument. Mr. Galindo stated the bottom of the site was already its own parcel and the dedication process would be worked out. Vice-Chairman May asked if the dog park land would be dedicated for development or dedicated fully developed pursuant to #18 on the standards presented. It will be developed prior to dedication. Ms. Chaudoir asked if the smaller dog park was still included inside the complex. Mr. Starry said he would prefer to only include one dog park with better amenities and 1/2 mile of trails within the green space rather than 2 dog parks. Commissioner Holston asked if the Town would be responsible for maintenance of the dog park and Vice-Chairman May added questions about fencing. Mr. Smith stated the Town had discussed

those details with the previous developer, but not with the new group yet. All requirements and precautions will be met with input from the engineers.

Discussions were held regarding the well and requirements from Sage.

Vice-Chairman May asked if the site could be platted with only one point of ingress/egress. Mr. Sargent stated the concept plan was only intended to show uses within the site. The requirements of the Subdivision ordinance will be addressed at platting.

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

Mr. Smith asked Mr. Sargent if any amendments to the motion were needed regarding items discussed: i.e., development of the dog park and trail amenities. Mr. Sargent said they were not, and those discussions could be brought up at Council.

Voting Yea: Commissioner Jensen, Chairman Barton, Commissioner Holston, Vice-Chairman May. Motion passed unanimously.

Adjournment

Motion to adjourn made by Commissioner Barton, Seconded by Commissioner Holston. Voting Yea: Commissioner Jensen, Chairman Barton, Commissioner Holston, Vice-Chairman May. Motion passed unanimously.

Meeting adjourned at 6:37 p.m.

Approved:

Attest:

Tim May, Vice-Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek