

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
REMOTE MEETING  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, JULY 21, 2020**

**MINUTES**

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location.

**Call to Order**

Meeting called to order at 6:03 p.m. by Chairman Hawkes.

**Roll Call**

PRESENT

Commissioner Jaycee Holston  
Chairman Bryant Hawkes  
Commissioner Don Rowell  
Commissioner Jan Stefaniak  
Commissioner David Gilmore  
Commissioner Dustin Jensen

ABSENT

Vice Chairman Rodney Barton

ALSO PRESENT

Trey Sargent, Town Attorney  
John Smith, Town Administrator  
Kristi Rogers, Town Secretary  
Paul Kenney, Council Liaison  
Chris Chaudoir, Administrative Assistant, left at 6:30, returned at 7:19

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

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

**Invocation**

Invocation given by Commissioner Gilmore.

**Public Comment**

No Public Comment

**Consent Agenda**

1. April 21, 2020 Meeting Minutes

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

Voting Yea: Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Stefaniak, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously.

## **Regular Agenda**

2. Discuss, consider and act on the appointment of a Chairman and Vice-Chairman.

Rodney Barton chosen as Chairman, Bryant Hawkes Vice-Chairman

Motion to accept the results made by Commissioner Stefaniak, Seconded by Commissioner Gilmore.

Voting Yea: Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Stefaniak, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously.

3. Conduct a public hearing regarding a request from Trendmaker Homes DFW, LLC on behalf of Lennon II Family Limited Partnership and the Town of Hickory Creek to designate the zoning as PD Planned Development on a 3.086 acre tract of land legally described as A0915A M.E.P. & P.R.R. TR 16 (PT) and a 35.580 acre tract of land legally described as A0915A M.E.P. & P.R.R. TR 15 and 16 (PT) and consider and act on a recommendation for the same.

Public Hearing opened at 6:12 p.m.

Bruce French, VP of Land Acquisitions and Development for Trendmaker Homes, 4844 LBJ Freeway, explained the area contained 38.66 acres with 28.44 acres under contract for residential development. The Lennon family is retaining 10 acres along Swisher for future commercial development. The neighborhood will contain 133 single family homes in one phase. 62.4% (83) of the lots would be 50 feet x 120 feet with the remaining 50 as 60 x 120 foot lots. The neighborhood also includes an HOA park and a 10 foot wide hike and bike trail. One tract in the subdivision, lot 4X, will be dedicated by the plat to the town for a proposed 10 parking space lot at the head of the trail. Lot 5X will be cleared and dedicated to the HOA for a park with picnic tables and a playground. The homes would be 1755 to 3400 air conditioned square feet with an average \$300,00 to \$400,000 price range. They are projecting it will be approximately 10 months to get the lots on the ground before development begins. Trendmaker is the developer and home builder.

Commissioner Gilmore asked about drainage issues near the northern end of Steeplechase. Mr. French said the town and development engineers have been coordinating. Some ponds will be filled and the wetlands in the southeast area will be improved as much as possible although some will need to remain in their natural state. Final engineering will be presented prior to construction. Commissioner Gilmore asked where the eastern boundary of the property was located. Mr. French said it is adjacent to a drainage channel on the Goldfield property. There is a not very well defined swale running north to south.

Public Hearing closed at 6:23 p.m.

Commissioner Jensen commented that, when looking at housing additions in the past, there had been issues with lot sizes. He is concerned with the number of 50 foot lots, parking issues, and the proximity of neighbors. He questioned Mr. French on the availability of 3 car garages. Mr. French stated they would be an option with the 60 foot lots.

Commissioner Rowell stated he had the same concerns about the number of 50 foot lots.

Mr. Smith went over the details of the proposed PD and stated that 80% masonry would be part of the developer's agreement presented to Council.

Chairman Hawkes asked how the Commission would feel about evening out the distribution of lot sizes. Commissioner Rowell stated he would rather have all lots 60 foot or at least a majority, 60% or higher. Commissioner Gilmore stated the difference did not sound great until you start looking at the square footage, 50 foot lots are 6000 square feet and 60 foot lots are 7200. Commissioner Rowell said, with a 50 foot width, you have room for a driveway, a mailbox and only one extra car on the street. Commissioner Jensen agreed that the street would be tight especially with kids trying to play in the street. Commissioner Rowell commented young families would move in with a narrow lot not considering that eventually they would be adding cars for their children without anywhere to park them. He was also concerned about children playing in the street with cars parked on both sides.

Mr French reminded the commission there would be extensive work to improve the site. He also compared it to Steeplechase North which is predominantly 60 x 115 foot lots with homes currently valued at \$115 to \$140 per square foot. This neighborhood would be a buffer transitioning from Steeplechase to the commercial properties on the north. The streets are full sized and the 60 foot lots are along the southern and eastern boundaries. The 50 foot lots are oriented to Parkridge on the west and the commercial area on the north.

Chairman Hawkes stated he is familiar with neighborhoods with 50 foot lots. On the weekends it is difficult to park and, with children playing, can be dangerous. He questioned whether the commission would rather see a plan with the ratio of 50 and 60 foot lots flipped. Commissioner Holston stated she would prefer to see a majority of larger lots because the parking issues are a problem that is not going to go away.

Mr. French said there would be a mandatory Home Owners Association which could help keep inappropriate cars off the street. All homes would have a minimum 2 car garage and some would have an option for a 3 car or tandem garage. With 2 cars in the garage and 2 in the driveway each home would be able to park 4 cars off street.

Commissioner Stefaniak asked the width of the streets. Mr. French said they were 50 foot right of ways with 29 feet back to the curb. Commissioner Stefaniak stated his neighborhood has 30 foot streets and some neighbors have a 3 car garage and still park 5 cars on the street. Texas does not have basements, so garages are basically used as such.

Chairman Hawkes asked Mr. French if these would be considered first time homes. Mr. French stated, in comparable neighborhoods, these were typically first move up homes. Chairman Hawkes and Commissioner Jensen agreed that families in second homes would be more likely to have older children or teenagers and more cars.

Chairman Hawkes likes the idea of the development plan but would like larger lots. Commissioner Rowell agreed but stated on several lots, because of the lot layout and if the homes were 2 story, multiple neighbors would share a common fence and could see into the rear yard.

Councilman Kenney pointed out there are several discrepancies between the plat and the plan making it difficult for Commission to see the totality of it. The PD standards call for 20 foot front build lines, but the plat shows 25. He would prefer to see a 25 foot build line and larger lots.

Chairman Hawkes would prefer the lot lines between streets C and D to line up and to have a 60/40 ratio favoring 60 foot lots. Commissioner Stefaniak agreed.

Commissioner Gilmore asked about the curve in the southeast corner of Lot 5X, wanting to know if something went there. Mr. French said it provided access to lot 55. Commissioner Gilmore felt, if the road was straighter there, Block 5 Lot 1 could be 80 feet wide and the other lots could be wider. He also likes the concept but is concerned about the parking issues. His neighborhood has 60 foot lots and parking issues. Commissioner Jensen stated his neighborhood has 60 - 80 foot lots and few cars parked on the street. He would prefer no 50 foot lots, except possibly were they were angled, and have a split of 60 and 70 foot lots.

When asked by Chairman Hawkes, Mr. French stated the only larger lots on the plat were corner lots with wider side setbacks reducing the building pad site. The 50 foot lots on the north end of the property will probably have a 3 foot retaining wall in the back of the lots due to the topography and grade. When the commercial goes in there will be a masonry wall. A temporary wooden fence will be put up if any homes are built before the commercial. Those homes will probably have a lower price point due to the commercial behind.

Chairman Hawkes asked Mr. French if layout had been done where the lots on the south side of Block C had been drawn at 60 feet. Mr. French said there had not because it was usually more desirable to have the lots on both side of a street the same size. Different size lots were usually back to back. Chairman Hawkes suggested that, if the lots on the north side of Street A adjacent to the commercial property were 70 feet wide, they could be more desirable. Commissioner Gilmore said it would depend on the type of business and how well lit it was. Commissioner Holston said she was now favoring no 50 foot lots except where necessity demand it. Chairman Hawkes stated he was not against having 50 foot lots but felt there were too many. He would like to see a new layout including their recommendations. Everyone agreed.

Motion made by Commissioner Rowell to recommend denial of the Planned Development as presented due to concerns on lot density, Seconded by Commissioner Holston.

Voting Yea: Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Stefaniak, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously.

4. Discuss, consider and act on recommendation for a preliminary plat of the Lennon Creek Addition, an addition to the Town of Hickory Creek, Denton County, Texas and being situated in the M.E.P. and P.R.R. R.R. Co. Survey, Abstract No. 915. The property is located at the southeast corner of Parkridge Dr. and FM 2181.

Mr. Sargent advised the Commission they could recommend approval of the plat to Council so they could make sure it conforms to whatever they pass as the provisions of the Planned Development.

Motion made by Commissioner Gilmore to recommend approval of the preliminary plat as presented pending satisfaction of Halff's comments, Seconded by Commissioner Holston.

Voting Yea: Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Gilmore, Commissioner Jensen.

Voting Nay: Commissioner Stefaniak. Motion passed.

5. Discuss, consider and act on a recommendation for a preliminary plat for the Sycamore Cove Addition, being 32.43 acres in the John Maloney Survey, A-819, Town of Hickory Creek, Denton County, Texas. The property is located in the 1200 block of Sycamore Bend Road, south of Maynard Road.

Aaron Ketchand, Leon Group, presented an overview of the plat. There are 96 lots at 55 and 60 feet wide the approved Planned Development in November was for 102 55 x 130 foot lots. After the discussions about 3 car garages, they resized the lots so that 78% are now 60 feet wide. Halff commented on the rear setback: what is shown is per the PD but does not mean the house will necessarily be that deep. All streets are dedicated. The existing pond will be part of a 1½ acre amenity area. The full 60 foot ROW is also dedicated by the plat for the Sycamore Bend Road expansion, approximately 2 – 2½ acres.

Motion made by Commissioner Gilmore to recommend approval of the preliminary plat as submitted, Seconded by Commissioner Jensen.

Voting Yea: Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Stefaniak, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously.

6. Discuss, consider and act on a recommendation for a final plat submitted by Eagle Surveying on behalf of Steven and Vicky Hammond of the Oak Creek Addition, Block A, Lot 1, being 0.51 acres of land situated in the Lowry Cobb survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 121 Wild Oak Lane.

Steve Hammond, property owner, gave an overview of the property and its intended use. Halff submitted some comments he would like to address. The property is zoned as an SF-2 and is less than 100 feet at the building but was originally platted prior to the current zoning ordinance's adoption. It also appears the property is bordered by 2 roads making it a corner lot. None of the roads in the subdivision are dedicated to the town and the road on the north side of the property is more of a path allowing access to the Corps land to the west. He would like to have a 15 foot setback on the north to allow room for the house instead of the traditional corner setback. Ms. Chaudoir explained the area was originally platted as a neighborhood in the late '50s or early '60s with a plat showing lots described by owner names instead of lot and block form. All recently developed lots have had to be replatted.

Motion made by Commissioner Gilmore to recommend approval of the final plat as submitted, Seconded by Commissioner Stefaniak.

Voting Yea: Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Stefaniak, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously.

7. Discuss, consider and act on a recommendation for a replat of The Alcove at Hickory Creek, formerly Hickory Farms Addition, 24.77 acres situated in the H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located in the 1000 block of Ronald Reagan Avenue.

Ms. Chaudoir gave a summary of the changes to the plat: the name change, updates to the wording in the note and the addition of drainage easements to the 2 HOA X lots.

Motion made by Commissioner Gilmore to recommend approval of the final plat as submitted, Seconded by Commissioner Holston.

Voting Yea: Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Stefaniak, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously

### **Adjournment**

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

Voting Yea: Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Stefaniak, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously.

Meeting adjourned at 7:29 p.m.

Approved:

Attest:

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Bryant Hawkes, Chairman  
Planning and Zoning Commission

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Chris Chaudoir, Administrative Assistant  
Town of Hickory Creek