

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, SEPTEMBER 19, 2023**

MINUTES

Roll Call

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

PRESENT

Chairman Tim May
Vice Chairman David Gilmore
Commissioner Rodney Barton
Commissioner Bryant Hawkes
Commissioner Brenda Kihl
Commissioner Collin Johnson

ABSENT

Commissioner Dustin Jensen

ALSO PRESENT

Trey Sargent, Town Attorney
John Smith, Town Manager
Chris Chaudoir, Administrative Assistant

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

Pledges to the U.S. and Texas flags led by Chairman May.

Invocation

Invocation given by Vice Chairman Gilmore.

Public Comment

Ron Furtick, 1500 Turbeville Road, would like to talk about past planning and zoning efforts so they are not brought into the future. He was unable to look at the documents over the weekend but prefers the 2008 plan. That plan talked about things that the town could do which were not done. The town went with what was present in the market rather than working with the landowners, which has led to some, in his opinion, insurmountable issues. He would like a chance to compare and contrast between the two plans rather than just dumping the old one. All the heavy lifting was done to create the 2008 plan, but it was never implemented, zoning was not created, and the plan was not marketed to make a future. He is a fan of planning but does not see the point of doing the work, putting it on a shelf and not using it before starting again years later.

John Grosskopf, 131 Oakwood Lane, stated he could not find the new Comprehensive Plan online until he called Town Hall. He looked at the 2008 Plan and felt it was a great work of fiction since it was not used. He feels the meeting should be postponed until he has a reasonable chance to look at the document and give input.

Consent Agenda

1. July 25, 2023 Special Meeting Minutes

Motion made by Vice Chairman Gilmore to approve the minutes as presented, Seconded by Commissioner Barton.

Voting Yea: Vice Chairman Gilmore, Commissioner Barton, Commissioner Hawkes, Commissioner Kihl, Commissioner Johnson. Motion passed unanimously.

Regular Agenda

2. Conduct a public hearing to receive public input regarding adoption of the Comprehensive Plan Update 2023 and consider and act on a recommendation for the same.

Public hearing opened at 6:10 p.m.

John Smith discussed the meetings with the Vision Committee and public.

Raul Orozco, Halff & Associates, presented an overview of the 2023 Comprehensive Plan update.

Ron Furtick, 1500 Turbeville Road, stated he has been working on building the Town of Hickory Creek for a long time, but could not help if he was only given 3 minutes a month to speak. He asked Mr. Smith and Chairman May for additional time to speak and was advised to continue with his time. He would have liked to have been on the Vision committee because the drawing in the presentation made no sense to him. The town has the corner of I-35 and "El Dorado Parkway", the road of gold. It is a regional corner location and should not be reduced to a neighborhood corner in the middle of nowhere. It is the best use the town has and should not be called a neighborhood. He asked to continue at the timer bell and was given an additional 3 minutes by Chairman May. The location on the south side of 2181, marked as the most intense commercial location, is not possibly a commercial location. He has been a real estate broker for 30 years. The apartment complex is currently going in on the frontage and he has never seen commercial on the back side of an apartment complex. This says all the economic development is going to come from a small strip of red on the freeway which is way too narrow, parking has been eliminated and it is not a commercial location. It is a great place for a park. The big red blob is now where it is said economic development is coming from. It is completely bizarre and cannot be, suggesting that anyone who knows anything about economic development in cities should be asked how real estate works. He understands the need for multi-family and because of that it needs to be called a

neighborhood, but don't pretend it is not the town's downtown location and it is about to get filled by multi-family. It is fine as long as the need for economic development is not forgotten because taxes will start going up every year like clockwork. The needs of a town cannot be fully supported on the backs of residences without sales taxes and an economic base. A zoning could be created where commercial can take place within the "neighborhood". He would prefer to keep the 2008 Zoning.

John Groskopf, 131 Oakwood Drive, wants to reiterate that he needs time to read the plans and asks for meeting to be postponed.

Public hearing closed at 6:31 p.m.

Commissioner Barton asked if all of the zoning would have to be redone if the Comprehensive Plan is approved. Mr. Orozco stated the Future Land Use Map is not a zoning map, but is to be used to create a framework. The town may change the zoning categories in the future based on that framework. Mr. Smith affirmed that it is to be used as a guide for future development and any changes to the zoning ordinance. It is not a mandate.

Vice Chairman Gilmore confirmed that the commission was making a recommendation and that council would be making the final decision in a week, giving ample time for any public review. Mr. Sargent stated the Planning and Zoning Commission was required by state statute to review the plan, but not make a recommendation.

Commissioner Hawkes asked Mr. Furtick what he would call the area north of Turbeville and south of Swisher instead of Neighborhood Village. Mr. Furtick stated he would call it Downtown. Commissioner Hawkes expressed concerns that the area was important for future development, a "money corner", and asked Mr. Smith if it should be reevaluated. Mr. Smith explained that the corner was already zoned C-1 and he believed that the Neighborhood Village concept was similar to a Downtown with the idea that it had a mix of uses, allowing for commercial and density. Commissioner Hawkes asked about the current height limitations, asked if there was a height recommendation in the Comprehensive Plan and if the town would want high rise development. Mr. Orozco referred to the last pages of the Plan's Chapter 3 where Neighborhood Village would allow for the creation of a downtown style development, incorporating housing and commercial to the benefit of the residents. It is more of a Mixed-Use concept. Vice Chairman Gilmore stated page 35 called out 1 to 4 stories, but Commissioner Hawkes questioned limiting the town to 4 stories. Mr. Orozco assured the Commission that the Neighborhood Village concept was a recommendation for a framework, but would not hinder specialization of specific areas of development if needed. The phraseology of the name Neighborhood Village was to express more of a development type for a town like Hickory Creek rather than a downtown Dallas type. Chairman May stated the current discussion was more targeted to development land uses rather than specific

zoning classifications. The Future Land Use Map and the current Zoning Map are similar although the Future Land Use Map does identify more area for commercial growth and provides a good direction. No one will be completely satisfied but it is a good guideline for the future of the community, not necessarily individual landowners or stakeholders. At Chairman May's suggestion, Mr. Orozco and Mr. Smith went over the different meetings and opportunities for involvement made available to the citizens. Mr. Orozco also went over the process and input for the development of the Future Land Use Map.

Commissioner Barton commented that a Design Charette had been completed for the corner of I-35 and FM 2181. The description of Neighborhood Village fits with the Design Charette.

Commissioner Kihl asked about changes to the zoning suggested and was assured those were some of the next steps.

Chairman May asked if there was an issue with some of the public not being able to view the documents in advance. Mr. Sargent assured him the state law does not require the posting of these documents in advance of the meeting. The Commission is only required to review the document by state law, but the Hickory Creek Town Council will receive a recommendation.

Vice Chairman Gilmore clarified with Mr. Orozco the meaning of intersection capacity upgrade on the Master Thoroughfare Plan.

Commissioner Hawkes made a motion to delay a recommendation to Council to allow the public to view the documents. Motion failed due to lack of a second.

Motion to recommend approval to Council as presented made by Commissioner Barton, Seconded by Commissioner Johnson.

Voting Yea: Vice Chairman Gilmore, Commissioner Barton, Commissioner Kihl, Commissioner Johnson

Voting Abstaining: Commissioner Hawkes. Motion passed.

Adjournment

Meeting adjourned at 7:06 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek