



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JUNE 15, 2021, 6:00 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission. 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. Open Forum 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.

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.](#) May 18, 2021 Meeting Minutes

Regular Agenda

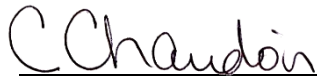
2. Discuss, consider and act on the appointment of a Chairman and Vice-Chairman.
- [3.](#) Discuss, consider and act on a request for a final plat of Lots 13R and 15R, Block C, Harbor Grove Estates being a replat of lots 13, 14 and 15, Block C, Harbor Grove Estates situated in the Town of Hickory Creek, Denton County, Texas. The properties are located at 312 Lone Tree Lane.

Adjournment

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on June 11, 2021, at 8:15 am.

A handwritten signature in dark ink, reading "C Chaudoir". The signature is written in a cursive style with a large initial "C".

Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, MAY 18, 2021**

MINUTES

Call to Order

Meeting called to order at 6:00 by Vice Chairman Hawkes.

Roll Call

PRESENT

Commissioner Jaycee Holston
Vice Chairman Bryant Hawkes
Commissioner Don Rowell
Commissioner Tim May
Commissioner David Gilmore

ABSENT

Commissioner Dustin Jensen
Chairman Rodney Barton

ALSO PRESENT

Trey Sargent, Town Attorney
Paul Kinney, Council Liaison
Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to US and Texas Flags led by Vice Chairman Hawkes.

Invocation

Invocation given by Commissioner Gilmore.

Public Comment

No Public Comment

Consent Agenda

1. April 20, 2021 Meeting Minutes

Motion to approve as presented made by made by Commissioner Gilmore, Seconded by Commissioner Holston.

Voting Yea: Commissioner Holston, Vice Chairman Hawkes, Commissioner Rowell, Commissioner May, Commissioner Gilmore. Motion passed unanimously.

Regular Agenda

2. Discuss, consider and act on a recommendation for a final plat of The Farm at Heaven on Hook, Lots 1, 2, and 3 Block 1: being 1.995 acres situated in the J. Ramsay Survey, Abstract Number 1075, Town of Hickory Creek, Denton County, Texas. The property is located in the 100 block of North Hook.

L.D. Vinson, 299 Texoma Drive, explained the reason for the replat.

Commissioner May asked questions about the section of the plat in the ETJ.

Motion to recommend approval as presented made by Commissioner Gilmore, Seconded by Commissioner Holston.

Voting Yea: Commissioner Holston, Vice Chairman Hawkes, Commissioner Rowell, Commissioner May, Commissioner Gilmore. Motion passed unanimously.

Adjournment

Motion to adjourn made by Commissioner Holston, Seconded by Commissioner Rowell.
Voting Yea: Commissioner Holston, Vice Chairman Hawkes, Commissioner Rowell, Commissioner May, Commissioner Gilmore. Motion passed unanimously.

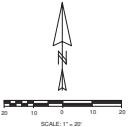
Meeting adjourned at 6:10 p.m.

Approved:

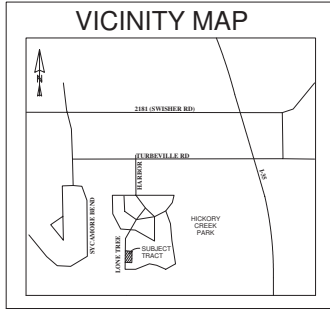
Attest:

Bryant Hawkes, Vice-Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



UTILITY LEGEND
BLOC Harbor Grove Estates 1
BLOC Harbor Grove Estates 1



1" = 2000'

- NOTES:
1. BEARING ARE BASED ON THE FINAL PLAT OF HARBOR GROVE ESTATES 1 AS RECORDED IN VOLUME 5, PAGE 77 P.D.C.T.
 2. GROSS AREA = 0.824 ACRES
ROW DEDICATION = 0.00 ACRES
NET RESIDENTIAL AREA = 0.824 ACRES
 3. ANY IMPROVEMENTS TO THE SITE WILL REQUIRE CIVIL PLAN SUBMITTAL AND APPROVAL BEFORE ANY CONSTRUCTION CAN BEGIN.
 4. ALL ZONING REQUIREMENTS FOR THE PROPERTY SHALL BE FOLLOWED FOR ANY FUTURE SITE ADDITIONS.
 5. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD ZONE ACCORDING TO THE FIRM MAP NO. 481150835G EFFECTIVE DATE 4/18/2011 AND LIES WITHIN ZONE "X"

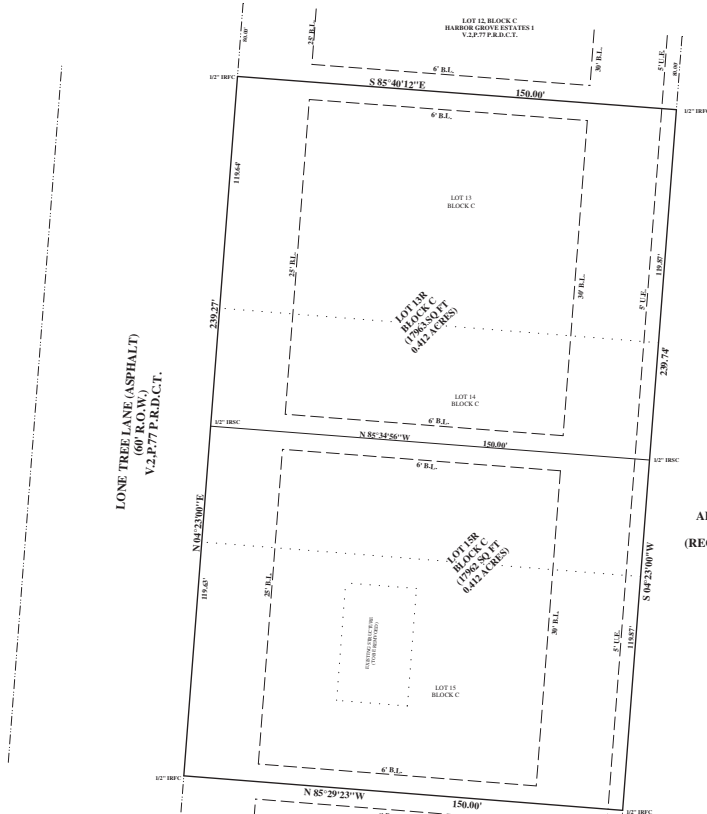
SURVEYORS CERTIFICATE

The plat shown herein is a representation of the property as determined by an actual on the ground survey; the lines and dimensions of said property being indicated by the plat. The undersigned has no knowledge of or has been advised of any known or apparent intrusions, conflicts, easements, or protrusions except as shown.

The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.



Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
FIRM No. 10069700



U.S. GOVERNMENT
OPERATED BY THE U.S.
ARMY CORP OF ENGINEERS
LAKE LEWISVILLE
(RECORDING INFO NOT FOUND)

OWNERS ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

Whereas Travis Ragdsdale is the owner of a 0.824 acre tract of land being Lots 13, 14 and 15 of Block C of Harbor Grove Estates, an addition to the Town of Hickory Creek, Denton County, Texas as recorded in Volume 2, Page 77 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap at the southwest corner of said Lot 13, being by plat call the southwest corner of Lot 12 of said Block C and also being in the east right-of-way line of Lone Tree Lane (60' R.O.W.);

THENCE S 85° 40' 12" E along the north line of said Lot 13 a distance of 150.00 feet to a 1/2" iron rod found with a cap at the southeast corner of said Lot 12 and the northeast corner of said Lot 13;

THENCE S 64° 23' 00" W passing at 70.74 feet a 1/2" iron rod found for the southeast corner of said Lot 13 and the northeast corner of said Lot 14 and passing at 135.74 feet a 1/2" iron rod found with a cap at the southeast corner of said Lot 14 and the northeast corner of said Lot 15 and continuing in all a distance of 239.74 feet to a 1/2" iron rod found with a cap at the southeast corner of said Lot 15 and being by plat call the northeast corner of Lot 16 of said Block C;

THENCE N 85° 29' 23" W along the south line of said Lot 15 a distance of 150.00 feet to a 1/2" iron rod found with a cap in the east line of said Lone Tree Lane and being the northwest corner of said Lot 16 and the southwest corner of said Lot 15;

THENCE N 64° 23' 00" E along said right-of-way passing at 80.00 feet a 1/2" iron rod found at the northwest corner of said Lot 15 and being the southwest corner of said Lot 14 and passing at 160.00 feet a 1/2" iron rod found with a cap being the northeast corner of said Lot 14 and the southwest corner of said Lot 13 and continuing in all a distance of 239.27 feet to the Point of Beginning and containing in all 35,526 square feet or 0.824 acres of land.

Now, therefore, know all men by these presents

That Travis Ragdsdale, Owner, does hereby adopt this plat designating the hereinabove described property as Lots 13R & 15R, BLOCK C of Harbor Grove Estates 1, an addition to the Town of Hickory Creek, Denton County, Texas and does hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Denton County, Texas, this ____ day of _____, 2021.

Travis Ragdsdale

BEFORE ME, the undersigned authority, on this day personally appeared Travis Ragdsdale known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2021

Notary Public

Commission expires: _____

Recommended for Approval

Chairman, Planning and Zoning Commission
Town of Hickory Creek, Texas

Date

Approved and Accepted

Mayor, Town of Hickory Creek, Texas

Date

The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing final plat of the Harbor Grove Estates 1 subdivision or addition to the Town of Hickory Creek, was submitted to the town council on the day of _____, 2021 and the council by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this ____ day of _____ A.D., 2021.

Town Secretary
Town of Hickory Creek, Texas

*THE PURPOSE OF THIS RE-PLAT IS TO CHANGE 3 RESIDENTIAL LOTS INTO 2 RESIDENTIAL LOTS

FINAL PLAT
OF
LOTS 13R & 15R, BLOCK C
HARBOR GROVE ESTATES 1

BEING A RE-PLAT OF
LOTS 13, 14 & 15, BLOCK C
HARBOR GROVE ESTATES 1

SITUATED IN THE
TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

PREPARED BY:
BURKS LAND SURVEYING

DEVELOPED BY:
TRAVIS RAGSDALE
530 AQUA MARINE DR
LITTLE ELM, TEXAS 79048
817-575-0090

221 CR 1290
DECATUR, TEXAS 76254
817-228-5577
JUNE 2021



June 10, 2021
AVO 37638.200

Ms. Chris Chaudoir
Town of Hickory Creek
1075 Ronald Reagan Avenue
Hickory Creek, TX 75065

**RE: 312 Lone Tree Lane – Minor Plat
2nd Review**

Dear Ms. Chaudoir:

The Town of Hickory Creek received a Minor Plat application for 312 Lone Tree Lane on May 18, 2021. A revised plat was submitted June 8, 2021. The surveyor is Burks Land Surveying. The owner/developer is Travis Ragsdale.

Halff has reviewed the Minor Plat and recommends approval. Below is a annotated summary of review comments.

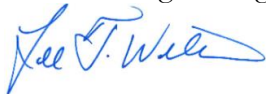
1. Typically, plats are in landscape orientation rather than portrait. Please consider changing to landscape.
2nd Review: Addressed.
2. Please add a written scale.
2nd Review: Addressed.
3. Only include symbols used on the plat in the legend.
2nd Review: Addressed.
4. The Vicinity Map must have a scale of 1"=2000'. Please ensure the map is that scale and include scale for the map.
2nd Review: Addressed.
5. Please remove the notes titled "Drainage Easement Restriction" and Public Visibility Easement" from this plat. They do not apply and refer to Haltom City.
2nd Review: Addressed.
6. In the Utility Easement note, correct the reference to Haltom City.
2nd Review: Addressed.
7. In the Owner's Dedication:
 - a. Move "Owner's Acknowledgement and Dedication" to the top.
 - b. Correct the county to Denton throughout.
 - c. Reword the first paragraph to state, "WHEREAS Travis Ragsdale is the owner..."
 - d. After the metes and bounds, add a line that states, "NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS"
 - e. Reword the last paragraph to state, "THAT Travis Ragsdale, Owner, does hereby..." and correct "do" to "does" throughout.
 - f. Correct the name of the subdivision to "Harbor Grove Estates 1"
 - g. Increase the size of the text. It's hard to read and will be too small for people to write in the information where required.
2nd Review: Addressed.
8. In the Approval Block:

- a. Place the signatures in a table form like the ordinance shows, or at the very least provide a clear place for both a signature and date.
 - b. The mayor's approval should read, "Approved and Accepted"
 - c. Correct the name of the subdivision to "Harbor Grove Estates 1"
 - d. Increase the size of the text. It's hard to read and will be too small for people to write in the information where required.
- 2nd Review: Addressed.
9. Correct the name of the subdivision to "Harbor Grove Estates 1" in the Title Block.
2nd Review: Addressed.
 10. What is the number "21225" in the Title Block?
2nd Review: Addressed.
 11. Please make the boundary of the plat bolder.
2nd Review: Addressed.
 12. Make the references to previous lots and lot lines gray to make clearer to follow (see markup).
2nd Review: Addressed.
 13. Provide recording information for all adjacent properties, including the road right-of-way if available.
2nd Review: Addressed.
 14. Check ownership of the property on the eastern boundary. Ownership is probably United States of America, not Lake Lewisville.
2nd Review: Addressed.
 15. Please show the right-of-way lines for the road.
2nd Review: Addressed.

Sincerely,

HALFF ASSOCIATES, INC.

TBPELS Engineering Firm No. 312



Lee Williams, PE

Town Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator

Attachment: Final Plat Checklist
Final Plat Markups