



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
REMOTE MEETING
1-888-475-4499
MEETING ID: 828 5764 9820
TUESDAY, OCTOBER 20, 2020, 6:00 PM**

AGENDA

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 member of the public be physically present at a meeting location. [Remote Meeting Participation Information.](#)

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 submit a [Public Comment Form](#) at least five minutes prior to the meeting 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.](#) September 15, 2020 Meeting Minutes

Regular Agenda

2. Discuss, consider and act on a recommendation for a replat of Hundley Area of Hickory Estates, Lot 7, 0.4989 acres and A0284A Cobb, Tract 127A, 0.251 acres creating Hundley Area of Hickory Estates Addition, Lot 7R, being 0.75 of an acre in the Lowry Cobb Survey, Abstract 284 in the Town of Hickory Creek, Denton County Texas. The lot is located at 121 Woody Trail.

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 October 16, 2020 at 10:45 a.m.



Chris Chaudoir
Town of Hickory Creek

**MEETING OF THE PLANNING AND ZONING COMMISSION
REMOTE MEETING
TUESDAY, SEPTEMBER 15, 2020**

MINUTES

Call to Order

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

Roll Call

PRESENT

Chairman Rodney Barton
Vice Chairman Bryant Hawkes
Commissioner Don Rowell
Commissioner David Gilmore
Commissioner Dustin Jensen

ABSENT

Commissioner Jaycee Holston
Commissioner Jan Stefaniak

ALSO PRESENT

Trey Sargent, Town Attorney
Paul Kenney, Town Liaison
Chris Chaudoir, Administrative Assistant

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

Pledge to the U.S. and Texas Flags led by Chairman Barton and Ms. Chaudoir.

Invocation

Invocation given by Commissioner Gilmore.

Public Comment

No Public Comment

Consent Agenda

1. August 18, 2020 Meeting Minutes
2. September 1, 2020 Special Meeting Minutes

Motion to accept the minutes as presented made by Vice Chairman Hawkes,
Seconded by Commissioner Gilmore.

Voting Yea: Chairman Barton, Vice Chairman Hawkes, Commissioner Rowell,
Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously.

Regular Agenda

3. Discuss, consider and act on a recommendation for a replat of Hickory Creek Crossing, Block A, Lots 33X, 33R, 34R, and, 35R: being 0.9172 acres out of 19.207 acres in the Susan McCarroll Survey, Abstract no. 958, Town of Hickory Creek, Denton County, Texas. The lots are located in the 200 block of Virginia Lane.

Todd Hensley, Kimley-Horn, gave a brief explanation of the replat.

Motion to recommend approval as presented made by Vice Chairman Hawkes, Seconded by Commissioner Jensen.

Voting Yea: Chairman Barton, Vice Chairman Hawkes, Commissioner Rowell, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously.

Adjournment

Motion to adjourn made by Commissioner Gilmore, Seconded by Vice Chairman Hawkes.

Voting Yea: Chairman Barton, Vice Chairman Hawkes, Commissioner Rowell, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously.

Meeting adjourned at 6:12 p.m.

Approved:

Attest:

Rodney Barton, Chairman
Planning and Zoning Commission

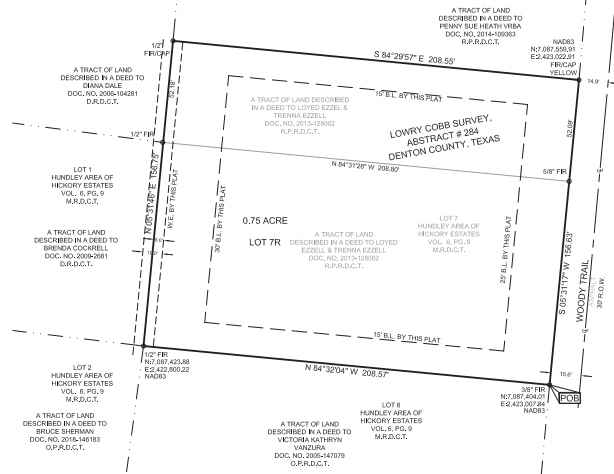
Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF HICKORY CREEK, COMMUNITY NUMBER 481150 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 535 G OF SAID MAP.
3. THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OF RECORD FROM 1 TRACT AND 1 LOT.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. NO VISIBLE GAS PIPELINES WERE OBSERVED NEAR THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY. NO GAS WELLS ARE WITHIN 1,000 FEET OF THE SUBJECT PROPERTY.



RECOMMENDED FOR APPROVAL

CHAIRMAN, PLANNING AND ZONING COMMISSION
TOWN OF HICKORY CREEK, TEXAS

APPROVED AND ACCEPTED

MAYOR, TOWN OF HICKORY CREEK, TEXAS

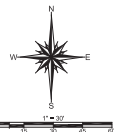
THE UNDERSIGNED, THE TOWN SECRETARY OF THE TOWN OF HICKORY CREEK, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF THE HUNDLEY AREA OF HICKORY ESTATES ADDITION TO THE TOWN OF HICKORY CREEK WAS SUBMITTED TO THE TOWN COUNCIL ON THE _____ DAY OF _____, 2020, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES, AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN THE UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HEREIN NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, 2020

TOWN SECRETARY
TOWN OF HICKORY CREEK, TEXAS

LEGEND

INST. NO. = INSTRUMENT NUMBER
NAD 83 = NORTH AMERICAN DATUM 1983
R.O.W. = RIGHT OF WAY
POB = POINT OF BEGINNING
FIR = FOUND IRON ROD
FIRCAP = FOUND IRON ROD W/CAP
SIR = SET IRON ROD W/CAP
R.P.L.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
W.E. = WATERLINE EASEMENT
B.L. = BUILDING LINE
C = CENTERLINE
R.O.W. CENTERLINE



SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (840) 382-3446
TBPLS FIRM #10002100

OWNER:

LOYED EZZELL and TRENNIA EZZELL
121 WOODY TRAIL
HICKORY CREEK, TX 76055
PHONE: (469) 371-2587

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, LOYED EZZELL and TRENNIA EZZELL, are the owners of all that certain lot or tract or parcel of land lying and being situated in Denton County, Texas, and being situated in the Lowry Cobb Survey, Abstract Number 284, and being all of Lot 7 of Hundley Area of Hickory Creek Estates, an addition to the Town of Hickory Creek, Denton County, Texas, according to the Plat thereof recorded in Cabinet A, Page 133, Plat Records of Denton County, Texas, and being all of that 0.25 of an acre tract of land described in a deed to Loyed Ezzell and Trenna Ezzell, Document Number 2015-126002, Real Property Records of Denton County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a 3/8 Inch iron rod found in the West line of Woody Trail, a 30 foot right-of-way, and also being the Northeast corner of a Lot 8 of said Hundley Area of Hickory Creek Estates Addition;

THENCE along the common line of said Lot 7 and said Lot 8, North 84 degrees 32 minutes 04 seconds West, a distance of 208.57 feet to a 1/2 inch iron rod found, being the Northwest corner of said Lot 8, and also being the Southeast corner of Lot 1 of said Hundley Area;

THENCE along the common line of said Lot 7 and said Lot 1, North 05 degrees 31 minutes 46 seconds East, passing a 1/2 inch iron rod found at 105.57 feet, being the Southeast corner of a tract of land described in a deed to Diana Dalk, Document Number 2006-104281, Deed Records of Denton County, Texas, and continuing along the same course for a total distance of 156.75 feet to a 1/2 inch capped iron rod found;

THENCE along the common line of this and a tract of land described in a deed to Penny Sue Heath VRBA, Document Number 2014-109363, Real Property Records of Denton County, Texas, South 84 degrees 29 minutes 57 seconds East, a distance of 208.55 feet to a capped iron rod found in the West line of said Woody Trail, being the Southeast corner of said Penny Sue Heath VRBA tract;

THENCE along said West line of Woody Trail, South 05 degrees 31 minutes 17 seconds West, passing a 5/8 Inch iron rod found at 52.09 feet, being the Northeast corner of said Lot 7, and continuing for a total distance of 156.63 feet to the PLACE OF BEGINNING and containing 0.75 of an acre of land more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

LOYED EZZELL and TRENNIA EZZELL, DO HEREBY ADOPT THIS MINOR PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS: HUNDLEY AREA OF HICKORY ESTATES ADDITION, AN ADDITION TO THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LOYED EZZELL DATE _____

TRENNIA EZZELL DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LOYED EZZELL and TRENNIA EZZELL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS.

_____ / / 2020
KENNETH A. ZOLLINGER R.P.L.S. # 6312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES 08/14/2023.



REPLAT
HUNDLEY AREA OF HICKORY
ESTATES ADDITION
LOT 7R
BEING 0.75 OF AN ACRE IN THE LOWRY COBB SURVEY,
ABSTRACT NUMBER 284, IN THE TOWN OF HICKORY
CREEK, DENTON COUNTY, TEXAS
DATE PREPARED: 10-16-2020

