

**PUBLIC NOTICE
TOWN OF HICKORY CREEK
PLANNING AND ZONING COMMISSION SPECIAL SESSION
1075 RONALD REAGAN AVENUE
January 24, 2018; 7:00 P.M.**

Notice is hereby given as required by Title 5; Chapter 551.041 of the Government Code that the Planning and Zoning Commission of the Town of Hickory Creek will hold their special session on January 24, 2018; at 7:00 P.M., in the Council Chambers of the Town Hall Building located at 1075 Ronald Reagan Avenue. "NOTE: If, during the course of the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Planning and Zoning Commission will conduct a closed meeting in accordance with the TEXAS OPEN MEETING ACT, TEX. GOVT. CODE, Chapter 551, Sub-Chapters (d) and (e)". A quorum of council members may be present. The agenda follows:

Special Session:

**A. Call to Order
Pledge of Allegiance and Invocation
Roll Call**

Public Comment: This item allows the public the opportunity to address the Planning and Zoning Commission. To comply with the provisions of the Open Meetings Act, the Planning and Zoning Commission cannot discuss or take action on items brought before them not posted on the agenda. Comments regarding an item on the agenda may be made at this time or during the agenda item. Please complete a request to appear before Planning and Zoning Commission if you wish to address the Commission. Comments will be limited to three minutes.

Business:

B. Public Hearing:

1. Public Hearing: Hear public opinion on a request by Studio 13 Design Group on behalf of Hard Sun V, Inc. to change the zoning designation from C-1 (Commercial) to PD (Planned Development) on two tracts of property totaling approximately 1.1 acres of land per the survey in the corporate limits of the Town of Hickory Creek, Texas. Said properties are more particularly described as follows: TLC Subdivision Blk A Lot 1 (PT), 1.0104 acres and TLC Subdivision Blk A Lot 1 (C PT) (PT), 0.1116 acres. The property is located at the Northwest corner of Turbeville Road and South Stemmons Freeway.

2. Public Hearing: Hear public opinion on a request by Astra Development to change the zoning designation from SF-3 (Single Family 3) & C-1 (Commercial) to PD (Planned Development) on two tracts of property totaling approximately 21 acres of land per the survey in the corporate limits of the Town of Hickory Creek, Texas. Said properties are more particularly described as follows: A0958A McCarroll, Tract 32, 9.515 acres, Old DCAD Tract #9a and A0958A McCarroll, Tract 31, 11.785 acres, Old DCAD Tract #9. The property is located in the 1100 block of Point Vista Road.

C. Consent Agenda Items:

1. August 2, 2017 Meeting Minutes

D. Regular Agenda Items:

1. Discuss, consider and act on a recommendation for a request for a site and landscape plan from Murphy USA. The property is located at 4200 FM 2181, legally described as Walmart Addition (Lake Dallas), Block A, Lot 4B, Town of Hickory Creek, Denton County, Texas.
2. Discuss, consider, and act on a recommendation for a plat on two tracts of property totaling approximately 1.1 acre of land per the survey in the corporate limits of the Town of Hickory Creek, Texas. Said properties are more particularly described as follows: TLC Subdivision Blk A Lot 1 (PT), 1.0104 acres and TLC Subdivision Blk A Lot 1 (C PT) (PT), 0.1116 acres in the J.W. Simmons Survey A-1163, Town of Hickory Creek, Denton County, Texas. The property is located at the Northwest corner of Turbeville Road and South Stemmons Freeway.
3. Discuss, consider, and act on a recommendation for a request by Studio 13 Design Group on behalf of Hard Sun V, Inc. to change the zoning designation from C-1 (Commercial) to PD (Planned Development) on two tracts of property totaling approximately 1.1 acres of land per the survey in the corporate limits of the Town of Hickory Creek, Texas. Said properties are more particularly described as follows: TLC Subdivision Blk A Lot 1 (PT), 1.0104 acres and TLC Subdivision Blk A Lot 1 (C PT) (PT), 0.1116 acres. The property is located at the Northwest corner of Turbeville Road and South Stemmons Freeway.
4. Discuss, consider, and act on a recommendation for a request by Astra Development to change the zoning designation from SF-3 (Single Family 3) & C-1 (Commercial) to PD (Planned Development) on two tracts of property totaling approximately 21 acres of land per the survey in the corporate limits of the Town of Hickory Creek, Texas. Said properties are

more particularly described as follows: A0958A McCarroll, Tract 32, 9.515 acres, Old DCAD Tract #9a and A0958A McCarroll, Tract 31, 11.785 acres, Old DCAD Tract #9. The property is located in the 1100 block of Point Vista Road.

5. Discuss, consider, and act on a recommendation for a final plat of Turbeville Center, Lots 1, 2, 3, and 4X, Block A, 10.374 acres located I the S.O. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas. The lots are located at the southwest corner of Turbeville Road and South Stemmons Freeway
6. Discuss, consider, and act on a recommendation for a site and landscape plan for The Learning Center, legally described as Turbeville Center, Lot 1, Block A, Town of Hickory Creek, Denton County, Texas.

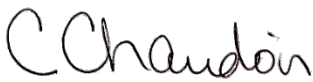
E. Executive Session: The Planning and Zoning Commission will convene into executive session pursuant to Chapter 551 of the Texas Government Code Section 551.071, Consultation with City Attorney and other legal counsel on matters in which the duty of the attorney(s) to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

No Executive Session

F. Reconvene into Open Session: Discussion and possible action regarding matters discussed in executive session.

No reconvene into Open Session.

G. Adjournment:



Chris Chaudoir, Administration
Town of Hickory Creek

I, Chris Chaudoir, Administration, for the Town of Hickory Creek certify that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on Friday, January 19, 2018 at 12:00 p.m. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Please contact the town secretary's office at (940) 497-2528 or Fax (940) 497-3531 for further information. BRAILLE IS NOT AVAILABLE.