

**PUBLIC NOTICE**  
**TOWN OF HICKORY CREEK**  
**PLANNING AND ZONING COMMISSION SPECIAL SESSION**  
**1075 RONALD REAGAN AVENUE**  
**November 14, 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 a special session on November 14, 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 Hard Sun V, Inc. to amend the current PD (Planned Development) zoning designation for the property legally described as TLC Subdivision Block A Lot 1-A, a 0.910-acre tract located 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.

**C. Consent Agenda Items:**

1. September 5, 2018 Meeting Minutes

**D. Regular Agenda Items:**

1. Discuss, consider and act on a recommend for a final plat of Lots 1 and 2, Block A, the Beciri Addition, being 2.01 acres in the H.H. Swisher Survey, Abstract Number 1220 in the Extraterritorial Jurisdiction of the Town of Hickory Creek, Denton County, Texas.

2. Discuss, consider and act on a final plat of Lots 1 and 2, Block A of Lost Sycamore Addition, being 4.150 acres in the J. Maloney Survey A-819, Town of Hickory Creek, Denton County, Texas.
  3. Discuss, consider and act on a recommendation regarding a request by Hard Sun V, Inc. to amend the current PD (Planned Development) zoning designation for the property legally described as TLC Subdivision Block A Lot 1-A, a 0.910-acre tract located 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.
  4. Discuss, consider and act on a recommendation for an amendment to the Site and Landscape Plan for Elm Fork Restaurant, legally described as TLC Subdivision, Lot 1, Block A, 0.910 acres in the J.W. Simmons Survey, Abstract No. 1163, Town of Hickory Creek, Denton County, Texas.
  5. Discuss, consider and act on a recommendation for a final plat for Hickory Creek Crossing, Block A Lots 1 - 36, 36X-HOA, 37 - 38, 38X-HOA, 39 - 45; Block B Lots 1 - 9; Block C Lots 1 - 36; being 19.207 acres in the S.O. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.
  6. Discuss, consider and act on a recommendation for a Site and Landscape Plan for Hickory Creek Crossing, Block A Lots 1 - 36, 36X-HOA, 37 - 38, 38X-HOA, 39 - 45; Block B Lots 1 - 9; Block C Lots 1 - 36; being 19.207 acres in the S.O. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.
  7. Discussion regarding the addition of a Mixed Use Zoning Designation to Chapter 14 of the Code of Ordinances.
- 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.
- F. Reconvene into Open Session:** Discussion and possible action regarding matters discussed in executive 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, November 09, 2018 at 11:00 a.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.