

STATE OF TEXAS  
COUNTY OF DENTON  
TOWN OF HICKORY CREEK

The Planning and Zoning Commission of the Town of Hickory Creek, Texas convened in a regular meeting on February 1, 2017; at 7:00 P.M., in the council chambers, located at 1075 Ronald Reagan Avenue. Notice of this meeting was posted as required by Title 5, Chapter 551 of the Texas Government Code. There may be a quorum of town council members at this meeting. The following members were present and constituted a quorum of members:

Rodney Barton, Commissioner Place 2, Vice-Chairman  
Jaycee Holston, Commissioner Place 3  
Bryant Hawkes, Commissioner Place 4, Chairman  
Jan Stefaniak, Commissioner Place 6  
Glenn Williams, Commissioner Place 7

Absent: Michael Thames, Commissioner Place 1  
Don Rowell, Commissioner Place 5

Also in attendance: Dorwin Sargent, Town Attorney  
Brian Haynes, Halff Engineering  
Chris Chaudoir, Administrative Assistant

The meeting was called to order by Chairman Hawkes at 7:00 p.m. Following the Pledge of Allegiance, Commissioner Williams gave the invocation.

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.

No public comment.

**Business:**

**B. Public Hearing:**

1. Public Hearing: To hear public opinion regarding a request submitted by Willis Logan for a replat of Lots 9 and 10 in the Point Vista Addition creating Lot 9R, Block 1, Point Vista Addition, 0.248 acres situated in the W. Hammonds Survey, Abstract #405, Town of Hickory Creek, Denton County, Texas. The property is located at the eastern end of Point Vista Drive.

No speakers.

**C. Consent Agenda Items:**

1. October 5, 2016 Meeting Minutes

Motion by Commissioner Barton to approve the minutes as presented. Seconded by Commissioner Williams.

**Ayes:** Commissioners Holston, Barton, Hawkes, Stefaniak and Williams.

**Nays:** None

**MOTION CARRIES UNANIMOUSLY**

**D. Regular Agenda Items:**

1. Consider and act on a request submitted by Willis Logan for a replat of Lots 9 and 10 in the Point Vista Addition creating Lot 9R, Block 1, Point Vista Addition, 0.248 acres situated in the W. Hammonds Survey, Abstract #405, Town of Hickory Creek, Denton County, Texas. The property is located at the eastern end of Point Vista Drive.

Willis Logan explained the lots were being combined into a larger lot for sale. All Half comments have been addressed and it meets the requirements.

Motion by Commissioner Barton to recommend approval. Seconded by Commissioner Stefaniak.

**Ayes:** Commissioners Holston, Barton, Hawkes, Stefaniak and Williams.

**Nays:** None

**MOTION CARRIES UNANIMOUSLY**

2. Consider and act on a request submitted by Randy Wahl and Kenneth Graham for a minor replat of lots 6A-1 and 7A in the Country Oak Estates Addition, 7.90 acres out of the S. Linthicum Survey, Abstract #1600, Town of Hickory Creek, Denton County, Texas

Mr. Wahl explained that Mr. Graham, the buyer for lot 7A, wanted to buy a 60 x 300-foot section of land from the southeastern side of lot 6A. The drainage area will be retained in lot 7A. Half has no comments.

Motion by Commissioner Barton to recommend approval. Seconded by

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Commissioner Williams.

**Ayes:** Commissioners Holston, Barton, Hawkes, Stefaniak and Williams.

**Nays:** None

**MOTION CARRIES UNANIMOUSLY**

3. Discuss, consider and act on a recommendation for the final plat of Shadow Creek Estates Phase II described as Lots A3, A5 & 21R, Block A; Lots C3 & 3 through 12, Block C; Lots 1 through 8, Block D; Lots 13R, 1 through 18, Block E, being 15.710 acres of land situated in the M.E.P. & P.R.R Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas and a replat of Harbor Grove Estates Section II Lot 13, Block K, being .220 acres of land situated in the John Maloney Survey, Abstract No. 819, Town of Hickory Creek, Denton County, Texas and a replat of Shadow Creek Estates Phase I Lot 21, Block A, being 0.213 acres of land situated in the M.E.P. & P.R.R Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas.

Ryan Hill, Shield Engineering, explained the developers had decided to eliminate the private drive, Roaring Creek, shown on the previous plat and combine those 4 lots with Lot 21, Block A of Phase 1 to create one large estate lot. Mr. Haynes stated Halff had no problems with the lot or its configuration but would like building lines added before the council meeting.

Motion by Commissioner Barton to recommend approval. Seconded by Commissioner Stefaniak.

**Ayes:** Commissioners Holston, Barton, Hawkes, Stefaniak and Williams.

**Nays:** None

**MOTION CARRIES UNANIMOUSLY**

- 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: .**

No Reconvene into Open Session

**G. Adjournment:**

Motion by Commissioner Williams to adjourn. Seconded by Commissioner Williams.

**Ayes:** Commissioners Holston, Barton, Hawkes, Stefaniak and Williams.

**Nays:** None

**MOTION CARRIES UNANIMOUSLY**

Meeting adjourned at 7:18 p.m.

Approved:

Attest:

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Bryant Hawkes, Chairman  
Planning and Zoning Commission

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Chris Chaudoir, Administration  
Town of Hickory Creek