

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 special session on February 14, 2018; 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:

Michael Thames, Commissioner Place 1  
Rodney Barton, Commissioner Place 2, Vice-Chairman  
Jaycee Holston, Commissioner Place 3  
Bryant Hawkes, Commissioner Place 4, Chairman  
Jan Stefaniak, Commissioner Place 6

Absent: Don Rowell, Commissioner Place 5  
Glenn Williams, Commissioner Place 7

Also in attendance: Colby Berry, Town Attorney  
John Smith, Town Administrator  
Jay Reissig, Halff Engineering  
Chris Chaudoir, Administrative Assistant

The meeting was called to order at 7:02 p.m. by Chairman Hawkes who also gave the invocation following the Pledge of Allegiance.

**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:**

No Public Hearing

**C. Consent Agenda Items:**

No Consent Agenda Items

**D. Regular Agenda Items:**

1. Discuss, consider, and act on a recommendation for a minor replat of lots 6A, 8, and 9 of the Country Oaks Addition, being 6.04 acres out of the S. Linthicum Survey, Abstract #1600 in the Town of Hickory Creek, Denton County, Texas.

Randy Wahl, 1688 Turbeville Road, explained he was adding an additional lot to the southwestern end of Country Oak Estates

Motion by Commissioner Holston to approve the replat as presented. Seconded by Commissioner Thames.

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

**Nays:** None

**MOTION CARRIES UNANIMOUSLY**

2. Discuss, consider, and act on a site and landscape plan for the Elm Fork Restaurant, legally described as Lot 1-A, Block A of the TLC Subdivision, Town of Hickory Creek, Denton County, Texas.

Motion by Commissioner Barton to table the item as the submission is incomplete. Seconded by Commissioner Stefaniak.

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

**Nays:** None

**NO ACTION**

**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.

1. No Reconvene into Open Session

**G. Adjournment:**

Motion by Commissioner Stefaniak to adjourn. Seconded by Commissioner Barton.

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

**Nays:** None

**MOTION CARRIES UNANIMOUSLY**

Meeting adjourned at 7:17 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