

**JOINT SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
AND TOWN COUNCIL  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, FEBRUARY 26, 2019**

**MINUTES**

**Call to Order**

Chairman Hawkes called the Planning and Zoning Commission to order at 5:32 p.m.

Mayor Clark called the Town Council to order at 5:32 p.m.

**Roll Call**

The following planning and zoning members were present:

Mike Thames	Place 1
Rodney Barton	Place 2 Vice Chairman
Jaycee Holston	Place 3
Bryant Hawkes	Place 4 Chairman
Don Rowell	Place 5
Jan Stefaniak	Place 6
David Gilmore	Place 7

The following town council members were present:

Mayor Lynn Clark  
Councilmember Tracee Elrod  
Councilmember Richard DuPree  
Councilmember Chris Gordon  
Mayor Pro Tem Paul Kenney  
Councilmember Ian Theodore

Also in attendance:

Lance Vanzant, Town Attorney  
John M. Smith, Jr., Town Administrator  
Kristi K. Rogers, Town Secretary  
Chris Chaudoir, Administrative Assistant

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

Commissioner Hawkes led the Pledge of Allegiance to the U.S. to the U.S. and Texas Flags.

**Invocation**

Commissioner Gilmore led the invocation.

**Public Comment**

Ron Furtick, 1500 Turbeville Road, welcomes the opportunity to discuss zoning in the town as it has been neglected. Fifteen years ago the discussion was opened with the citizens and neighboring communities, stakeholders' meetings were conducted and a design charette created.

# Joint Special Meeting of the Planning and Zoning Commission and Town Council Minutes February 26, 2019

## Page 2

Everyone decided they wanted a mixed use, walkable, urban downtown environment with parks, gardens and greenery. Five years ago, the process was codified with a proposed mixed-use ordinance drawn by the planning group, Mesa Architects, led by Ron McCaffery. Tonight, the ordinance the board is being asked to pass is not the ordinance drafted by the planners at a cost of over a quarter million dollars to the citizens. It is a dressed-up townhome zoning. It will not provide the walkable urban environment which was the goal of the master planning. Unless planning is in place, sprawl will overtake and win. He said he had heard there was a popular misconception that he can go out and find a developer with sufficient planning documents to negotiate a PD with town council. That is impossible and will not work. You can PD a building or a subdivision, but not an entire downtown. Developers are being asked to spend millions in nonrefundable dollars to guess what council will want. Developers will not add zoning risks to the list of other risks they face. It is an impossible task. The competition does not force additional risk onto developers and they are thriving. The planning process was finished and needs to be implemented by passing the real Mixed-Use ordinance, not the townhome one on the agenda.

### **Regular Agenda**

1. Discussion regarding the creation of the new zoning classifications to be entitled MU-1 Mixed Use Suburban District and MU-2 Mixed Use Regional District.

Discussions were held regarding the differences between the ordinance under consideration creating new zoning classifications MU-1 and MU-2 and a Mixed Used ordinance that was drafted by Robin McCaffrey with Mesa Design Architects.

2. Consider and act on a recommendation to the town council regarding the creation of the new zoning classifications to be entitled MU-1 Mixed Use Suburban District and MU-2 Mixed Use Regional District.

Motion made by Commission Gilmore to recommend adoption of the ordinance as presented, Seconded by Commissioner Thames.

Voting Yea: Commissioner Thames, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell, Commissioner Stefaniak, and Commissioner Gilmore.

Voting Nay: Commissioner Barton. Motion passed.

3. Discuss, consider and act on a recommendation for a Final Plat of Lot 2-R, Block 1 of Ventana Addition, being a replat of Lot 2, Block 1 of Ventana Addition; being 0.172 acre in the J. Simmons Survey A-1163, Town of Hickory Creek, Denton County, Texas. The property is located on the northwest corner of Ventana Road and S. Stemmons Freeway.

Motion made by Commission Barton to recommend approval of the plat as presented, Seconded by Commissioner Holston.

Voting Yea: Commissioner Thames, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell, Commissioner Stefaniak, and Commissioner Gilmore. Motion passed unanimously.

**Joint Special Meeting of the Planning and Zoning Commission and Town Council Minutes  
February 26, 2019**

**Page 3**

**Adjournment**

Motion by Commission Gilmore to adjourn the planning and zoning commission, Seconded by Commissioner Stefaniak.

Voting Yea: Commissioner Thames, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell, Commissioner Stefaniak, and Commissioner Gilmore. Motion passed unanimously.

Motion by Councilman Elrod to adjourn the town council, Seconded by Councilman Gordon.

Voting Yea: Councilmember Elrod, Councilmember DuPree, Councilmember Gordon, Councilmember Kenney, and Councilmember Theodore.

The meeting did then stand adjourned at 6:25 p.m.

Approved:

Attest:

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Lynn C. Clark, Mayor  
Town of Hickory Creek

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Kristi K. Rogers, Town Secretary  
Town of Hickory Creek