

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 March 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:

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: Colby Berry, Town Attorney
Chris Chaudoir, Administrative Assistant

The meeting was called to order at 7:00 p.m. by Chairman Hawkes. 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. No Public Hearing

C. Consent Agenda Items:

1. January 24, 2018 Meeting Minutes

Motion by Commissioner Stefaniak to accept the minutes as published. Seconded by Commissioner Williams.

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

2. February 14, 2017 Meeting Minutes

Motion by Commissioner Stefaniak to accept the minutes as published. Seconded by Commissioner Barton.

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

D. Regular Agenda Items:

1. Discuss, consider, and act on a site and landscape plan for RaceTrac, located at 4320 FM 2181, legally described as Hickory Creek Marketplace Addition, Block 1, Lot 1(pt), Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir gave an overview of the project.

Commissioner Hawkes asked about the storm water question on page 3 of Halff Enginnering's comments. Travis Bousquet, Bousquet Group, explained it is a general requirement by the town with a scrape and rebuild project to insure the downstream run off is not increased. The calculations have been done and this project is reducing the concrete so there should be less run off.

Commissioner Holston asked if this is the same design as the others in the area. Andrew Malzer, RaceTrac, explained this is the new flagship prototype. There are a couple of others in the area similar to it. Commissioner Stefaniak asked if the radius comment from Halff had been addressed: it had.

Commissioner Hawkes asked about the 120 inches of removed trees not addressed on the landscape plan. Laura Hoffman, Winstead, stated they would be paying into the town's tree fund in compliance with the Subdivision Ordinance. Commissioner Hawkes asked Councilman Kenney if the town council would review the tree ordinance to increase the amount of the funds paid into tree mitigation fund.

Motion by Commissioner Williams to recommend acceptance of the site and landscape plans as presented. Seconded by Commissioner Stefaniak.

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

2. Discuss, consider, and act on a recommendation on a request from Michael and Melody Ennis for a final plat of Lot 1, Block A of Hickory Hill Addition, being 5.752 acres in the M.E.P & P.R.R. Co. Survey A-915 and the W. Luttrell A0740A in the ETJ of the Town of Hickory Creek, Denton County, Texas. The property is located at 1166 Sycamore Bend Road.

Ms. Chaudoir gave an overview of project and explained the name of the plat has changed to Altamira Addition.

Motion by Commissioner Barton to recommend acceptance of the Altamira Addition plat as presented. Seconded by Commissioner Holston.

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

3. Discuss, consider, and act on a recommendation for an ordinance amending Chapter 14 Zoning; Article IV Classification of Districts and Article VI Refuse and Waste Requirements of the Hickory Creek Code of Ordinances.

Ms. Chaudoir explained the changes contained within the ordinance.

Commissioner Hawkes questioned Article VI, Section 2: Multifamily and Nonresidential. Ms. Chaudoir stated that section was existing in the current ordinance and only Section 1: Single Family Residential was being modified. Commissioner Barton felt the wording "side yard line" was not clear. After discussion and consultation with Mr. Berry, the wording was revised to "side yard setback line".

Motion by Commissioner Williams to recommend acceptance of the amendments to Chapter 14 with the discussed wording change. Seconded by Commissioner Barton.

Ayes: Commissioners Barton, Holston, 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: Discussion and possible action regarding matters discussed in executive session.

No Reconvene into Open Session

G. Adjournment:

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

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

Meeting adjourned at 7:34 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administration
Town of Hickory Creek