

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 May 23, 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: Lance Vanzant, Town Attorney
Brian Haynes, Halff Engineering
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.

Ron Furtick, 1500 Turbeville Road, stated the Next Door poll conducted during the last election indicated that 75% of respondents favored a downtown area of some sort in Hickory Creek with a majority of those wanting a walkable, urban plan. That was the vision of the Hickory Creek Comprehensive Plan and its implementation plan created with two architectural firms, the Vision Committee and citizen input. A mixed use walkable urban environment in a parklike setting is currently the hottest sector in commercial real estate. Identifying this concept 15 years ago when the style of development was rare was masterful on the part of the Vision Committee. The creation of the Comprehensive Plan took nearly 10 years to complete at a cost of nearly a quarter of a million dollars. In the last half of the decade progress has slowed due to the lack of implementation of the documents available for viewing on the town's website. This leaves the town's future in a precarious situation. Without the implementation of the prepared planning documents, the town's future can wither and die before it has a chance

to start. Our commercial sector must develop a central core. The development boom currently rushing down from Denton is not slowing down and sprawl is rapidly approaching. The time to act is now. Our economic future is about to be overwhelmed by development forces such as it has never seen before. The window of opportunity is short before the community is overwhelmed by sprawl. The board is charged with directing the town's development. He feels there should be a public discussion of the direction of the development of the town. The citizens should hear why the town has chosen not to implement its own Master Plan. Any two members of the board can put the issue on an agenda for discussion. He wants to talk about this critical issue before it is too late, it has been over a decade since the last discussion and it is time to talk again.

Business:

B. Public Hearing:

1. No Public Hearing

C. Consent Agenda Items:

1. March 14, 2018 Meeting Minutes

Motion by Commissioner Barton to accept the minutes as presented. Seconded by Commissioner Holston.

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

D. Regular Agenda Items:

1. Discuss, consider, and act on a recommendation for a preliminary plat for Whaley Estates, being 21.765 acres out of the McCarroll Survey, Abstract A0958a in the town of Hickory Creek, Denton County, Texas. The property is located in the 1100 block of Point Vista Road.

Brent Murphree, Kimley-Horn, stated the preliminary plat followed the Planned Development guidelines. Mr. Haynes stated Half is recommending approval of the plan. Commissioner Williams asked which way lots 1 and 2 faced in the southwest corner of the plan. Mr. Murphree explained the existing homeowner to the south had concerns about multiple lots backing to his property and the lots were situated to address that. Commissioner Williams also asked if the lots on the south side were originally supposed to be 60-foot lots. Mr. Murphree stated the PD plans calls for a percentage of lots to be 60-feet. The lots shown on the southeast side meet that criteria.

Motion by Commissioner Barton to recommend acceptance of preliminary plat as presented. Seconded by Commissioner Williams.

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.
Nays: None

MOTION CARRIES UNANIMOUSLY

2. Discuss, consider, and act on recommendation for 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.

Commissioner Hawkes recused himself as he has been hired to work on the project.

Jacob Tiemann, G & A Consultants, gave a presentation of the project. Commissioner Stefaniak asked how close the dumpster site is to the roadway: from the enclosure is approximately 15 to 20 feet away across a 15-foot utility easement. It will be screened by masonry and painted to match the building.

Motion by Commissioner Williams to recommend acceptance of the site and landscape plans 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 a replat of Hickory Creek Market Place Addition, Lot 1R, Block 1, 1.562 acres situated in the John W. Simmons Survey, Abstract No. 1336, Town of Hickory Creek, Denton County, Texas.

Mr. Haynes explained the replat shows the new fire lane and a corner clip on the southeast not on the original plat. Approval is recommended

Motion by Commissioner Barton to recommend acceptance of the replat as presented. Seconded by Commissioner Williams.

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.
Nays: None

MOTION CARRIES UNANIMOUSLY

4. Discuss, consider, and act on a recommendation for a site and landscape plan submitted by JMSR Enterprises LLC for an office building located at 8350 S. Stemmons Freeway. The site is located at the northwest corner of southbound Stemmons Freeway at Ventana Road and is legally described as Ventana Addition, Block 1, Lot 2(pt).

Shay Kirkman, Kirkman Engineering, spoke on behalf of the owners. Commissioner Barton asked if there would be a problem with the dumpster and the tree on the northwest side. Mr. Kirkman explained that was originally a larger dumpster enclosure there but, as they are able to use large trash bins in a screened area, it is not an issue.

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

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

5. Discuss, consider, and act on a recommendation for a replat of Lot 1X-R, 2X, 3X and Lots 2 through 24, Block A, Steeplechase South Addition (33.83 acre tract) of all of Lot 1X, Block A of Steeplechase South Addition, situated in the M.E.P. & P.R.R. Company Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas for Centurion American.

John Smith explained the town is going to be funding the bonds for the Steeplechase South side. In the original Planned Development Concept Plan, these lots were shown but were not included as part of the first bond 5 years ago. Going forward, as part of the bond, the lots needed to be prepared for sale and platted. The Energy Transfer gas line running through the area needs to be relocated before development can start. The PID bond was approved 6 years and basically allows the developer to recover funds spent on infrastructure. Commissioner Holston asked who was responsible for the movement of the gas line. Mr. Smith and Mr. Haynes explained that Energy Transfer was responsible for moving it but it could be subcontracted out and was under the Texas Railroad Commission's regulation. Mr. Vanzant recommended approval as the plat met all requirements.

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

6. Discuss, consider, and act on future meeting dates.

The July 4th meeting is cancelled. A Special Session will be called as needed.

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 Barton to adjourned. Seconded by Commissioner Williams.

Ayes: Commissioners Barton, Holston, Stefaniak and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

Meeting adjourned at 7:35 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administration
Town of Hickory Creek