

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
WEDNESDAY, JUNE 12, 2019**

**MINUTES**

**Call to Order**

Meeting called to order by Chairman Hawkes at 7:12 p.m.  
Due to equipment issues, minutes did not record.

**Roll Call**

PRESENT

Commissioner Jaycee Holston  
Commissioner Bryant Hawkes, Chairman  
Commissioner Jan Stefaniak  
Commissioner David Gilmore

ABSENT

Commissioner Rodney Barton, Vice-Chairman  
Commissioner Don Rowell

ALSO PRESENT

Dorwin Sargent, Town Attorney  
Paul Kenney, Town Council Liaison  
Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to U.S. and Texas Flags led by Chairman Hawkes.

**Invocation**

Invocation given by Commissioner Gilmore.

**Organization Agenda**

1. Discuss, consider and act on the appointment of a Commission Chair and Vice-Chair.

Voting for appointments resulted in a tie between Commissioners Hawkes and Barton. Item continued to July meeting.

**Public Comment**

No public comment

**Consent Agenda**

2. May 1, 2019 Planning and Zoning Meeting Minutes

Motion made by Commissioner Gilmore to accept the minutes as presented, Seconded by Commissioner Holston.

Voting Yea: Commissioner Holston, Commissioner Hawkes, Commissioner Stefaniak, Commissioner Gilmore. Motion passed unanimously.

### **Public Hearing**

3. Hear public opinion on a request from MM Hickory Creek 24, LLC. to designate the zoning as PD Planned Development on a 24.277 acre tract of land legally described as A1220A H.H. Swisher, TR 40. The property is located in the 1000 Block of Ronald Reagan Avenue.

Public Hearing opened at 7:16 p.m.

Sherrie Strong, 108 Thoroughbred Drive, wished to know if the new neighborhood would have a PID similar to Steeplechase. She also had concerns about traffic in the area of the charter school, Point Vista Road and Ronald Reagan. The traffic light at Swisher and Ronald Reagan is poorly timed and traffic will be backing up at the Point Vista stop sign during peak times. The south road out of the subdivision is about 60 feet north of the stop sign at Point Vista Road, and people will have difficulty making left turns because of traffic stopped at the sign, especially while parents are dropping and picking up from the charter school. She would like to see a traffic impact study of the area with a view to solving the inefficiency of the traffic flow. She has no problem with the neighborhood itself, just concerns about the traffic. Commissioner Holston asked how the traffic from the Enclave neighborhood was affected by the school traffic: the Enclave also has an entrance to Turbeville Road so there is less impact.

Lisa Hughes, 103 Hackberry, stated she lived in the Enclave and the Ronald Reagan entrance is not adjacent to Point Vista Road, so it is not as affected by the parents circling to pick up. She also has concerns about the traffic at the Point Vista intersection. Upon questioning by Commissioner Hawkes, she said the traffic in the area has improved since Turbeville Road reopened.

Public Hearing closed at 7:26 p.m.

### **Regular Agenda**

4. Discuss, consider and act on a recommendation for a request from MM Hickory Creek 24, LLC. to designate the zoning as PD Planned Development on a 24.277 acre tract of land legally described as A1220A H.H. Swisher, TR 40. The property is located in the 1000 Block of Ronald Reagan Avenue.

Ricardo Doi, Petitt Barraza, gave a brief overview of the project. Commissioner Holston expressed concern about the roads not aligning and asked about the points of entry. Mr. Doi said the second entrance was close to the stop sign and a traffic study might be possible to see if a traffic light was warranted. Commissioner Gilmore suggested the southern street could possibly be made a right turn only at certain hours. He also asked about the hike and bike trail and sidewalks in the community.

Upon a question from Commissioner Holston, Mr. Doi confirmed the streets were concrete and they would be 31 feet wide. The fire marshal has looked at the plan and had no comments. Commissioner Gilmore asked Ms. Chaudoir about the statement in the PD document that there was no tree mitigation. Ms. Chaudoir explained it had been a part of the Developer's Agreement and the property was annexed into the town in May 2019.

After additional discussion, Commissioner Hawkes suggested the "dogleg" in Street B be straightened to have that street connect to Ronald Reagan and the bend moved to Street C.

Motion made by Commissioner Gilmore, to recommend approval of the zoning proposal as presented, Seconded by Commissioner Holston.

Voting Yea: Commissioner Holston, Commissioner Hawkes, Commissioner Stefaniak, Commissioner Gilmore. Motion passed unanimously.

5. Discuss, consider and act on a recommendation for a preliminary plat of Hickory Farms, 24.277 acres situated in the H.H. Swisher Survey, Abstract Number 1220, Town of Hickory Creek, Denton County, Texas. The property is located in the 1000 Block of Ronald Reagan Avenue.

Motion made by Commissioner Stefaniak to recommend approval of the preliminary plat to council with consideration to moving the southern street further north, away from the Point Vista intersection, Seconded by Commissioner Gilmore.

Voting Yea: Commissioner Holston, Commissioner Hawkes, Commissioner Stefaniak, Commissioner Gilmore. Motion passed unanimously.

6. Discuss, consider and act on the date of the July 2019 meeting.

Motion made by Commissioner Gilmore to move July meeting to July 10th if Special Session needed, Seconded by Commissioner Stefaniak.

Voting Yea: Commissioner Holston, Commissioner Hawkes, Commissioner Stefaniak, Commissioner Gilmore. Motion passed unanimously.

### **Adjournment**

Motion made by Commissioner Stefaniak to adjourn, Seconded by Commissioner Gilmore.

Voting Yea: Commissioner Holston, Commissioner Hawkes, Commissioner Stefaniak, Commissioner Gilmore. Motion passed unanimously.

Meeting adjourned at 7:55 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