

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 July 11, 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
David Gilmore, Commissioner Place 7

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 and 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. May 23, 2018 Meeting Minutes

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

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

Nays: None

MOTION CARRIES UNANIMOUSLY

D. Regular Agenda Items:

1. Discuss, consider and act on the election of Planning and Zoning Commission Officers.

Commissioner Hawkes elected as Chairman and Commissioner Barton as Vice-Chairman.

2. Discuss, consider and act on a recommendation for a minor replat of lots 6A, 8, and 9 of Country Oak Estates 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 the person buying lot 8 wants to extend the lot by 10 feet to accommodate the proposed residence and the access easement also needs to be extended. He is working with an attorney to draft the easement agreement and will add the verbiage the easement is by separate instrument. He also wants to mention that pipe fence will continue to be used for the south perimeter.

Motion by Commissioner Barton to recommend approval of the plat with the addition of the separate instrument for the access easement. Seconded by Commissioner Stefaniak.

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

Nays: None

MOTION CARRIES UNANIMOUSLY

3. Discuss, consider and act on a recommendation for a Site and Landscape Plan for Blue Wave Laser Wash located at 1045 Hickory Creek Boulevard. The property is legally described as Walmart Addition (Lake Dallas), Block A, Lot 7R (S Pt), Hickory Creek, Denton County, Texas.

Commissioner Hawkes recused himself due to having a business involvement with the architect of record.

Mark Stacey, Stacy Designs, explained that the outstanding comments from Halff are mostly technical comments he will address with Halff. The family who bought the carwash wishes to add a second bay. The existing utilities are sized for a second bay and the sand trap is oversized. Most of the drainage is to the Walmart detention pond. The only water going towards the street will be runoff from the new driveway. They will core into the inlet side to access the sand trap. Commissioner Stefaniak expressed concerns about width of the exit. Mr. Stacy said they have measured it out and it works for a longer truck.

Motion by Commissioner Barton to recommend approval of the site and landscape plans contingent on Halff comments having been addressed. Seconded by Commissioner Holston.

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

Nays: None

MOTION CARRIES UNANIMOUSLY

4. Discuss, consider and act on a recommendation for a replat of Adams Cliffs, Lot 3R and 4, Block A being a replat of Lot 3, Block A, 6.142 acres in the So. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir explained the actual name of the project is Adams Cliff not Cliffs as stated on the agenda. The corrected plat is in the packet. Vaughn Booker, G&A Consultants, stated Mr. Malloy has a client for the new lot 4 and needs to replat prior to sale.

Motion by Commissioner Stefaniak to recommend approval of the replat as presented. Seconded by Commissioner Barton.

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

Nays: None

MOTION CARRIES UNANIMOUSLY

E. No Executive Session.

F. No Reconvene into Open Session.

G. Adjournment:

Motion by Commissioner Holston to adjourn. Seconded by Commissioner Thames.

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

Nays: None

MOTION CARRIES UNANIMOUSLY

Meeting adjourned at 7:27 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administration
Town of Hickory Creek