

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
WEDNESDAY, JULY 24, 2019**

**MINUTES**

**Call to Order**

Meeting called to order at 7:00 p.m. by Chairman Hawkes.

**Roll Call**

**PRESENT**

Commissioner Rodney Barton  
Commissioner Jaycee Holston  
Commissioner Bryant Hawkes  
Commissioner Don Rowell  
Commissioner David Gilmore

**ABSENT**

Commissioner Jan Stefaniak

**ALSO PRESENT**

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

**Invocation**

Invocation given by Commissioner Gilmore.

**Public Comment**

No Public Comment

**Regular Agenda**

1. June 12, 2019 Meeting Minutes

Commissioner Barton made a correction on page 3.

Motion made by Commissioner Barton to approve the minutes with noted correction,  
Seconded by Commissioner Gilmore.

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

2. Conduct a public hearing on a request by Hard Sun V, Inc. to amend the current PD (Planned Development) zoning designation for the property legally described as TLC Subdivision Block A Lot 1-A, a 0.910-acre tract located in the J.W. Simmons Survey A-1163, Town of Hickory Creek, Denton County, Texas and make a recommendation to the Town Council on the same. The property is located at 1221 Turbeville Road.

Public Hearing opened and, with no speakers, closed at 7:04 p.m.

Ms. Chaudoir explained the changes to the ordinance.

Motion made by Commissioner Gilmore to recommend approval to Council as presented, Seconded by Commissioner Holston.

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

3. Conduct a public hearing on an ordinance of the Town of Hickory Creek, Texas amending the Town's Code of Ordinances, Chapter 14: Zoning; amending Article III Definitions; creating Article XXXVIII: Home Occupation Regulations; providing for incorporation of premises; providing for findings; providing for amendments to the code of ordinances; providing a cumulative repealer clause; providing for savings; providing for severability; providing for engrossment and enrollment; and providing an effective date and make a recommendation to the Town Council on the same.

Public Hearing opened and, with no speakers, closed at 7:06 p.m.

Mr. Sargent gave an overview of the proposed ordinance. The ordinance is modeled on Celina's ordinance with a few changes. Discussion was had about what equipment would be considered equipment typically be found in a home or associated with a hobby or vocation. Commissioner Barton asked about how changes in zoning would be handled if someone wanted to ask for a home occupation not listed. Ms. Chaudoir explained the differences between a zoning change versus a Special Use Permit. Commissioner Barton asked which zoning districts would be covered by the ordinance and Ms. Chaudoir listed the residential district classifications. Commissioner Holston and Ms. Chaudoir discussed benefits to the town if a Home Occupation ordinance was in place. Commissioner Hawkes asked if Sexually Oriented Businesses were covered by this ordinance: they are covered in a separate existing section of the Code by their own ordinance.

Commissioners Barton and Gilmore both pointed out grammatical errors in Section 2 (S) for correction.

Commissioner Gilmore pointed out that antique gun restoration (gunsmithing) was included as an allowed occupation and felt the inclusion of the word gunsmithing could allow work on modern weapons. He suggested gunsmithing be removed to clear up any ambiguity. Commissioner Holston asked for clarification on ammunition sales. She also asked if the animal hospital or stable exclusion would affect any existing properties and there was discussion about home occupation versus private agricultural uses.

Motion made by Commissioner Barton to recommend approval of the ordinance with the correction of grammatical errors, Seconded by Commissioner Gilmore.

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

**Adjournment**

Motion to adjourn made by Commissioner Barton, Seconded by Commissioner Rowell.  
Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Hawkes,  
Commissioner Rowell, Commissioner Gilmore. Motion passed unanimously.

Meeting adjourned at 7:25 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