

**MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, OCTOBER 15, 2019**

MINUTES

Call to Order

Meeting called to order at 6:01 p.m. by Chairman Hawkes.

Due to a computer issue, minutes did not record.

Roll Call

PRESENT

Commissioner Rodney Barton, in at 6:50 p.m.
Commissioner Jaycee Holston
Commissioner Bryant Hawkes
Commissioner Don Rowell
Commissioner Jan Stefaniak
Commissioner David Gilmore

Absent
Dustin Jensen

Also Present
Trey Sargent, Town Attorney
Paul Kinney, Council Liaison
Chris Chaudoir, Administrative Assistant

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

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

Public Comment

Ronald Furtick, 1500 Turbeville Road, expressed that he wanted to work together with the town to get this project going because it is important for development.

Regular Agenda

1. September 4, 2019 Meeting Minutes

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

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

2. Discuss, consider and act on a recommendation for a site and landscape plan for Dom Camillo Italian Restaurant, legally described as Lot 2, Lyons-Freese Addition, being 1.423 acres in the J.W. Simmons Survey, Abstract No. 1163, Town of Hickory Creek, Denton County, Texas. The property is located in the 1200 block of Turbeville Road.

Von Beougher, G&A |McAdams, answered questions from the commission explaining that the restaurant's entrance would be on the southwest corner of the building, facing Turbeville, but was unaware of the type and placement of signage. He also said he would ask the architects when Chairman Hawkes asked if the parapet on the top of the building was tall enough to disguise any rooftop mechanical equipment.

Motion made by Commissioner Gilmore to accept the site and landscape plans as presented, Seconded by Commissioner Holston.

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

3. Discussion regarding a proposed Planned Development Ordinance regarding property generally located South of Swisher Road, East of Hickory Creek Boulevard, and West of Interstate 35 East.

The Commission held general discussion of the proposed Planned Development. Ultimately they agreed they liked the concept but had some concerns including the proposed building height and if Lake Cities Fire had the equipment necessary for buildings over 4 stories, parking including, multi-storied parking structures, density, angle and parallel parking and the availability of parking for large trucks and other large vehicles, density of buildings and uses, architectural standards and continuity, and felt the plan was too specific and looked more like a building plan than an ordinance. They would like something with the look of similar projects in Southlake or Addison.

Adjournment

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

Voting Yea: Vice-Chairman Barton, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Stefaniak, and Commissioner Gilmore. Motion passed unanimously.

Meeting adjourned at 6:56 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek