

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
WEDNESDAY, SEPTEMBER 04, 2019**

MINUTES

Call to Order

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

Roll Call

PRESENT

Commissioner Dustin Jensen
Vice-Chairman Rodney Barton
Commissioner Jaycee Holston
Chairman Bryant Hawkes
Commissioner Don Rowell
Commissioner Jan Stefaniak, in at 7:18

ABSENT

Commissioner David Gilmore

ALSO PRESENT

Lee Williams, Halff & Associates
Kristi Rogers, Town Secretary

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.

Invocation

Invocation was given by Commissioner Jensen.

Public Comment

No Public Comment

Regular Agenda

1. August 7, 2019 Meeting Minutes

Motion by Commissioner Holston to approve the minutes as presented, Seconded by Vice-Chairman Barton.

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

2. Discuss, consider and act on the appointment of a Commission Chairman and Vice Chairman.

The commission voted Commissioner Hawkes as Chairman and Commissioner Barton as Vice-Chairman.

Motion made by Commissioner Holston to accept the results, Seconded by Commissioner Stefaniak.

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

3. Discuss, consider and act on a recommendation for a final plat of the Lyons-Freese Addition, 4.302 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.

Lee Williams, Halff & Associates, had some advisory comments. The plat presented is a final plat and no preliminary plat was processed. Any future changes, such as through the site plan or construction plan process, will require a replat. The temporary drainage easement and detention pond, shown on the plat in the southeast corner by the driveway, will be eliminated when the storm sewer pipe on the lot to the east is connected to the Turbeville storm sewer system. They are not being abandoned on this plat. Halff does recommend approval.

Commissioner Holston asked if the plat showed two lots for separate businesses. Chairman Hawkes asked which lot was for the restaurant. Von Beougher, G&A | McAdams, responded the restaurant would be on the northern lot 2. Commissioner Holston confirmed the driveway would be shared with the Elm Fork.

Motion by Vice-Chairman Barton to recommend approval of the plat as presented, Seconded by Commissioner Holston.

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

4. Discuss, consider and act on a recommendation for a final plat of the Prat Meadow Addition, 5.020 acres in the J. Ramsey Survey, A-1075, Town of Hickory Creek, Denton County, Texas. The property is located in the 100 block of S. Hook Street.

Serene Prat, property owner, described the location of the property for the commission. Vice-Chairman Barton explained the property is the old Garth Farm which was subdivided approximately ten years ago but never platted as it was not required on lots over five acres. Because it is now being developed, it must be platted.

Motion by Vice-Chairman Barton to recommend approval as presented, Seconded by Commissioner Rowell.

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

Adjournment

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

Meeting adjourned at 7:20 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Kristi Roger, Town Secretary
Town of Hickory Creek