

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 regular meeting on March 1, 2017; 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
Don Rowell, Commissioner Place 5
Glenn Williams, Commissioner Place 7

Absent: Jan Stefaniak, Commissioner Place 6

Also in attendance: Lance Vanzant, Town Attorney
Paul Kinney, Town Council Liaison
Chris Chaudoir, Administrative Assistant

The meeting was called to order by Chairman Hawkes at 7:00 p.m. Following the Pledge of Allegiance, Commissioner Rowell 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. Public Hearing: Hear public opinion on a replat of Lake Cities Polaris Addition, Lots 1, 2, and 3 Block A, 5.01 acres out of the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 6060 North Stemmons Freeway.

No speakers

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2. Public Hearing: Hear public opinion on a final plat of Lots 1R and 2R, Block A of Hickory Heights Subdivision, being 2.136 acres in the J. Hicks Survey A-567 and the M.E.P. & P.R.R. Co. Survey A-915, Town of Hickory Creek, Denton County, Texas.

No speakers.

Public Hearings closed at 7:03.

C. Consent Agenda Items:

1. February 1, 2017 Meeting Minutes

Motion by Commissioner Barton to approve the minutes as presented. Seconded by Commissioner Williams.

Ayes: Commissioners Thames, Barton, Holston, Hawkes, Rowell, and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

D. Regular Agenda Items:

1. Discuss, consider and act on a recommendation for a replat of Lake Cities Polaris Addition, Lots 1, 2, and 3 Block A, 5.01 acres out of the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 6060 North Stemmons Freeway.

Victor Lissiak, Viewtech Inc, answered questions regarding purpose of replat and egress for the property. All Halff comments have been addressed and there are no concerns from the Fire Marshall.

Motion by Commissioner Barton to recommend approval as the plat as presented. Seconded by Commissioner Thames.

Ayes: Commissioners Thames, Barton, Holston, Hawkes, Rowell, and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

2. Discuss, consider and act on a recommendation for a final plat of Lots 1R and 2R, Block A of Hickory Heights Subdivision, being 2.136 acres in the J. Hicks Survey A-567 and the M.E.P. & P.R.R. Co. Survey A-915, Town of Hickory

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Creek, Denton County, Texas.

Jerald Yensan, Landmark Surveyors, explained the new plat combined four lots into two 1-acre lots.

Motion by Commissioner Williams to recommend approval as the plat as presented. Seconded by Commissioner Rowell.

Ayes: Commissioners Thames, Barton, Holston, Hawkes, Rowell, and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

3. Discuss, consider and act on a recommendation for an amendment to the Town's Code of Ordinances, Chapter 14: Zoning, Exhibit A: Zoning Ordinance, Article III: Definitions and Article XXIV: Vehicle Parking Regulations.

Ms. Chaudoir explained the purpose of the ordinance change was to standardize the parking space length from the two different lengths currently stated in the ordinance to eighteen feet.

Motion by Commissioner Williams to recommend approval of the amendment as presented. Seconded by Commissioner Holston.

Ayes: Commissioners Thames, Barton, Holston, Hawkes, Rowell, and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

4. Discuss, consider and act on a recommendation for an amendment to the Town's Code of Ordinances, Chapter 14: Zoning, Exhibit A Zoning Ordinance, Article XXIII: Nonconforming Uses and Structures.

Mr. Vanzant explained the Nonconforming Use Ordinance has not changed since the Zoning Ordinance was adopted in 1986 and the purpose and process of amortization for nonconforming uses. Technical issues caused the audio recording of meeting to end at 7:16 during discussion of how specific situations and due process would be handled.

Motion by Commissioner Williams to recommend approval of the amendment as presented. Seconded by Commissioner Rowell.

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Ayes: Commissioners Thames, Barton, Holston, Hawkes, Rowell, and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

E. Executive Session: The Planning and Zoning Commission will convene into executive session pursuant to Chapter 551 of the Texas Government Code Section 551.071, Consultation with City Attorney and other legal counsel on matters in which the duty of the attorney(s) to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

No Executive Session

F. Reconvene into Open Session: .

No Reconvene into Open Session

G. Adjournment:

Motion by Commissioner Barton to adjourn. Seconded by Commissioner Williams.

Ayes: Commissioners Thames, Barton, Holston, Hawkes, Rowell, and Williams.

Nays: None

MOTION CARRIES UNANIMOUSLY

Meeting adjourned at 7:45 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administration
Town of Hickory Creek