

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 May 3, 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:

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: Michael Thames, Commissioner Place 1  
Jan Stefaniak, Commissioner Place 6

Also in attendance: Lance Vanzant, Town Attorney  
Chris Chaudoir, Administrative Assistant

The meeting was called to order by Chairman Hawkes at 7:04 p.m. Following the Pledge of Allegiance, Commissioner Williams 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. April 5, 2017 Minutes

Motion by Commissioner Barton to approve the minutes as presented.

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Seconded by Commissioner Rowell.

**Ayes:** Commissioners 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 Site Plan for the McDonald's Restaurant located at 8300 S Stemmons Freeway.

The plans presented are the same plans approved in 2015. The comments made at that time have been addressed. Plan must be readdressed due to length of time since original approval.

Motion by Commissioner Barton to recommend approval of the site plan as presented. Seconded by Commissioner Williams.

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

**Nays:** None

**MOTION CARRIES UNANIMOUSLY**

2. Discuss, consider and act on a recommendation for a Landscape Plan for the McDonald's Restaurant located at 8300 S. Stemmons.

Motion by Commissioner Barton to recommend approval of the landscape plan as presented. Seconded by Commissioner Rowell.

**Ayes:** Commissioners 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: .**

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1. No Reconvene into Open Session

**G. Adjournment:**

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

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

**Nays:** None

**MOTION CARRIES UNANIMOUSLY**

Meeting adjourned at 7:16 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