

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 special meeting on January 9, 2019 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
Jan Stefaniak, Commissioner Place 6
David Gilmore, Commissioner Place 7

Absent: Michael Thames, Commissioner Place 1

Also in attendance: Colby Berry, Town Attorney
Paul Kenney, Council Liaison
Chris Chaudoir, Administrative Assistant

The meeting was called to order at 7:00 p.m. by Commissioner Hawkes. After the pledge of allegiance, Commissioner Gilmore gave the invocation.

Public Comment

No speakers for Public Comment.

Consent Agenda

1. November 14, 2018 Meeting Minutes

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

Ayes: Commissioners Barton, Holston, Hawkes, Rowell, Stefaniak and Gilmore.

Nays: None

MOTION CARRIES UNANIMOUSLY

Regular Agenda

2. Discuss, consider and act on a site and landscape plan for Angelina's Mexican Restaurant located at 101 Baize Boulevard. The property is legally described as Adams Cliff, Block A, Lot 4.

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Jesse Rodriguez, JRAF Studios, the architect for the restaurant, gave a presentation overviewing the project. Total seating for the restaurant is 190 with 217 permitted per the parking spaces. It will replace the current restaurant. The Velez family, owners of the restaurant, asked if additional signage on the building was possible, Ms. Chaudoir stated she could permit additional building signage. The site is proposed to have a central monument sign for all the businesses. The restaurant will be adjacent to Turbeville Road but will address off an interior street as 101 Baize. Halff is not present but recommended approval with two comments to be addressed in the construction plans: the median in the entrance on the west side of the building should be removed and drainage should be confirmed. Doug Weaver, the engineer on site, stated the median was intended to be stamped concrete as a divider for the entrance rather than a full median. The median has been taken off the plans and will be either a strip of stamped concrete or a maximum 3-inch rollup curb as a traffic divider. They have also reviewed the Dannenbaum plans from 2012 which allow 64.66 CFS for the area along Point Vista and they are at 48 CFS which is adequate for what they are doing. Commissioner Gilmore asked if there were plans for rooftop music on the upper patio. The owners would like to have some soft music but are concerned about the neighborhood behind. The proposed hours for the restaurant will be Friday and Saturday until midnight and 10 p.m. the rest of the week.

Motion by Commissioner Barton to recommend approval as presented. Seconded by Commissioner Rowell.

Ayes: Commissioners Barton, Holston, Hawkes, Rowell, Stefaniak and Gilmore.

Nays: None

MOTION CARRIES UNANIMOUSLY

Adjournment

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

Ayes: Commissioners Barton, Holston, Hawkes, Rowell, Stefaniak and Gilmore.

Nays: None

MOTION CARRIES UNANIMOUSLY

Meeting adjourned at 7:19 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administration
Town of Hickory Creek