

**REGULAR MEETING OF THE TOWN COUNCIL  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, MAY 21, 2019**

**MINUTES**

**Call to Order**

Mayor Clark called the meeting to order at 6:30 p.m.

**Roll Call**

The following members were present:

Mayor Lynn Clark

Councilmember Richard DuPree

Councilmember Chris Gordon

Mayor Pro Tem Paul Kenney arrived at 7:20 p.m.

Councilmember Ian Theodore

The following member was absent: Councilmember Tracee Elrod

Also in attendance:

John M. Smith, Jr., Town Administrator

Kristi K. Rogers, Town Secretary

Trey Sargent, Town Attorney

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

Mayor Clark led the Pledge of Allegiance to the U.S. and Texas Flags.

**Invocation**

Councilmember Theodore gave the invocation.

**Presentation of Awards**

1. 2018 Citizen of the Year

2018 Citizen of the Year was not in attendance.

2. Susan Irwin

Mayor Clark presented Susan Irwin a plaque of appreciation for her years of service on the Parks and Recreation Board.

**Items of Community Interest**

Sergeant Mike Miller was honored as May 2019 First Responder of the Month at the Lake Cities Chamber of Commerce luncheon.

All boat ramps with the exception of Arrowhead Leg 1 are currently closed. Hickory Creek residents can purchase a boat ramp pass for a 35.00 fee for one year, 60.00 for two years. The 20.00 fee for a day use pass is waived for Hickory Creek residents.

## **Town Council Meeting Minutes**

**May 21, 2019**

**Page 2**

Expression of thanks was given to Mayor Clark and John Smith, Town Administrator, for providing presentations regarding economic development and things of interest in town at the Lake Cities Chamber Commerce meetings and Home Owner Association meetings.

Lake Cities Serve has been rescheduled for June 8, 2019. Volunteers are needed to serve the elderly, disabled and widowed that need assistance with painting, lawn care, home maintenance and minor repairs.

### **Public Comment**

Diane Ciarloni, 28 Arrowhead Circle, urged the town council to consider home occupation standards for residential districts. It would be a tremendous improvement to the entire town, especially her neighborhood and greatly appreciated.

### **Public Hearing**

3. Public Hearing: To hear public opinion regarding a request from KSW Holding Hickory Creek, LP to designate the zoning as PD Planned Development on two (2) tracts of land legally described as A1120A H.H. Swisher 50, 5.0 acres and TR 50A(1)(PT), 33.8629 acres, Town of Hickory Creek, Denton County, Texas. The properties are located in the 1800 Block of Turbeville Road.

Mayor Clark called the public hearing to order at 6:40 p.m.

Martin Stein, 3974 Summit Ridge Drive, Corinth, Texas, stated he was here to address the proposed zoning changes and development for the lot owned by T Chateau Event Center, LLC. He is concerned with the crime the hotel will bring including drugs, prostitution and human trafficking. Hotels are magnets for these crimes because of the privacy provided allowing criminals to easily come and go. Between 2012 and 2016 the national human trafficking hotline received over 6,600 tips involving hotels and motels. Human trafficking and prostitution are so bad that major companies like the Wyndham Hotel Group and Hyatt hotels have partnered with anti-human trafficking groups and law enforcement. Drugs including heroin, meth and opioids are a growing problem in Denton County. According to the DA, hotels are a great location for a drug deal. Illegal drug production also occurs in hotels which is a major fire danger and environmental hazard. Not only will this development be out of place in a single family residential neighborhood, it will be a life threatening hazard, attracting criminals from the DFW Metroplex. Many Lake Cities residents moved here to specifically get away from these kinds of dangers.

Larry and Cindy Waymire, 118 Manor Lane, stated four years ago they sold their home in Little Elm. While living in an apartment for a year, they visited many communities and they came upon this nice little community called Steeplechase. They decided to build a home here and have loved living in the community it is nice and quiet. Their home has increased in value over the last three years but with a hotel coming in around the corner they are very concerned the property value will decrease. They no longer will have the quiet, small community they were drawn to if the hotel is built. The wedding venue is fine, but the hotel is not.

## Town Council Meeting Minutes

May 21, 2019

Page 3

Ruben Felan, 112 Colt Lane, stated not everyone is against change but a drastic change in the neighborhood will create a quality of life issue for the families living near the mansion. Is the town ready for this type of growth with a twelve man police department? Afterparties at the hotel could increase police calls with noise complaints and intoxicated people arguing leading to domestic situations. The increase in police calls at the hotel will affect police service for residents. Even if the venue hires off duty police officers, any disturbance or arrest, will require a Hickory Creek police officer. Mr. Felan read the town council's bios. The bios state the council wants to do what is best for the citizens, the I-35 expansion and be fair to business in the community. What's best for citizens is not affecting their quality of life, the expansion should remain on I-35 and when it comes to being fair, the developer got the event center.

Matt Norwood, 130 Shadow Creek Lane, stated he would like to ask for the council to vote no on the zoning request by KSW Holding Hickory Creek. The development of a hotel offers zero benefit to the residents of Hickory Creek only negatives. The hotel and property will mean more drinking by the new guests, more traffic down Turbeville and a party that does not stop until the late hours of the night. There will be a negative impact on property values. Currently there are 16 homes for sale between here and Parkridge Drive. On average, the homes have been listed for 103 days and, of those homes, 70% have had at least one price reduction. This development is inappropriate in the middle of residential neighborhoods and to have a hotel back up to the homes in Steeplechase North is just wrong. Normally he would agree when you purchase a home, you should look at the surrounding properties to see what could be there. However in this case, the potential outcome was unimaginable. By agreeing to the zoning change, the damage inflicted to residents on the west side of town will far outweigh the marginal gain in tax revenue. The residents of Steeplechase North voluntarily petitioned to be annexed into the town in 2017. Please do not let them down, as well as all the residents west of I-35.

Debbie Leuthold, 225 Pimlico Drive, stated she lives in Steeplechase Ranch across the street from the mansion. Her biggest fear is the hotel will cause property values to decrease. The subdivision is not even 50% built and houses are not selling. Turbeville Road is a small two lane road that is poorly lit. The increased traffic, people going to and leaving events, with alcohol involved causes a huge safety issue. In order to keep the crime and traffic off of Turbeville, it would be better if the main entrance for the venue was off of Swisher Road.

Kate Kohl, 206 Saratoga Drive, stated she and her late husband purchased their home directly across from the mansion in 2015. Most everyone attending the meeting is in despair about plummeting home values, fear of party noise, bright lights and too much alcohol for hours and hours. What really concerns her the most is the fantastic wildlife that make their home here year round. Every morning, noon and night hundreds of birds, ducks and eagles put a show on in their lovely wooded serene lake home. A hotel and restaurant would definitely impact the birds and other critters natural habitat and breeding camps that are here now. So many varieties of birds inhabit the trees and skies. It can not be taken for granted and as homeowners we know it. Help preserve the wildlife and consider this critical factor when you vote.

## Town Council Meeting Minutes

May 21, 2019

Page 4

Gwen Grimsley, 200 Stallion Lane, stated she and her husband sold their home when they found Hickory Creek. Since the home they were purchasing was right off of Turbeville, they asked if it would ever be a thoroughfare and were told no. By allowing a hotel, the drive to and from I-35 to their home will be impossible when events are going on, lower property values and destroy the sweet sleepy town they love.

Diane Ciarloni, 28 Arrowhead Circle, stated she does not live on the west side, she lives on the east side but has lived here long enough to see the ridiculous power shifts go on between the east side and the west side. She understands the impact the development will have on the residents on the west side and whatever affects the west side will also affect the east side and vice versa. She asked the council to be super cautious about setting a precedence by approving a hotel. The council should keep in the forefront of every decision they make, the affect it would have on property values.

Sara Barton, 17 Hidden Hills Road, stated she feels everyone lives in Hickory Creek because of the unique, quiet and beautiful place that it is and any commercial on Turbeville should be kept by the freeway where it belongs, not in neighborhoods. She totally agrees with what everyone has said, and she opposes the zoning change.

Rich Mamola, 325 Pimlico Drive, stated he moved to Hickory Creek from Flower Mound to get away from the very busy Lakeside DFW development which included a hotel. He is against the rezoning for the proposed hotel, restaurant and spa. The traffic, noise and possibility of more construction will not be good for those living in the neighborhood. Property values will not go up, they will go down.

Glenn Streetly, 105 Hilltop Lane, stated he is opposed to the council allowing the hotel to be built. If the venture fails, with the property zoned commercial, restaurants and Target that do not belong in residential neighborhoods could be constructed. Several years ago the property was zoned single family and now the council wants to change the rules on everyone by zoning it commercial. The property is beautiful. He does not want to see a multi-level hotel or the issues that go with it. The mansion and the surrounding property would have made a great golf course. Please stop this before it starts.

Sherrie Strong, 108 Thoroughbred Drive, stated she is a recent transplant from Atlanta, Georgia. She has seen exponential, crazy, unplanned growth but she has also seen cities that have planned very well with strict codes, designs and things in place including drainage and stoplights prior to development. Her taxes should not pay for widening Turbeville Road, it was never designed to handle commercial traffic. The property is a lovely place for a wedding venue but there should be an entrance off of Swisher. Catering trucks and large buses transporting guests from the airport to the venue do not need to be on Turbeville Road. There are real safety concerns with the private school nearby and those who walk their dogs. The hotel does not need to be in a residential area. Please keep commercial on Swisher or Interstate 35 and out of residential areas.

## Town Council Meeting Minutes

May 21, 2019

Page 5

Jennifer Fernandez, 217 Thoroughbred Drive, stated she and her husband moved from Keller when commercial was being built around them and property values were going down. They do not want that to happen in Hickory Creek. Allowing commercial zoning sets a bad precedence and hurts the residential community. They have lived here for two years. Hickory Creek is a wonderful blessing. It is a great place to walk their dogs and to the lake. They were drawn to the small community and love it. Many residents have lived in other communities and have seen what happens when they are commercialized. She hopes the council will hear their voices and realize, as taxpayers, they matter.

Sebastian Astuto, 116 Arabian Lane, stated he moved here from Omaha, Nebraska and has lived here for 2 ½ years. He agrees with everyone that this is a lovely area and the reason they moved here. He doesn't understand exactly what they are planning to do with the property, so he can't moan until he knows more about it. Whatever the council decides, he hopes it is something very nice and elegant.

Gracie Lallie, 110 Saratoga Drive, stated she built her house four years ago and has been very happy. She planted a beautiful tree in the easement behind her home. Her house is going to be affected by this new construction because, if she wants to sell her house, who wants to live at the back of a hotel, restaurant and spa. Please don't destroy the area that is so beautiful. She built here because of the peace and quiet. The hotel and restaurant will cause noise.

Chip Atchison, 108 Saratoga Drive, stated he moved here 4 ½ years ago from Highland Village. There was a local election not long ago, and he voted for those on the ballot that talked about keeping Hickory Creek what it was instead of creating a commercial environment. He is concerned with the lack of communication the community has had with the developer. It wasn't until the planning and zoning meeting that he learned they were planning to put a hotel right behind homes. Noise is a concern and last week, when they were putting in the parking lot, the construction crew was listening to music so loud it could be heard on Parkridge Drive. Since purchasing the property, the developer has not mowed the west side of the property and do not care about the residents as long as they get their hotel. Turbeville Road is a safety concern because families walk across the street to utilize the community pool and it will cost taxpayers more for police to patrol the area.

Alicia Baum, 109 Northfield Circle, stated she attended the planning and zoning meeting and wanted to bring a few things to everyone's attention. Why would the developer hold events with approximately only 300 in attendance when the venue could hold 1,000? It doesn't seem to be a good investment. The property was on the market in November 2018. What is going to stop them from selling it once it is zoned commercial?

Laura Canada Lewis, 8765 Stockard Drive, Frisco, Texas, representing KSW Holding Hickory Creek, LP, stated she has heard the comments and, without getting into a lengthy presentation, there is no parking garage involved with this development and, since KSW Holding purchased the property, it has not been on the market. The developer will host meetings with the community to address concerns, Tuesday, May 28<sup>th</sup> at 9:30 a.m. and 6:00 p.m. in the parking lot of The Olana or if it is raining, they would ask the town if the meetings could be held at town hall. Mrs. Lewis requested the town council continue the public hearing until the next town council meeting.

## Town Council Meeting Minutes

May 21, 2019

Page 6

Motion made by Councilmember Gordon for a continuance of the public hearing,  
Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon and Councilmember  
Theodore.

Abstaining: Mayor Pro Tem Kenney. Motion passed.

Kevin Gladden, 110 Shadow Creek Lane, requested to speak and was granted permission by Mayor Clark. He and his wife sold their home in Lantana and purchased in Hickory Creek because it is a small quiet community. For the town council to be continuing the public hearing, he feels the town council must be considering the hotel. His children walk along Turbeville. No one here or in the community wants a hotel. The people who voted the council into office do not want this. Nobody wants the traffic or crime. It will not bring much to the tax base and will kill property values.

4. Public Hearing: To hear public opinion regarding the voluntary annexation of a 24.277 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220, Denton County, Texas.

Mayor Clark called the public hearing to order at 7:25 p.m.

Robert Miklos, 1800 Valley View Lane, Suite 360, Farmers Branch, Texas, stated he represents the property owner for the twenty four plus acres. Originally the annexation was to occur after any possible bond issuance for the public improvement district but at the request of Hickory Creek staff, it was agreed upon to move forward with the annexation. The property owner is also in favor of the creation of the public improvement district.

With no one else wishing to speak, Mayor Clark closed the public hearing at 7:27 p.m.

5. Public Hearing: To hear public opinion regarding the creation of the Hickory Farms Public Improvement District.

Mayor Clark called the public hearing to order at 7:27 p.m. With no one wishing to speak, the public hearing was closed at 7:27 p.m.

### Consent Agenda

6. April 2019 Council Meeting Minutes
7. April 2019 Financial Statements
8. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, nominating one candidate to a slate of nominees for the board of managers of the Denco area 9-1-1 District.
9. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor of the Town of Hickory Creek, Texas, to execute a First Amendment to an Interlocal Agreement for services by and between the Town of Hickory Creek, Texas and Span, Inc., and providing an effective date.

## Town Council Meeting Minutes

May 21, 2019

Page 7

Motion made by Councilmember DuPree to approve Items 6 thru 9 as presented, Seconded by Councilmember Gordon.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

### Regular Agenda

10. Interviews for various boards and commissions.

The town council interviewed Jan Bowman, Joey Hernandez and David Jones for various boards and commissions.

11. Consider and act on a final plat of Folly Beach Addition, Lots 1 and 2, Block A, being 0.53 acres of land situated in the Lowery Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 108 Folly Beach Road in the extraterritorial jurisdiction.

Motion made by Councilmember Theodore to approve the final plat of Folly Beach Addition, Lots 1 and 2, Block A, in the Lowery Cobb Survey, Abstract No. 284, Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

12. Consider and act on appointments to Board of Adjustments.

Motion made by Councilmember Gordon to appoint Joey Hernandez to Position 1, Jan Bowman to Position 3 and David Jones to Position 5 of the Board of Adjustments, Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

13. Consider and act on appointments to the Code of Ethics Board.

Tracee Elrod would like to reappoint Kim Krill; Chris Gordon would like to reappoint James Schultz; Ian Theodore would like to reappoint Rick Carruth and Lynn Clark would like to appoint Lynn Bender.

Motion made by Councilmember Gordon to approve the reappointments and appointment as presented, Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

14. Consider and act on appointments to the Parks and Recreation Board.

Members currently serving who would like to be reappointed: Kevin Ricer, Place 1; Calin Giuroiu, Place 3; Mandy Larkin, Place 5 and Lisa Rowell, Place 7.

Motion made by Mayor Pro Tem Kenney to approve the reappointments as presented., Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

## Town Council Meeting Minutes

May 21, 2019

Page 8

15. Consider and act on appointments to the Planning and Zoning Commission.

Members currently serving who would like to be reappointed: Mike Thames, Place 1; Jaycee Holston, Place 3; Don Rowell, Place 5 and David Gilmore, Place 7.

Motion made by Councilmember Gordon for Place 1 to remain vacant and to reappoint Places 3, 5 and 7 as presented, Seconded by Mayor Pro Tem Kenney.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

16. Consider and act on an ordinance of the Town Council of Hickory Creek, Texas, amending as heretofore amended, its comprehensive zoning ordinance, and amending the official zoning map of the Town by designating certain tracts of land legally described as A1120A H.H. Swisher TR 50, 5.0 acres and TR 50A (1) (PT) of land being more particularly described in Exhibit "A," attached hereto and incorporated herein; as PD (Planned Development); providing that such tracts of land shall be used in accordance with the applicable requirements of the comprehensive zoning ordinance and all other applicable ordinances of the Town; providing that the zoning map shall reflect the Planned Development Zoning District designation for the subject property; providing a preliminary site plan; providing development standards; providing a cumulative clause; providing a penalty not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and a separate offense shall be deemed committed each day during or on which a violation occurs or continues; providing for the Town of Hickory Creek to bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity; providing for publication; providing for engrossment and enrollment; and providing an effective date.( KSW Holding Hickory Creek, L.P.)

Motion made by Councilmember Gordon to postpone Item 16 until the next meeting on June 18<sup>th</sup>, Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

17. Consider and act on an ordinance annexing the hereinafter described territory to Town of Hickory Creek, Denton County, Texas, and extending the boundary limits of said Town so as to include a certain 24.277 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220, Denton County, Texas within said town limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the town; adopting a service plan; and providing an effective date.( MM Hickory Creek 24, LLC.)

Motion made by Councilmember Gordon to approve Item 17 as presented, Seconded by Councilmember Theodore.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.



## Town Council Meeting Minutes

May 21, 2019

Page 9

18. Consider and act on a resolution regarding the creation of a public improvement district and ordering public improvements to be made for the benefit of such district; providing for a severability clause; providing an effective date; and containing other matters relating to the subject.

Jeff Gulbas, McCall Parkhurst & Horton, bond counsel for the town, provided an overview of a public improvement district at the request of the town council and answered their questions. Per the development agreement, those purchasing homes will know during the buying process that they are purchasing in a public improvement district and subject to assessments.

Motion made by Councilmember Theodore to approve Item 18, Seconded by Councilmember Gordon.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

19. Consider and act on a resolution of the Town of Hickory Creek, Texas determining the costs of certain authorized improvements to be financed by the Hickory Farms Public Improvement District; approving the Hickory Farms Public Improvement District Preliminary Service And Assessment Plan, including proposed assessment roll; directing the filing of the proposed assessment roll with the Town Secretary; calling a public hearing to consider an ordinance levying assessments on property located within the hickory farms public improvement district; directing the town staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

Mary Petty, P3Works, PID administrator for the town, provided an overview of the Hickory Farms Public Improvement District Service and Assessment Plan.

Motion made by Councilmember Gordon to approve a resolution of the Town of Hickory Creek, Texas determining the costs of certain authorized improvements to be financed by the Hickory Farms Public Improvement District as presented; calling a public hearing to levy assessments on June 18, 2019 , Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

20. Consider and act on a resolution approving the form and authorizing the distribution of a preliminary limited offering memorandum for "Town of Hickory Creek, Texas, Special Assessment Revenue Bonds, Series 2019 (Hickory Farms Public Improvement District)"

Jeff Gulbas, McCall Parkhurst & Horton, bond counsel for the town, provided an overview of the preliminary limited offering memorandum document.

Motion made by Councilmember Gordon to approve the form and authorizing the distribution of a preliminary limited offering memorandum for "Town of Hickory Creek, Texas, Special Assessment Revenue Bonds, Series 2019," Seconded by Councilmember Theodore.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

## Town Council Meeting Minutes

May 21, 2019

Page 10

21. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor of the Town of Hickory Creek, Texas, to execute an agreement services by and between the Town of Hickory Creek, Texas and Allstar Watersports; and providing an effective date.

No action taken.

22. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor of the Town of Hickory Creek, Texas, to execute an agreement services by and between the Town of Hickory Creek, Texas and Watertoyz, LLC; and providing an effective date.

Motion made by Councilmember Theodore to approve a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor of the Town of Hickory Creek, Texas, to execute an agreement services by and between the Town of Hickory Creek, Texas and Watertoyz, LLC; and providing an effective date; once the certificate of insurance has been provided in the correct form, Seconded by Mayor Pro Tem Kenney. Voting Yea: Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Voting Nay: Councilmember DuPree. Motion passed.

23. Consider and act on a request from the City of Lake Dallas regarding the de-annexation of three properties legally described as A0284A Cobb, TR 63(PT), 0.3241 Acres; TR 63 (ROW), 0.2159 Acres; and TR 64,0.2066.

No action taken.

24. Consider and act on a request from the City of Lake Dallas to increase Hickory Creek's contribution for the 2019 Lake Cities 4th of July Celebration.

Motion made by Mayor Pro Tem Kenney to contribute \$5,000 to the Lake Cities 4<sup>th</sup> of July Celebration as budgeted, Seconded by Councilmember Gordon.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

25. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas, amending Article 1.10 Parks and Recreation; Article 4.04 Wrecker Service; Article 4.05 Alcoholic Beverages; Article A2.000 Business Related Fees; providing for incorporation of premises; providing findings; providing for amendment to the code of ordinances; providing a cumulative repealer clause; providing for savings; providing for severability; providing for penalty; providing for publication; providing for engrossment and enrollment; and providing an effective date.

Motion made by Councilmember Theodore Item 25 as presented, Seconded by Councilmember Gordon.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

26. Discuss development of new home occupation standards for residential districts and provide direction to staff concerning same.

Discussions were held regarding home occupation standards for residential districts.

## Town Council Meeting Minutes

May 21, 2019

Page 11

27. Discussion regarding current road and sidewalk projects.

John Smith, town administrator, provided an overview to council regarding current road and sidewalk projects.

### **Executive Session**

The Town Council convened into executive session at 8:43 p.m. pursuant to Texas Government Code Section 551.071, Consultation with Attorney on matters in which the duty of the attorney 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, or on matters pertaining to pending or contemplated litigation and Section 551.072 to deliberate the purchase, exchange, lease or value of real property.

28. Point Vista Addition Blk 1 Lot 3
29. Lakeview at Point Vista Phase 2 Blk J Lot 57
30. Sycamore Bend Road DCAD Property ID 62347
31. Sycamore Bend Road DCAD Property ID 62366
32. Sycamore Bend Road DCAD Property ID 62372

### **Reconvene into Open Session**

The Town Council reconvened into open session at 9:24 p.m.

33. Discussion and possible action regarding matters discussed in executive session.

Point Vista Addition Blk 1 Lot 3

Motion made by Councilmember Gordon to authorize the town administrator to enter into negotiations as discussed in executive session, Seconded by Councilmember Theodore.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

Lakeview at Point Vista Phase 2 Blk J Lot 57

Motion made by Councilmember Gordon to authorize the town administrator to enter into negotiations as discussed in executive session, Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

Sycamore Bend Road DCAD Property ID 62347

Motion made by Councilmember Gordon to authorize the town administrator to move forward with plans as discussed in executive session, Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

**Town Council Meeting Minutes**

**May 21, 2019**

**Page 12**

Sycamore Bend Road DCAD Property ID 62366

Motion made by Councilmember Gordon to authorize the town administrator to move forward with plans as discussed in executive session, Seconded by Councilmember Theodore.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

Sycamore Bend Road DCAD Property ID 62372

Motion made by Councilmember Gordon to authorize the town administrator to move forward with plans as discussed in executive session, Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

**Adjournment**

Motion made by Councilmember Theodore to adjourn the meeting, Seconded by Councilmember DuPree.

Voting Yea: Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

The meeting did then stand adjourned at 9:26 p.m.

Approved:

Attest:

---

Lynn C. Clark, Mayor  
Town of Hickory Creek

---

Kristi K. Rogers, Town Secretary  
Town of Hickory Creek