

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, FEBRUARY 17, 2026**

MINUTES

Call to Order

Meeting called to order at 6:00 p.m.

Roll Call

PRESENT

Chairman Tim May
Vice Chairman David Gilmore
Commissioner Dustin Jensen in at 6:05
Commissioner Brenda Kihl in at 6:25
Commissioner Tony Martinez
Commissioner Bill Nippert

ABSENT

Commissioner Collin Johnson

ALSO PRESENT

Kaitlyn Cerney, Town Attorney

Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman May.

Invocation

Invocation given by Commissioner Martinez.

Items of Community Interest

Pursuant to Texas Government Code Section 551.0415 the Planning and Zoning Commission may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

Early Voting location and dates discussed.

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the commission. Comments will be limited to three minutes total for any and all items being presented. Public Comment is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

No Public Comment

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

1. January 20, 2026 Meeting Minutes

Motion to accept the minutes as submitted made by Vice Chairman Gilmore, Seconded by Commissioner Nippert.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Martinez, Commissioner Nippert. Motion passed unanimously.

Regular Agenda

2. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive.

Chairman May discussed the history of the project. He also discussed the trees to be removed per the landscape plan, tree mitigation, and drainage to DCTA property.

The property is the "front door" to Hickory Creek and there was discussion with the Special Use Permit presentations about architectural aesthetics in the elevations. Ms Chaudoir stated she remembered the original submittal having pictures and renderings but did not remember the 2024 submittal including them. The Special Use Permit was for the zoning approval, but the site plan and any elevations were more concept and might change. Chairman May stated his opinion that staff should be able to "leverage" and require the project to be built to the original SUP if it had not been amended. If that is emphasized in the recommendation motion, staff and Council could look into whether they are obligated to honor the conditions of the SUP. Chairman May stated, once approved, the plans could be denied as an administrative denial in the building permit process. Ms. Chaudoir said, per current state law, she had to accept any building material approved by the building code. She also confirmed that the use approved by the SUP were encumbered to the land until the use was changed. Chairman May stated any conditions of the SUP, including the rendering, were tied to the property by the approval. Ms. Cerney confirmed that honoring the original conditions of the Special Use Permit could be included in the motion. Ms. Chaudoir pulled up the packet from June 18, 2024, and stated that it did not include any architectural renderings, only an application and site plan although the previous application had included more detail.

A statement was made that the site plan may have changed. The site presented may have more parking than the SUP submittal so there was a modification. It was confirmed that Halff had reviewed and recommended approval of the site plan presented. Ms Chaudoir stated the SUP use was approved but the site drawing was more of a concept that could change through platting and other requirements. Chairman May stated the architectural and site plan presented differed from the approved Special Use Permit.

Motion to recommend approval subject to and conditioned upon full compliance with all terms and conditions otherwise provided for in the original approved SUP and completion of the drainage study made by Vice Chairman Gilmore, Seconded by Commissioner Nippert. Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Martinez, Commissioner Nippert
Voting Abstaining: Commissioner Jensen. Motion passed.

Adjournment

Motion to adjourn made by Commissioner Jensen, Seconded by Vice Chairman Gilmore.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Kihl, Commissioner Martinez, Commissioner Nippert. Motion passed unanimously.

Meeting adjourned at 6:36 p.m.