

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, DECEMBER 02, 2025**

MINUTES

Call to Order

Meeting was called to order at 6:00 p.m. by Vice Chairman Gilmore.

Roll Call

PRESENT

Chairman Tim May - in at 6:21 p.m.
Vice Chairman David Gilmore
Commissioner Brenda Kihl
Commissioner Collin Johnson
Commissioner Tony Martinez
Commissioner Bill Nippert

ABSENT

Commissioner Dustin Jensen

ALSO PRESENT

Chris Gordin, Council Liaison
Alex Crowley, 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 Vice Chairman Gilmore.

Invocation

Invocation given by Vice-Chairman Gilmore.

Items of Community Interest

Vice Chairman Gilmore wished everyone Happy Holidays.

Councilman Gordon invited everyone to attend the Tree Lighting on December 5th.

Public Comment

No public comment.

Consent Agenda

1. October 21, 2025 Meeting Minutes

Motion to approve made by Commissioner Kihl, Seconded by Commissioner Nippert.
Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson,
Commissioner Martinez, Commissioner Nippert. Motion passed unanimously.

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Regular Agenda

2. Conduct a public hearing regarding an ordinance for the issuance of a Special Use Permit requested by Kimley-Horn and Associates on behalf of Wal-Mart Real Estate Business Trust for the operation of drones for grocery delivery in the required parking lot and consider and act on a recommendation for the same. The property is located at 1035 Hickory Creek Boulevard and is legally described as Wal-Mart Addition (Lake Dallas ISD), Block A, Lot 1R, Town of Hickory Creek, Denton County, Texas.

Public Hearing opened at 6:05 p.m.

Bernice Espinosa, Kimley-Horn, explained the new autoloader will take an additional 6 parking spaces. She also discussed the history of the project and possible future expansion.

Josh Bouchie, Wing, talked about the upsizing of the drone's delivery capacity but did not have a timeline for implementation. He also explained how the Autoloader worked.

Public Hearing closed at 6:12 p.m.

Motion to recommend approval made by Commissioner Johnson, Seconded by Commissioner Kihl.

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

3. Discuss, consider and act on a recommendation for a Site Plan for Founders Classical Academy of Corinth located at 800 Point Vista Road, being 5.13 acres of land situated in the Cornelius Town Center Addition, Block A, Lot 1, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir explained the current arrangement with the EDC property and the movement of the playground to the school's parking lot.

Commissioner Kihl asked about the children's safety in the lot. Todd Walworth, Responsive Education Solutions, spoke about the flow in the parking lot and access to the playground from the school. A walkway will be stripped from the sidewalk to the entrance. The concrete will not be removed: pads will be placed on it with a covering of rubber mulch, especially around the base of the slides. The playground will be fenced and gated and should have a shade cover.

Discussion was held involving the security at the playground after hours. Mr. Walworth stated they did not have any provisions to keep people off the property and there is no intention to lock the gate at this time. To his knowledge, there is no intention of utilizing the town's future public recreation area.

Commissioner Johnson established sections of the play structure would be attached to the concrete but could be removed with relative ease. The school has a regular protocol for inspections, and the rubber mulch will not deteriorate like organic mulch.

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Motion to recommend approval as submitted made by Vice Chairman Gilmore, Seconded by Commissioner Martinez.

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

Adjournment

Motion to adjourn made by Commissioner Johnson, Seconded by Commissioner Kihl.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson, Commissioner Martinez. Motion passes unanimously.

Meeting adjourned at 6:38 p.m.

Approved:

Tim May, Chairman
Planning and Zoning Commission

Attest:

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek