

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, OCTOBER 21, 2025**

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

Commissioner Brenda Kihl

Commissioner Tony Martinez

Commissioner Bill Nippert

ABSENT

Commissioner Collin Johnson

ALSO PRESENT

Kaitlen Cerney, Legal Liaison

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 Vice-Chairman Gilmore

Items of Community Interest

No items of Community Interest

Public Comment

No Public Comment

Consent Agenda

1. July 22, 2025 Special Meeting Minutes

Motion to approve the minutes as presented made by Commissioner Kihl, Seconded by Vice Chairman Gilmore.

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

Regular Agenda

2. Discuss, consider and act on a recommendation for a Site and Landscape Plan for Walmart, located at 1035 Hickory Creek Boulevard. The property is legally described as Wal-Mart Addition, Block A, Lot 1R.

Ms. Chaudoir gave an overview of the location and purpose of the changes to the lot.

Vice Chairman Gilmore asked who would be supplying the stations. Eric Joen, Kimley-Horn, responded that the chargers would be Alpitronic DC fast chargers. The company is based in Italy but now has a plant in Wisconsin which will supply them. He is unaware how the unit suppliers were chosen. The intent for the customer is to shop in the store 20-30 minutes and return to a fully charged car. The structures at the ends are the transformers and the switchboard for the chargers. Tammy Strada, Walmart manager, stated the units are in a rarely used area of the parking lot and the construction will be done during daytime hours to avoid noise complaints. Per Mr. Joen, the utilities will be bored to an existing landscaping island on the endcap on the eastern side, then to the new island. The chargers will be pay stations with a QR code on the side for portal access or the Walmart app may also be used. They will be available 24/7 and there is a customer service number on the chargers in case of issues. There are already surveillance cameras in the area and more may be added.

Motion to recommend approval as presented made by Vice Chairman Gilmore, Seconded by Commissioner Jensen.

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

3. Conduct a public hearing regarding an ordinance for the issuance of a Special Use Permit for non-emergent ambulance staging at 6060 S Stemmons Freeway Suite 100B and consider and act on a recommendation for the same. The legal description of the property is Lake Cities Polaris Addition, Blk A, Lot 1, Town of Hickory Creek, Denton County, Texas and zoned C-1 Commercial.

Ms. Chaudoir gave an overview of the project and questions from residents about the use.

Public Hearing opened a 6:16 p.m.

Chris Barron, support services manager for Sacred Cross EMS, explained the company had a contract for nonemergent service with Medical City in Lewisville and Denton. The main office is in Krum, and they are looking for a more central location. The vehicles are ambulances but lights and sirens are only used if they are ordered to do so by a doctor at the hospital while transferring to the next medical location.

Public Hearing closed at 6:18 p.m.

Commissioner Jensen confirmed that there would be 1 unit and 2 employees stationed, and it would be more of a staging location. This location will cut response time by 15 minutes. Per a question by Vice Chairman Gilmore, there would be no circumstances where the unit would be called to assist local authorities. They are strictly transport and the

ambulance will be parked behind the building. The office will be constantly manned and vehicles needing service will be taken to Krum.

Motion to recommend approval made by Commissioner Jensen, Seconded by Commissioner Nippert.

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

Adjournment

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

Meeting adjourned at 6:21 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek