

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JUNE 16, 2026**

MINUTES

Call to Order

Meeting called to order at 6:00 p.m. by Chairman May.

Roll Call

PRESENT

Chairman Tim May

Vice Chairman David Gilmore

Commissioner Dustin Jensen

Commissioner Brenda Kihl in at 6:18 p.m.

Commissioner Collin Johnson

Commissioner Bill Nippert

ABSENT

Commissioner Tony Martinez

ALSO PRESENT

Kaitlyn Cerney, Town Attorney

Chris Gordon, Council 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

Commissioner Gordon mentioned it is "Taco Tuesday" and encouraged everyone to visit the Hickory Creek Food Truck Park at 8310 S Stemmons, the old IHOP location.

Commissioner Johnson mentioned the overgrowth on the property at 1750 Turbeville Road.

Chairman May noted the progress on the construction for the park on Ronald Reagan across from Town Hall. Commissioner Gordon mentioned the Ribbon Cutting scheduled for August 31 and another event scheduled in October.

The Lake Cities 4th of July is scheduled for Saturday, June 27th. There will not be a parade due to road construction.

Public Comment

No Public Comment

Consent Agenda

1. May 5, 2026 Special Meeting Minutes

Vice Chairman Gilmore mentioned a spelling correction.

Motion made by Commissioner Nippert to accept the minutes with the correction, Seconded by Vice Chairman Gilmore.

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

Regular Agenda

2. Conduct a Public Hearing and discuss, consider and act on a request by Victory Hickory Creek Development to amend the current PD (Planned Development) zoning designation for the property legally described by deed of record in Document Number 2024-109434 of the Official Records of Denton County, Texas, a 10.22-acre tract located in the M.E.P. and P.R.R. Co. Survey Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3000 block of FM 2181.

Public Hearing opened at 6:09 p.m.

John Ramji, Victory Group, explained about the landscaping on lot 3 was already approved and that the 1 to 250 square foot parking ratio was the same as previously requested allowing for a mix of uses in the buildings.

Chairman May asked why the change to 1 to 250 per square feet parking ratio. Ms. Chaudoir explained the Town's current parking ratios for different types of businesses and Mr. Ramji stated the change gives more flexibility for uses within the building. Chairman May discussed the difference in the number of spaces needed at 250 square foot and asked if a larger building would be built. Mr. Ramji stated he could get the exact numbers if needed and the goal was to get some sit-down restaurants in the other buildings. There was also some parking behind the buildings. Lots 3 and 9 are multi-tenant buildings and the other lots are currently slated to be single tenants. The parking ratio will be lot specific not general shared use. Chairman May confirmed there was no concession for landscape area. Commissioner Johnson stated he would like to see more landscaping or parking for boats. Commissioner Kihl asked how the plans would be modified if the new ratio was not approved. Mr. Ramji said he would have to discuss that with his civil and development officers to discuss but believed the new ratio provided the flexibility needed for the type of retailers and restaurants they attract.

Public Hearing closed at 6:37 p.m.

The commission discussed that any provisions not addressed in the Planned Development Ordinance revert back to the base zoning ordinance. Commissioner Kihl asked about green space concessions previously discussed. Ms. Chaudoir explained the provisions of the existing Planned Development ordinance adopted in 2020 and a previous amendment request in 2025 containing landscaping modifications which was not approved.

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

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Johnson, Commissioner Nippert.

Voting Nay: Commissioner Kihl. Motion passed.

3. Discuss, consider and act on the appointment of a Commission Chairman and Vice Chairman.

Chairman May and Vice Chairman Gilmore reappointed.

Motion made by Vice Chairman Gilmore, Seconded by Commissioner Kihl.

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

Adjournment

Motion to adjourn made by Commissioner Jensen, Seconded by Commissioner Nippert.

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

Meeting adjourned at 6:47 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek