

**SPECIAL MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
MONDAY, SEPTEMBER 15, 2025**

MINUTES

Call to Order

Mayor Clark called the meeting to order at 6:00 p.m.

Roll Call

The following members were present:

Mayor Lynn Clark

Mayor Pro Tem Paul Kenney

Councilmember Nick Wohr

Councilmember Chris Gordon

Councilmember Ian Theodore

The following member was absent:

Councilmember Randy Gibbons

Also in attendance:

John M. Smith, Jr., Town Manager

Kristi K. Rogers, Town Secretary

Carey Dunn, Chief of Police

Alex Crowley, 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 Gordon gave the invocation.

Proclamations

1. September 2025 as "United is The Way Month"

Mayor Clark proclaimed September 2025 as "United is The Way Month" in the Town of Hickory Creek.

Items of Community Interest

Lake Cities Chamber of Commerce held the Annual Rolling Into Fall Bicycle Rally on September 13, 2025. 270 riders participated. The Economic Development Corporation provided the medals for the event.

Hickory Creek's First Stage, the grand opening event for the amphitheater, will be held on October 18, 2025 from 6:00 p.m. to 8:00 p.m.

Public Comment

Mark Johns, 123 Lennon Drive, stated he works with a landscape and hardscape company. Today he went to the site of the proposed rezoning. One tree on the site might have been three-inch caliper and the rest look like Charlie Brown's Christmas tree. Nothing was planted in the rear of the development to provide a buffer zone. He is concerned lighting will affect the residents behind the development. The dirt stored on the property needs to be moved. It is important the developer follows through with things discussed in previous meetings.

Consent Agenda

2. August 2025 Council Meeting Minutes
3. August 2025 Financial Statements
4. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, approving a performance agreement by and between the Hickory Creek Economic Development Corporation, and the Town of Hickory Creek, Texas concerning construction of a recreation center authorized pursuant to Sections 505.152 of the Texas Local Government Code.
5. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, approving and authorizing the execution of the commercial contract - unimproved property, attached hereto as Exhibit "A" any and all documents necessary to acquire the approximately Block 1, Lot 5 of the International House of Pancakes Addition.
6. Consider and act on authorizing the Mayor to execute a construction agreement by and between the Town of Hickory Creek, Texas and Central North Construction, LLC. for IH35E Green Ribbon Project.
7. Consider and act on authorizing the Mayor to execute an independent contractor agreement by and between the Town of Hickory Creek and Freddy Calvert.

Motion made by Councilmember Gordon to approve consent agenda items 2 -7 as presented, Seconded by Councilmember Wohr.

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

Regular Agenda

8. Conduct a public hearing and discuss, consider and act on ordinance amending its comprehensive zoning ordinance and official zoning map by amending an existing planned development Ordinance No. 2020-08-857 for that certain tract of land legally described as A0915a M.E.P. & P.R.R. TR 15 (pt), 10.22 acres of land located in the 3000 Block of FM 2181; and establishing revised development standards.

John Smith, Town Manager, provided an overview of the request to amend the existing planned development ordinance.

Town of Hickory Creek

September 15, 2025

Page 3

Bobby Mendoza, EVP, Real Estate, Victory Group, provided an overview of the development and proposed changes to the conceptual site plan discussed at previous meetings.

Mayor Clark called the public hearing to order at 6:23 p.m.

Denine Taylor, 142 Lennon Drive, stated traffic noise can be 60-decibels. Due to the multiplication factor of decibels, a 70-decibel noise is 100 more times intense, and an 80-decibel noise would be 1,000 more times intense than 60-decibels. Power tools are generally 90-decibels. It takes 100 feet for decibels to reduce, and the automotive locations are planned within 50 feet of homes in her neighborhood. Even though the noise will not be constant it will be consistent. During the last meeting, the developer suggested seven drive- thrus if the automotive was not approved, that is a bit of an insult to her and the neighbors. The landscape the developer has proposed will be beautiful but will not reduce the noise. City of Corinth does not allow an automotive location within 300 feet of a residential property line.

Scott Leavelle, 142 Lennon Drive, stated the last time he spoke he was not comparing Hickory Creek to Grapevine. He was just merely sharing his experience as the assistant building official in Grapevine over the last seven years. He is still amazed that the development plans have gone through Planning and Zoning and Town Council without a dimensional landscape site plan that shows every tree, the location, the species and the caliber. Keep the C1 zoning that was approved and do not allow automotive. There is plenty of automotive within 3/10 of a mile.,

Mark Johns, 123 Lennon Drive, stated the inspector should check the caliper of the trees, they are not three-inch caliper. Lot 2 is now 2a and 2b which adds an additional lot. There is plenty of automotive in the area already. The developer states the commercial land was purchased quickly. The Town should not accommodate the developer by approving the rezoning request. The residents made a significant investment and knew the zoning before purchasing their homes.

With no one else wishing to speak, Mayor Clark closed the public hearing at 6:34 p.m.

Motion made by Councilmember Theodore to deny agenda item 8, an ordinance amending its comprehensive zoning ordinance and official zoning map by amending an existing planned development Ordinance No. 2020-08-857, Seconded by Councilmember Gordon. Voting Yea: Mayor Pro Tem Kenney, Councilmember Woehr, Councilmember Gordon, Councilmember Theodore. Motion passed unanimously.

9. Consider and act on a site and landscape plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated 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 3280 block of FM 2181.

Motion made by Councilmember Woehr to approve the landscape plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas, Seconded by Councilmember Gordon.

Town of Hickory Creek

September 15, 2025

Page 4

Voting Yea: Mayor Pro Tem Kenney, Councilmember Wohr, Councilmember Gordon
Voting Abstaining: Councilmember Theodore. Motion passed.

10. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek ratifying the property tax revenue increase reflected in the fiscal year 2025-2026 budget.

Motion made by Mayor Pro Tem Kenney to approve an ordinance of the Town Council of the Town of Hickory Creek ratifying the property tax revenue increase reflected in the fiscal year 2025-2026 budget, Seconded by Councilmember Theodore.

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

11. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas, accepting the 2025 Certified Tax Roll for the Town of Hickory Creek; approving the 2025 Ad Valorem Tax Rate and levying \$0.211205 on each one hundred dollars of assessed valuation of all taxable property within the corporate limits of the Town for the fiscal year beginning October 1, 2025 and ending September 30, 2026. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE; providing for a due date and delinquency date, providing for the collection and use of penalty and interest on delinquent taxes; directing the Tax Assessor/Collector to assess and collect Ad Valorem Property Taxes.

Motion made by Councilmember Theodore to approve an ordinance of the Town Council of the Town of Hickory Creek, Texas, accepting the 2025 Certified Tax Roll for the Town of Hickory Creek; approving the 2025 Ad Valorem Tax Rate and levying \$0.211205 on each one hundred dollars of assessed valuation of all taxable property within the corporate limits of the Town for the fiscal year beginning October 1, 2025 and ending September 30, 2026, Seconded by Councilmember Gordon.

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

12. Consider and act on authorizing the Mayor to execute an Additional Services Confirmation to the Green Ribbon Agreement, rescinding and replacing the previous ACS approved by the Town Council on July 28, 2025.

Motion made by Councilmember Gordon to authorize the Mayor to execute an Additional Services Confirmation to the Green Ribbon Agreement, rescinding and replacing the previous ACS approved by the Town Council on July 28, 2025 in the amount of \$34,600.00, Seconded by Mayor Pro Tem Kenney.

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

13. Receive update from Councilmember Theodore, regarding Hickory Creek's First Stage, the grand opening event for the amphitheater, and discuss the same.

Councilmember Theodore updated the Town Council on Hickory Creek's First Stage event to be held on October 18, 2025, from 6:00 p.m. to 8:00 p.m. The Arts and Culture Board have held multiple meetings planning the event.

Town of Hickory Creek

September 15, 2025

Page 5

The event will have a variety of performances, ribbon cutting for the amphitheater facility, food and a sidewalk chalk event for kids.

14. Receive update from John Smith, Town Manager, regarding roadway projects and discuss same.

John Smith, Town Manager, updated the Town Council on the following roadway projects:

Harbor Lane and Garth Lane are completed. South Hook Street has an anticipated completion date of April 2026 but based on the work already completed it could be as early as February 2026. Point Vista Road plans are 95% complete and going out for bid in January 2026. Carlise Drive, a joint project with Denton County, City of Lake Dallas and Lake Cities Municipal Utility Authority, plans are 90% complete.

Executive Session

In accordance with Texas Local Government Code, Chapter 551, the Town Council convened into executive session at 7:23 p.m. to discuss the following matters.

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.

15. Town of Hickory Creek, Texas v. Ronald Furtick, Ecclesiastical Equity, LP, and 1500 Turbeville Road, Hickory Creek, Texas, 75065.

Reconvene into Open Session

The Town Council reconvened into open session at 7:46 p.m.

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

No action taken.

Future Agenda Items

The following items were requested: updates on Oakland Park and Pavlov Media.

Adjournment

Motion made by Mayor Pro Tem Kenney to adjourn the meeting, Seconded by Councilmember Theodore.

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

Town of Hickory Creek
September 15, 2025
Page 6

The meeting did then stand adjourned at 7:47 p.m.

Approved:

Attest:

Lynn C. Clark, Mayor
Town of Hickory Creek

Kristi K. Rogers, Town Secretary
Town of Hickory Creek