

NOTICE OF SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION HICKORY CREEK TOWN HALL 1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065 TUESDAY, DECEMBER 02, 2025, 6:00 PM

AGENDA

Call to Order

Roll Call

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

Invocation

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.

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.

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. October 21, 2025 Meeting Minutes

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.
- 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.

Adjournment

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on November 24, 2025 at 12:00 p.m.

Chris Chaudoir

Town of Hickory Creek

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. <u>Motion passed unanimously.</u>

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. <u>Motion passed unanimously.</u>

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 is 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

Planning and Zoning Commission Special Meeting October 21, 2025 Page 3

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. <u>Motion passed inanimously.</u>

Adjournment

Meeting adjourned at 6:21 p.m.

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

Approved:	Attest:
Tim May, Chairman Planning and Zoning Commission	Chris Chaudoir, Administrative Assistant Town of Hickory Creek



AGENDA INFORMATION SHEET

Project Name: Walmart Drone Delivery SUP

Meeting Date: December 2, 2025

Agenda Item: 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.

Background:

On December 16, 2024, Town Council approved a one year special use permit for the operation of grocery delivery drones in the required parking lot on the south side of the building. Drones became active in January 2025. In October 2025, an application was filed for the continuation and expansion of the operation. The drone delivery station is to be expanded utilizing an additional area of the adjacent row.

Previous Action/Review:

Date	Request	Meeting	Result
12/16/24	Special Use Permit	Council	Approved for 1 year
12/2/25	Special Use Permit	PnZ	



COMMUNITY DEVELOPMENT SPECIAL USE PERMIT APPLICATION

Fee: \$500

Address/Location:	1035 Hickory Creek Blvd, Hickory Cree, Tx	, 75065
Project Name:	WM 3286 Hickory Creek	
Current Zoning: C1	-Commercial District Acres: 22.68	Tax ID #:
Legal Description (Abstract / Name, Lot, Block, Tract):	WAL-MART ADDITION, PORTION OF BLOCK
1R, LOT A, ABSTRACT	NO. 1163	
Owner Name	Alma Short	
Company Name	WAL-MART	
Mailing Address	2608 SE J Street, AR, 72712	
Email Address	alma.short@walmart.com	
Work #	217-320-2880	Cell #
Signature		
Printed Name	Alma Short	Date
Applicant/Agent	Juan Moreira	
Company Name	Kimley-Horn	
Mailing Address	10101 Reunion Pl	
Work #	210-660-2943	Cell #
Email Address	juan.moreira@kimley-horn.com	
Signature		
Printed Name	Juan Moreira	Date 10/27/2025
Give a detailed des	cription of all proposed use(s)?	
		ion of designated online pickup parking spaces,
and the implementation	of an additional drone delivery station.	

COMMUNITY DEVELOPMENT SPECIAL USE PERMIT APPLICATION

I hereby certify that the information included in this application is true to the best of my knowledge. By signing this application, Town of Hickory Creek staff or the town's designee is granted access to your property to perform work related to your application.

Jun / kon	Juan Moreira	10/27/2025
Applicant's Signature	Name (PRINTED)	Date
Oan Cook	Almo Todd Short	10/57/55
Current Owner's Signature	Name (PRINTED)	Date
Buyer's Signature (if under contract)	Name (PRINTED)	Date
STATE OF TEXAS: COUNTY OF DENTON: Before me, the undersigned authority, a Notary TOdo Notary. Owner, known to me to be acknowledged to me that he executed the same Given under my hand and seal of office. This Notary Public, in and for the state of Texas.	be the person whose name is subscribed	to the foregoing instrument and expressed. 2025
	Professional Control of the Control	Chamber the attention of the attention

CRYSTAL UPHOFF
Notary Public-Arkansas
Benton County
My Commission Expires 10-10-2026
Commission # 12351038





SITE DATA TABLE		
GENERAL SITE DATA		
LEGA. DESCRIPTION	WAL-MART ADDITION, BLOCK 1R, LOT A	
ZONNG	C1 - COMMERCIAL DISTRICT	
SITE ACREAGE	22.68 ACRES	
ADDRESS	1035 HICKORY CREEK BLVD, HICKORY CREEK, TX 75065	

SITE ANALYSIS TABLE	EXISTING STORE)	
	EXISTING	PROPOSED
TOTAL BUILDING AREA	204,167 S.F.	204,167 S.F
REQUIRED PARKING (PERCITY OF HICKORY CREEK) REQUIRED PARKING RATO (PER CITY OF HICKORY CREEK)	1,021 SPACES 5.0/1000 S.F.	1,021 SPACES 5.0/1000 S.F.
REQUIRED PARKING (PERECR/CC&R) REQUIRED PARKING RATO (PER ECR/CC&R)	817 SPACES 4.0/1,000 S.F.	817 SPACES 4.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSBLE PARKING EV PARKING PICKEP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	935 SPACES 24 SPACES 0 SPACES 24 SPACES 40 SPACES	929 SPACES 24 SPACES 0 SPACES 24 SPACES 40 SPACES
PROFOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROFOSED PARKING RATIO EXCLUDING PICKUP STALLS	959 SPACES 4.7/1,000 S.F.	953 SPACES 4.7/1,000 S.F.
PROFOSED TOTAL PARKING INCLUDING PICKUP STALLS	983 SPACES	977 SPACES

- PRODISED PARKING RATIO INCLUDING PICKUP STALLS

 4,8,1

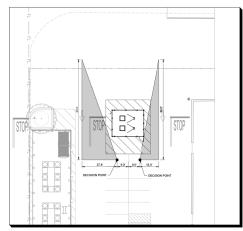
 LUBAREL FLOOR, BARSH SPEN BANDRATHOUGHAND THOULD BUILD WITH CALLDOWN ON 10 79/2025.

 2. EISTING PARKING CRIMIT WAS ASSED ON MAND CORN TORRING, STET VIST CONDICTED ON 03/14/2025.

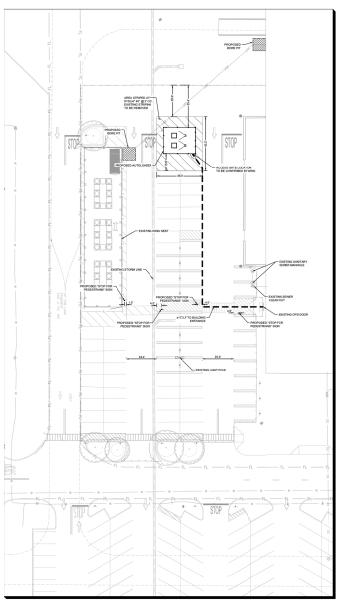
 2. BISTING PARKING CORNET WAS ASSED ON MAND CORN TORRING, STET VIST CONDICTED ON 03/14/2025.

 3. PARKING SPASSES COUNTED SY CAST CORNST SAVIE BEEN DISCUSSION FROM PROMISE OF MAND ASSED A





SIGHT DISTANCE TRIANGLE SCALE: 1"=20"



INSET A



DESIGN / CODE SUMMARY

REDUCTION OF PARKING STALLS: 6 STALLS

ENTITLEMENT SUMMARY:
- PORTFOLIO HAS NOT BEEN
REVIEWED

DISCLAIMERS

- PRELIMINARY DESIGN CONCEPT (NLY
- WALMART CM PARTNERS HAVE NOT REVIEWED TO VERIFY/APPROVE AS OF

PROJECTED ENTITLEMENT SUBMITTAL: PROJECTED ENTITLEMENT APPROVAL PROJECTED PWO: PROJECTED PERMIT APPROVAL CONSTRUCTION COMPLETE:



#3286-1009 HICKORY CREEK,TX

Kimley »Horn



AGENDA INFORMATION SHEET

Project Name: Founder's Classical Academy Playground

Meeting Date: December 2, 2025

Agenda Item: 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.

Background:

Founder's Classical Academy, located at 800 Point Vista Road, has applied to construct a playground area in the parking lot of their front parking lot. The current playground is located behind the school on the EDC land in the 1051 block of Ronald Reagan Avenue.

Previous Action/Review:

Date	Request	Meeting	Result
8/5/24	Addition of rear cover	Council	Approved

Summary:

The proposed playground will occupy 56 parking spaces in the existing parking lot. The original construction was intended to be a one story retail building with multiple tenants but was purchased in 2015 for conversion to a school. Per the requirements of Chapter 14, Article XXIV Vehicle Parking Regulations, Section 4, (19) "Schools, Elementary or Junior High—One space for each classroom, plus one space for each four seats in any auditorium, gymnasium, or other place of assembly, whichever is greater." By this calculation, the school has adequate parking.



Town of Hickory Creek Community Development Services Development Application (Incomplete applications will be rejected)

☐ Preliminary Plat ☐	Variance Zoning Change Special Use Permit	☐ Site Plan: ☐ Preliminary ☐ Final ☐ Landscaping Plan	Add I	(Specify): Playground Play Area
	ROJECT INFORMATIO		ch field)	
☐ Residential	△ Commer		□ ЕТЈ	
Project Name: Hickory Creek Sci				
Project Address: 800 Point Vista	Rd Suite 518 Hickory Cre	eek, TX 75065	Total Acres:	5.133
Brief Description of Project: Insta	all playground structures of	on concrete parking lot as	nd border with 4 ft. fe	ence
Existing Zoning: C-1	# Existing Lots:	BLK A Lot 1	# Existing Units:	
Proposed Zoning:	# Proposed Lots	:	# Proposed Units	:
Name: Todd Walworth	APPLICANT / CON	TACT INFORMATIO Company: Respo		ons
Address: 1301 Waters Ridge Dr.	Ci	ty, State: Lewisville TX		Zip: <u>75057</u>
Phone: 972-316-3663 (437)	Cell #: _4e	69-763-6888	Fax:	
E-Mail Address:TWalworth@r				
	PROPERTY OWN	NER INFORMATION		
Name: Responsive Education Solu	itions	Company: Respon	nsive Education Solu	tions
Address: 1301 Waters Ridge Dr.	Ci	ty, State: Lewisville T	Χ	Zip: <u>75057</u>
Phone: <u>972-316-3663</u>	Cell #:		Fax:	
E-Mail Address: <u>AEdwards@</u> I	Responsiveedtx.com		2	
Developer	☐ Engineer		Surveyor	
Name:		Company:		
Address:				
Phone:				
E-Mail Address:				
By signing this application, Tow				
perform work related to your app Texas Local Government Code. A				
is submitted. I understand the red				
submissions must be made a minimum				
Anthony Edwards	See Page	e 3		10/31/2025
Appricant Signature	Owner's Signa	ture (notarized)		Date

The following are checklists of items that may be required as a part of plan submission. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. If property is not platted then a preliminary plat must be submitted with site plan.

Provided	N/A	Site Flan Requirements
X		1. All Site Plan drawings are to be submitted on minimum 18" by 24" sheets: one (1) copy folded to 9" x 12" with title block showing in the lower right hand corner for initial review, one (1) set landscape plans with irrigation plans and one (1) set elevation plans. One (1) PDF file set shall be emailed to the Building Department. Site plans must be drawn to a minimum scale of 1" = 100'. Ten (10) folded copies of revisions are to be submitted for Planning and Zoning Commission review.
X		 In the lower right hand corner of the drawing show the name of the addition or project, name of owner, engineer, architect, surveyor, etc. with addresses and phone numbers, legal description, date, graphic scale, north arrow and legend.
_X		3. Show entire lot or site area with dimensions of boundaries. Show each lot size in square feet if under an acre or in acres to at least two decimal places if over an acre, and show site on location map.
X		4. Include on Site Plan: current zoning of site and all adjacent properties, lot and block numbers, proposed uses, lot coverage, parking required/provided, intersections of streets, roads, highways and driveways adjacent or the lot, areas to be fenced and materials used, and any other request deemed by the Planning and Zoning Commission necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.
X		 Indicate landscaped areas and provide elevation drawings citing proposed exterior finish and structural materials of all buildings.
X		6. Location, footprints, dimensions, setbacks, square footage and height of all proposed and existing structures on the subject property and approximate locations of structures on adjoining property within 100 feet. Show 3:1 proximity slope graphic if residential adjacency applies.
X		7. Location, layout and dimensions of all off street parking spaces, drives, ingress and egress points, fire lanes, access easements, rights-of-way, alleys, sidewalks, loading areas and turn arounds. Corner "visibility range" shall be drawn as illustrated in exhibits A and B, as maintained in file in the office of the town secretary when applicable.
X		8. Location of all utilities, easements, fire hydrants, drainage systems or storm water control elements and flood plain designation.
X		9. All Site Plans must be accompanied by a landscaping plan. The Site or Landscaping Plan shall indicate all trees to be retained outside of outside of -street, alley and road right-of-ways. The removal of trees prior to approval being granted shall be a violation of the Ordinance.
X		10. Location, dimensions, construction materials of screen walls and fences.
	N/A	11. Location and screening of trash facilities.
_X		12. Names of existing and proposed street names.
	N/A	13. Proposed sign locations (signs are permitted separately by the Building Department).

303 Spaces -56 Spaces in Play Area 247 Spaces Remaining

POINT VISTA ROAD

GENERAL DATA

1 ALL DRIVE & APPROACHES SHALL MEET CITY OF HICKORY CREEK STANDARDS

4 ALL FIRELANES SHALL BE STRIPED PER CITY OF HICKORY CREEK STANDARDS

6 REFER TO CIVIL FOR SITE GRADING INFORMATION 7 PROVIDE 1/4" MIN # 1/2" MAX DROP FROM FINISH FLOOR TO ALL CONCRETE STOOPS # ENTRANCES (REF. XX/AX XX)

9 DIMENSIONS ARE TO GRID LINES, FACE OF CONCRETE PANELS AND FACE OF ROUGH OPENINGS

ID PROVIDE (1) ACCESSIBLE PARKING STALL SIGN PER STALL 4 (1) VAN ACCESSIBLE SIGN PER GROUP REF ELEMENT 2 PAGE ALOS

II REFER TO SHEET ALOI-ALOS FOR ENLARGED ENTRY PLANS

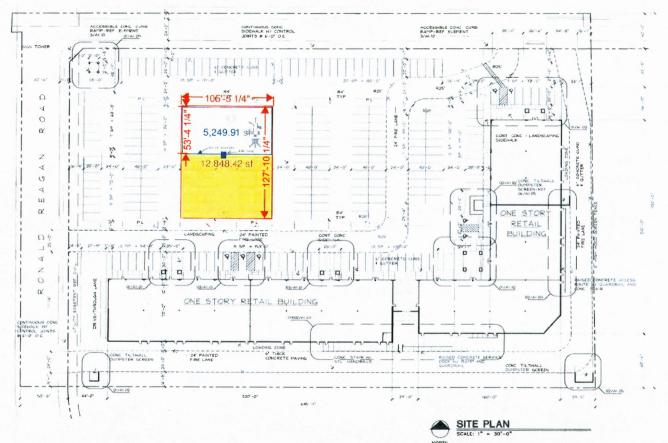
12 REFER TO SHEET ALSO FOR ADA DETAILS AND NOTES

13 REFER TO SHEET ALOG FOR PAVING DETAILS

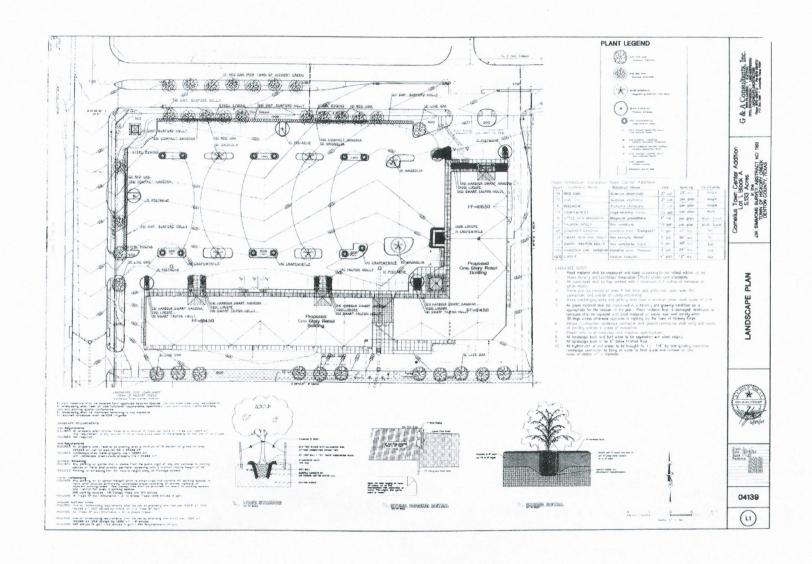
SITE DATA

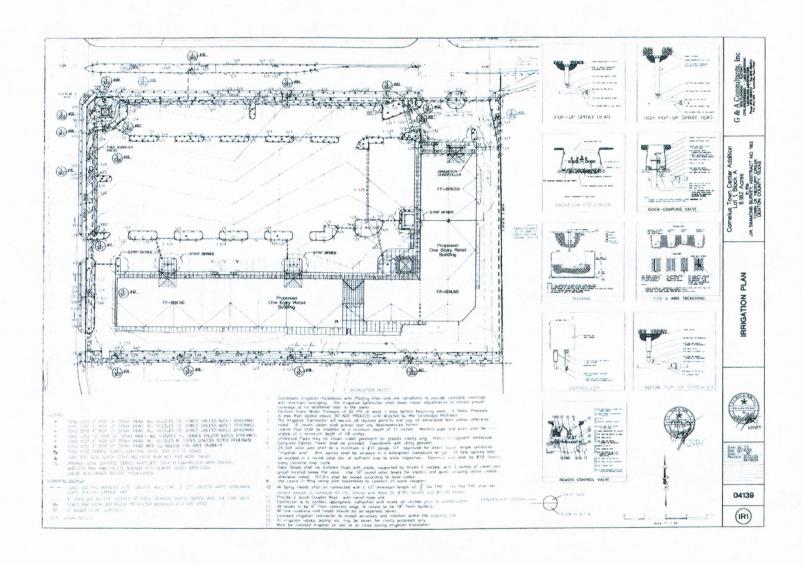
GROSS SITE AREA 270,508 5 F /4 21 AC (269,	BIB S F AS DRAWN
NEW ROW AREA	44,727 5 F A I AC
NET SITE AREA	224, 281 5 F / 5 1 AC
BUILDING AREA	
RETAIL FOR LEASE	41,704 5 F
RESTAURANT	4,500 8 F
TOTAL BUILDING AREA	44,204 B.F
COVERAGE	21 31
PARKING REQUIRED	
RETAIL (1200 S.F.)	109 SPACES
RESTAURANT (13 GUESTS/14) GUESTS - 47)	47 SPACES
TOTAL PARKING REQUIRED	390 SPACES
PARKING PROVIDED	303 SPACES
LANDSCAPE REQUIRED (16%)	33,642 S F
TOTAL LANDSCAPE PROVIDED (16 91)	42,422 5 F
LANDSCAPE IN MEDIAN	3,994 S F
LANCHCARE ON BUTE	20 200 0 10

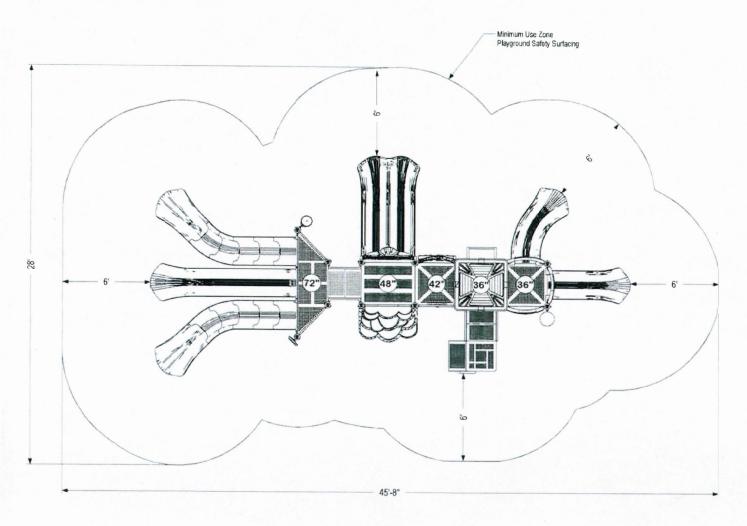
UPDATED AS OF 01-28-05

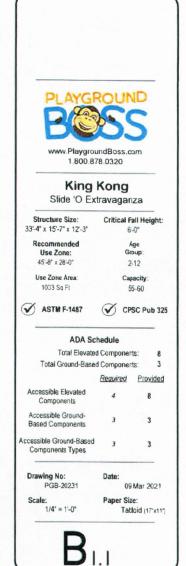


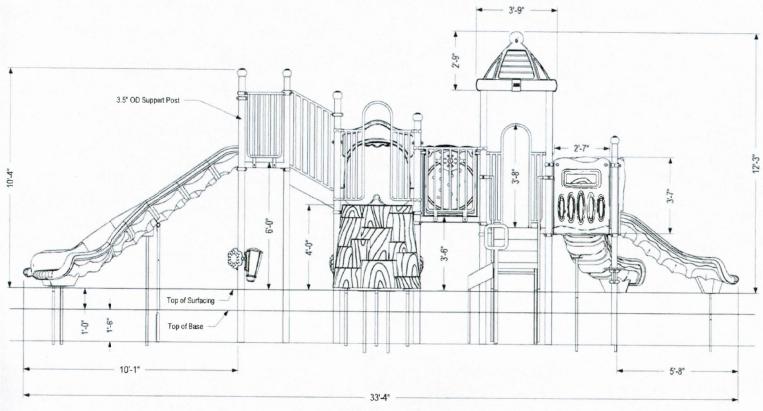
Hickory Creek Playground and Play Area 800 Point Vista Rd. Suite 518 Hickory Creek, TX 75065 Owner: Responsive Education Solutions 10/28/25

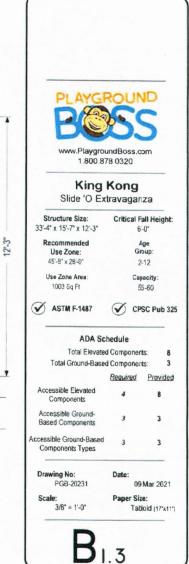




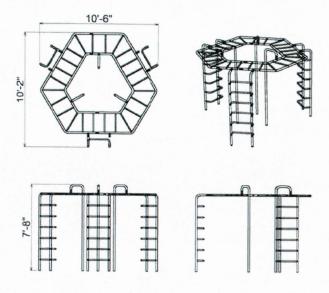








Top View Detail



Compliance:

This play structure has been designed to meet the safety requirements established in:

- 2010 ADA Standard
- ASTM F1487
- CPSC Pub #325

when the play structure is installed over a properly maintained surfacing material which is in compliance with:

- ASTM F1292
- ASTM F1951

and is appropriate for the highest designated play surface of the structure.



ResponsiveEd Texas - Hickory Creek - MF Drawing No: FS-20642

Date:

01/04/2025

Scale:

To Fit

PLAYGROUND BESS www.playgroundboss.com

Structure Size: 10'-6"X10'-3"X7'-0"

Recommended

Use Zone: 23'-1"X22'-7"

Surface Area: 552 sq fl

HDPS: 84"

Age Group: 5-12

Capacity: 2-4 Weight: 924 lbs **Playground Boss**



November 19, 2025 AVO 37638.200

Ms. Chris Chaudoir Town of Hickory Creek 1075 Ronald Reagan Avenue Hickory Creek, TX 75065

Re: Founders Classical Academy of Corinth (Lot 1, Block A – Cornelius Town Center Addition)

– Site Plan Addition (New Playground)

1st Review

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a site plan addition for Founders Classical Academy of Corinth, Lot 1, Block A of the Cornelius Town Center Addition on November 5, 2025. The owner is Responsive Education Solutions. The surveyor/engineer is unknown at this time.

Halff has reviewed the proposed site plan additions and recommends approval of the site plan additions contingent on addressment of the following comments below:

Key Changes from Previously Approved Site and Landscape Plan

- 1. Construction of a new playground area within the existing parking lot.
- 2. No further changes to the site plan.
- 3. No changes to landscaping or irrigation plan.

Comments on Site Plan Addition

- 1. The proposed improvements will need to be reviewed by the Town Building Department to ensure available playground and shade structure details and/or shop drawings meet Building Code.
- 2. The location and dimensions of the proposed improvements do not conflict with any known storm drain, water or sewer infrastructure.
- 3. Please refer to the attached Town Checklist for site plan addition comments to be addressed.
- 4. Please refer to the attached markups for all comments not specifically included in the Town Checklist.
- 5. Owner/Surveyor/Engineer/Contractor shall submit annotated comment response letter indicating addressment of comments.
- 6. Please include the names, addresses, and contact information for the Owner, Developer Applicant and the engineer/architect on the site plan and legible on the submitted PDF. Currently not shown or illegible. (Checklist and Markups)
- 7. Please verify that parking space reduction still meets requirements for the current building usage of a School requiring:
 - 1 space for every classroom + 1 space for every 4 seats in largest gathering/assembly space (auditorium, gymnasium, cafeteria, etc.) Per Zoning Ordinance Chapter 14 Article XXIV Section 4 Item 19 (Markups)



Ms. Chris Chaudoir Town of Hickory Creek November 19, 2025 Page 2

- 8. Please clarify the use/intent on the highlighted yellow space in the site plan drawing. Is this a Green/Lawn/Turf area? Confirm ground cover material in this area. (Markups)
- 9. Please confirm if the boundary/perimeter fence will go around the entire area (playground and yellow highlighted) or playground only. (Markups)
- 10. Please verify the playground placement will not negatively impact existing grading or positive sheet flow of drainage runoff through the parking lot to the southern grate inlets. (Markups).
- 11. Please verify the proposed ramp to the playground is ADA compliant (Markups).
- 12. Please verify what the playground ground material will be. Poured-in-Place Rubber, Rubber Granule Mesh, Woodchips, etc. (Markups)

Sincerely,

HALFF

TBPELS Engineering Firm No. 312

Kevin Gronwaldt, PE, LGPP

Consulting Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator

Ly Dane

Attached: Site Plan Markups

Town Checklist



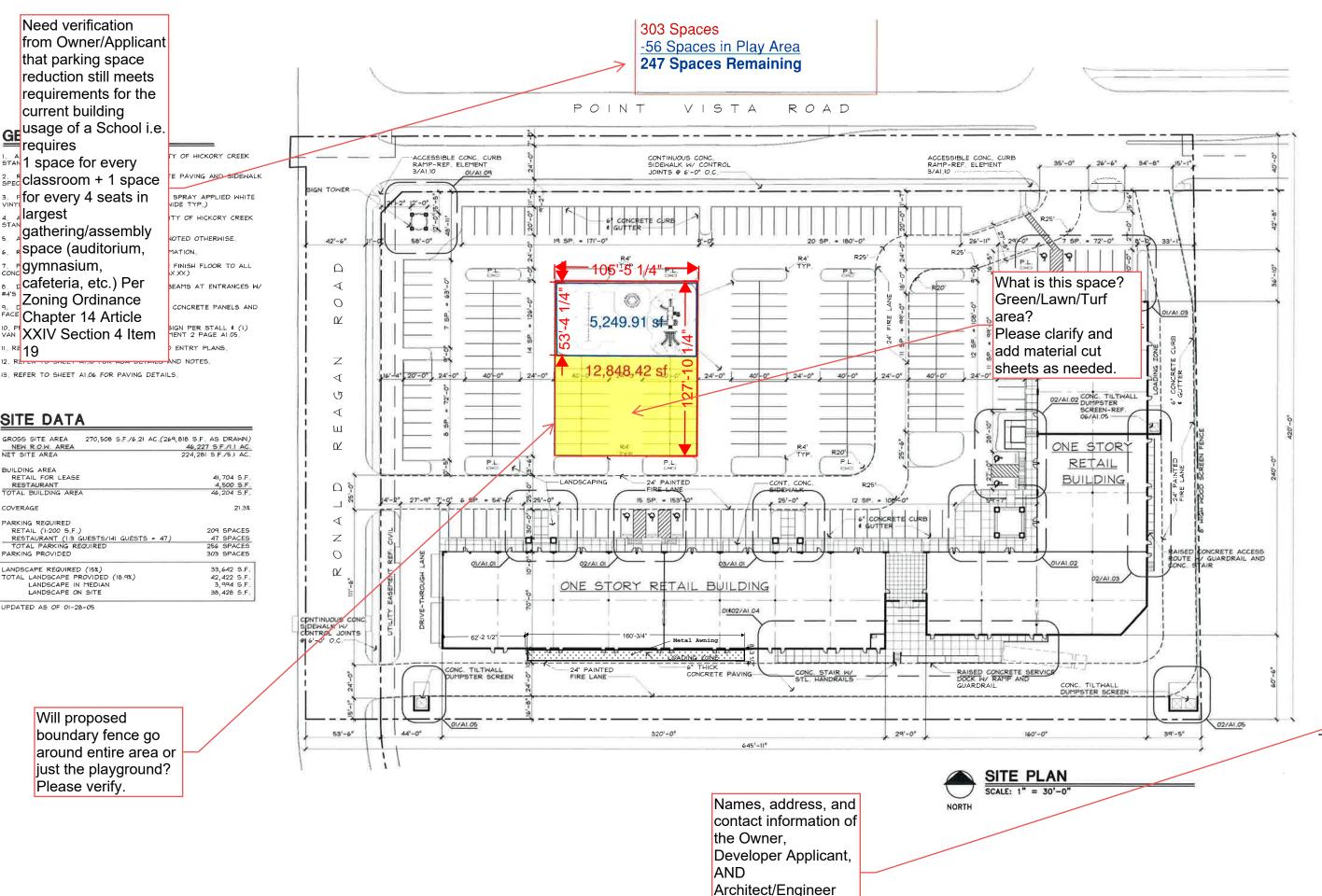


MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C



A1.00

CHECKED BY:



need to be added

the Site Plan

and legible on PDF of

G:\MISC\04419- Hickory Creek Retail\CD's\419-a100Series1rev12-31-04.dwg, A1.00, 1/28/2005 11:35:29 AM, 1:2.14946

Need verification

that parking space

current building **GE**usage of a School i.e.

1 space for every

classroom + 1 space

for every 4 seats in

gathering/assembly

ΔΤΙΩΝ

space (auditorium,

cafeteria, etc.) Per

Chapter 14 Article

XXIV Section 4 Item

13 REFER TO SHEET ALOG FOR PAVING DETAILS

Zoning Ordinance

requires

largest

gymnasium,

¹ [№] 19

SITE DATA

BUILDING AREA RETAIL FOR LEASE

RESTAURANT TOTAL BUILDING AREA

RETAIL (1:200 S.F.)

UPDATED AS OF 01-28-05

LANDSCAPE REQUIRED (15%)
TOTAL LANDSCAPE PROVIDED (18,9%)
LANDSCAPE IN MEDIAN
LANDSCAPE ON SITE

Will proposed

Please verify.

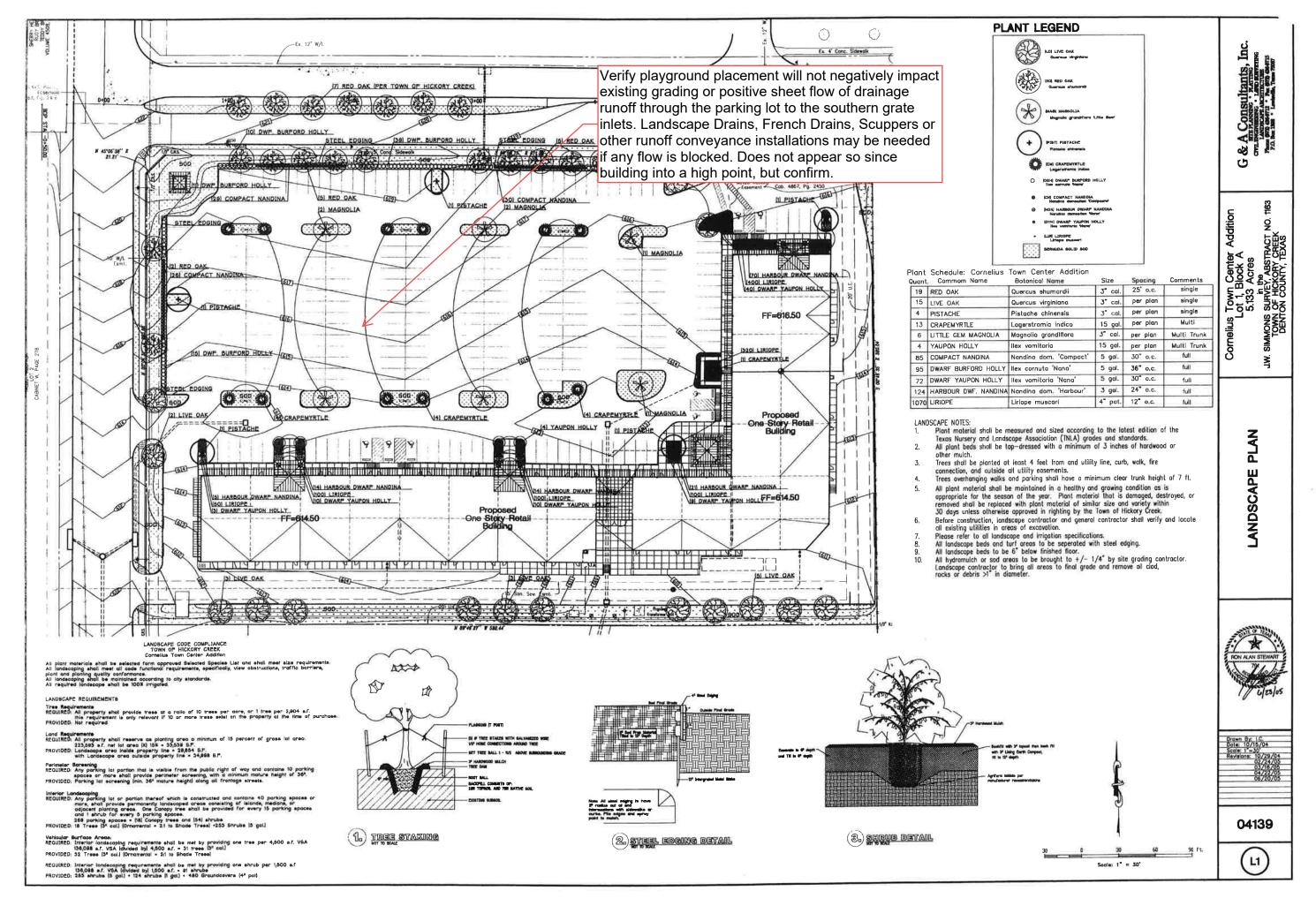
boundary fence go

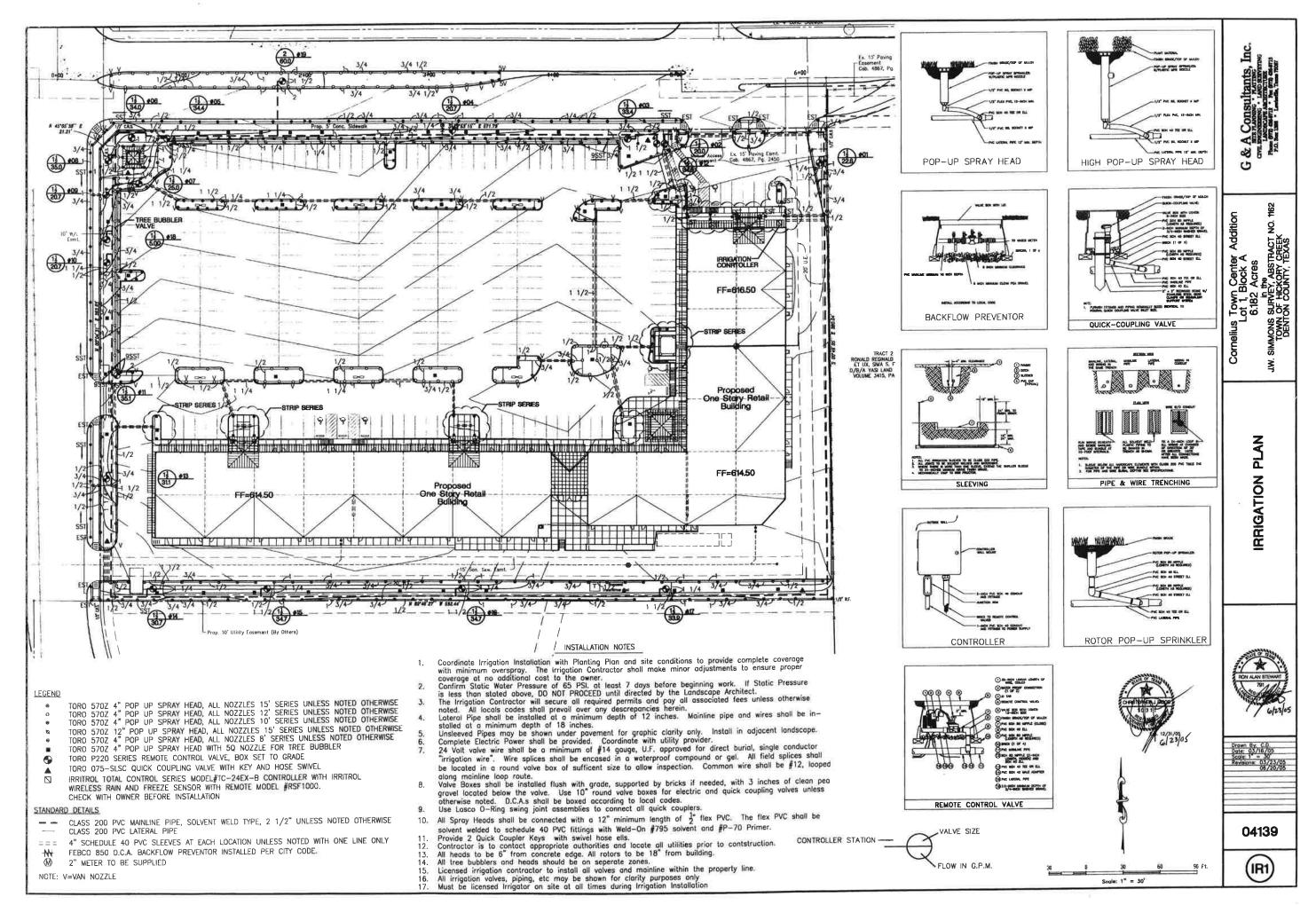
around entire area or just the playground?

COVERAGE

reduction still meets requirements for the

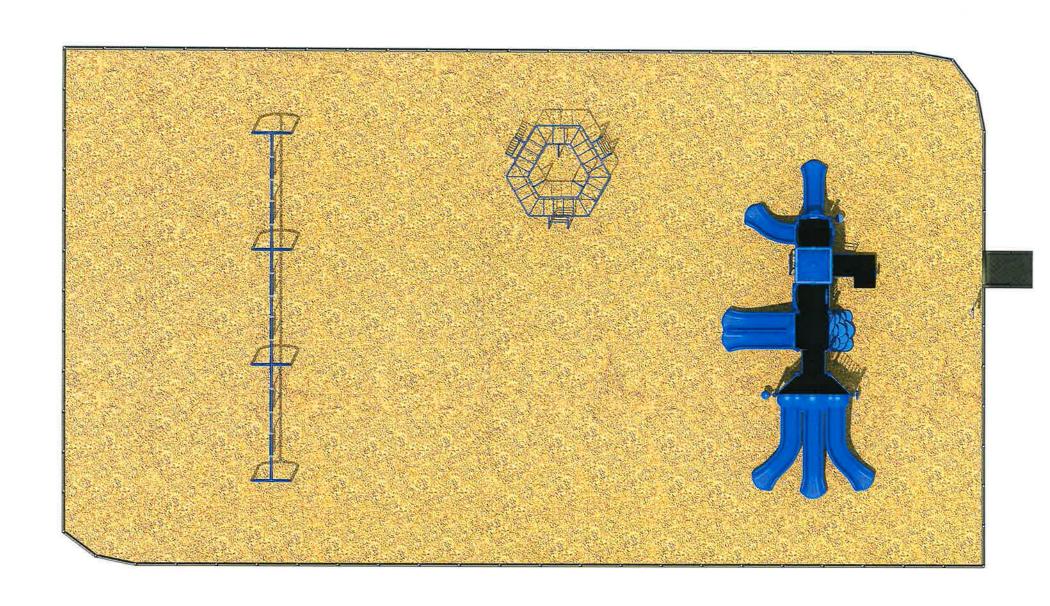
from Owner/Applicant



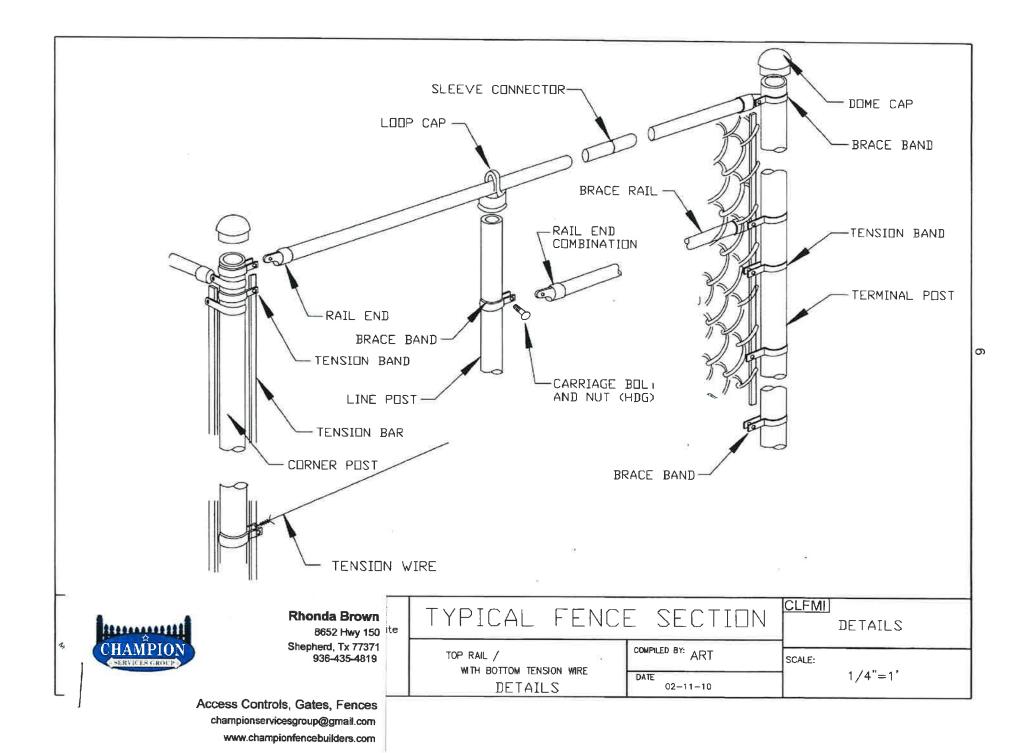


Halff Review













All phases of the work shall conform to standard methods of steel fabrication and construction as set forth by the 2021 International Building Code and the AISC Manual of Steel Construction - 15th Edition. Concrete / Foundation work shall be in accordance with the ACI 318-14.

Structural steel shall be cold-formed structural quality steel, welded or seamless, complying with ASTM A-500, Grade B & ASTM-A36.
Columns 6" x 6" x 1/4" ASTM A-500, Grade B Tubing
Upper Structure 2-7/8" Sch 40 ASTM A-500 Round Pipe

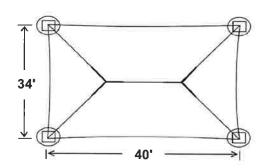
Columns shall be be embbed per detail in reinforced concrete.

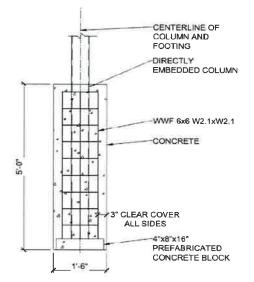
All field connections shall be bolted in accordance with ASTM Structural Specification for Bolted Connections. No welding shall be done in the field.

100% High-density polyethylene woven architectural fabric membrane canopy Commercial 95 by Gale Pacific. Tested to ASTM E-8400 meeting Class A requirements and NFPA 701-99 method 2. Sewn with Gore/Tenara thread.

Minimum perimeter cable 1/4" Dia. Galvanized 7x19 stranded tensile strength of 7,000 lbs

Powder Coated or Industrial coated steel finish, providing excellent chemical, corrosion, and abrasion resistance complying with requirements of UL 1332, Organic Coating for Steel Enclosures for Outdoor Use Electrical Equipment - Component.





Four Post - Hip

Similar Project:



ShadePro LLC 8690 FM 306 New Braunfels TX 78132 Ph 210-651-1041 Email: Information@ShadePro.com Similar Carefy, but in Whe





Town of Hickory Creek Community Development Services Development Application (Incomplete applications will be rejected)

	nending Plat: liminary Plat al Plat	□ Variance□ Zoning Change□ Special Use Permit	☐ Site Plan: ☐ Preliminary ☐ Final	Ad	er (Specify): d Playground nd Play Area
□ Rep		in openial ose relative	☐ Landscaping P	-	ild I lay I liba
		PROJECT INFORMAT	ION (Please complete	each field)	
-	☐ Residential	☑ Comm	ercial	□ ETJ	
Project	Name: Hickory Cree	k School Playground	Parcel(s) Tax I	D (required) Lot 1 B	lock A
Project	Address: 800 Point \	Vista Rd Suite 518 Hickory C	reek, TX 75065	Total Acres:	5.133
Brief D	Description of Project:	Install playground structures	on concrete parking lo	ot and border with 4 ft.	fence
Existin	g Zoning: C-1	# Existing Lot	s: BLK A Lot 1	# Existing Units	s:
Propose	ed Zoning: C-1				its:
		APPLICANT / CO	NTACT INFORMAT	ION	
Name:	Todd Walworth		Company: Re	sponsive Eduction Sol	utions
Address	s: 1301 Waters Ridge	Dr.	City, State: Lewisville	TX	Zip: <u>75057</u>
Phone:	972-316-3663 (437)	Cell #: _	469-763-6888	Fax:	
E-Mail	Address: TWalwort	h@responsiveedtx.com		,	
		PROPERTY OW	NER INFORMATIO	ON	
Name:	Responsive Education	Solutions	Company: Re:	sponsive Education So	lutions
Address	s: 1301 Waters Ridge	e Dr.	City, State: Lewisville	e TX	Zip: 75057
Phone:	972-316-3663	Cell #: _		Fax:	
E-Mail	Address: AEdward	ls@Responsiveedtx.com			9
	Developer	□ Engine	er	□ Surveyor	
Name:			Company:		
Address	3:	(City, State:		_ Zip:
Phone:		(Cell #:	Fax:	

Revised 3/15 1 Please attach a copy of the deed to the property. If you are currently purchasing the property, please include a copy of the contract for the purchase of the property. Also include a copy of any and all restrictive covenants pertaining to any property to be developed or rezoned.

Appeals and Zoning Changes

What is the proposed use?
This will be used to support our school program and to provide a fenced, gated playground area
for the K-5grade students in the school. Main play structure to be covered with a shade canopy.
Why do you believe that the approval of the request would be in harmony with the character of the neighborhood? The proposed playground would be located on our property under our supervision and maintenance while
providing security for our students.
Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?
The playground area would reduce risk, injury and neighborhood disturbances by retaining children on school grounds.
Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?
The former leased play area is no longer available. The proposed playground and play area would provide a safe and supervised space for the school recreation program. No zoning changes are requested.
Lien holder:
Is the property burdened by a lien of any nature? () Yes (X) No If so, describe the lien and give the name and address of lien holder and secure their consent to the requested zoning change with their signature.

Other:

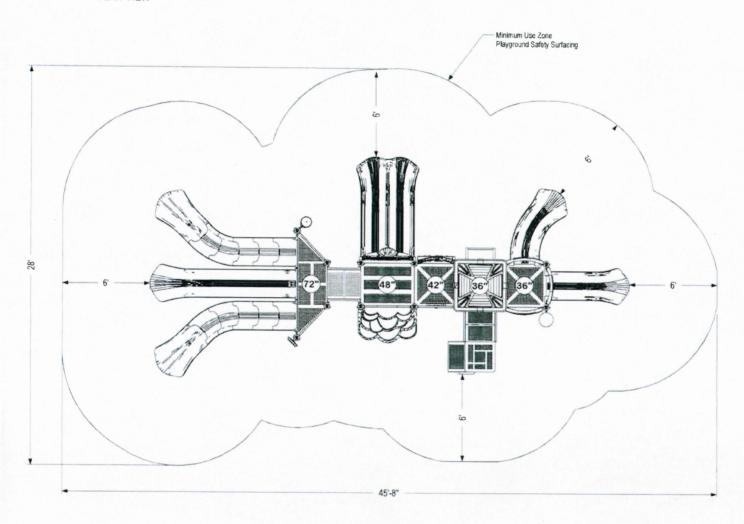
Approximate cost of work involved?__\$150,000 Include a schematic drawing of the site.

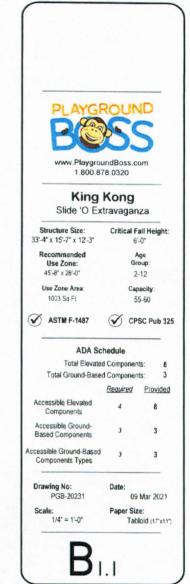
Revised 3/15

Revised 3/15

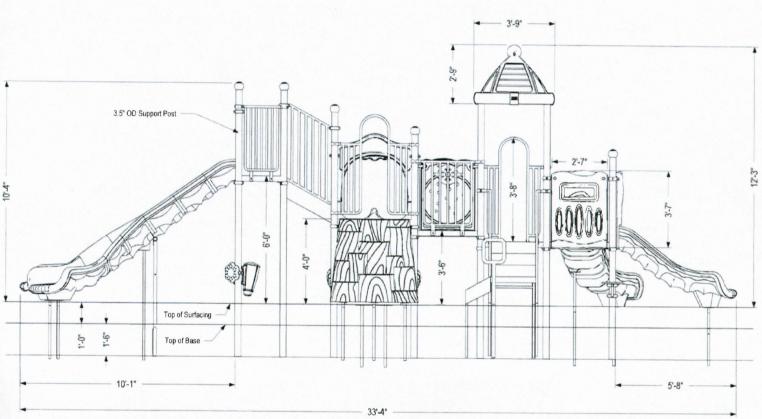
The following are checklists of items that may be required as a part of plan submission. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. If property is not platted then a preliminary plat must be submitted with site plan.

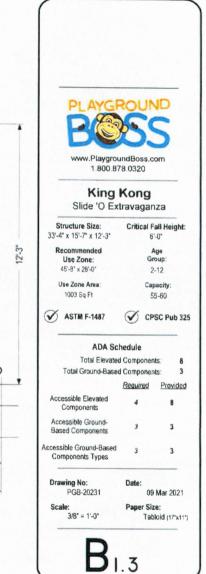
Provided	N/A	Site Plan Requirements		
Provided	N/A			
		1. All Site Plan drawings are to be submitted on minimum 18" by 24" sheets: one (1) copy folded to 9" x 12" with title block showing in the lower right hand corner for initial review, one (1) set landscape plans with irrigation plans and one (1) set elevation plans. One (1) PDF file set shall be emailed to the Building Department. Site plans must be drawn to a minimum scale of 1" = 100'.		
X		Ten (10) folded copies of revisions are to be submitted for Planning and Zoning Commission review.		
X		 In the lower right hand corner of the drawing show the name of the addition or project, name of owner, engineer, architect, surveyor, etc. with addresses and phone numbers, legal description, date, graphic scale, north arrow and legend. 		
_x		 Show entire lot or site area with dimensions of boundaries. Show each lot size in square feet if under an acre or in acres to at least two decimal places if over an acre, and show site on location map. 		
X		4. Include on Site Plan: current zoning of site and all adjacent properties, lot and block numbers, proposed uses, lot coverage, parking required/provided, intersections of streets, roads, highways and driveways adjacent or the lot, areas to be fenced and materials used, and any other request deemed by the Planning and Zoning Commission necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.		
_X		 Indicate landscaped areas and provide elevation drawings citing proposed exterior finish and structural materials of all buildings. 		
X		6. Location, footprints, dimensions, setbacks, square footage and height of all proposed and existing structures on the subject property and approximate locations of structures on adjoining property within 100 feet. Show 3:1 proximity slope graphic if residential adjacency applies.		
X		7. Location, layout and dimensions of all off street parking spaces, drives, ingress and egress points, fire lanes, access easements, rights-of-way, alleys, sidewalks, loading areas and turn arounds. Corner "visibility range" shall be drawn as illustrated in exhibits A and B, as maintained in file in the office of the town secretary when applicable.		
X		8. Location of all utilities, easements, fire hydrants, drainage systems or storm water control elements and flood plain designation.		
X		9. All Site Plans must be accompanied by a landscaping plan. The Site or Landscaping Plan shall indicate all trees to be retained outside of outside of -street, alley and road right-of-ways. The removal of trees prior to approval being granted shall be a violation of the Ordinance.		
X		10. Location, dimensions, construction materials of screen walls and fences.		
	N/A	11. Location and screening of trash facilities.		
_X		12. Names of existing and proposed street names.		
	N/A	13. Proposed sign locations (signs are permitted separately by the Building Department).		



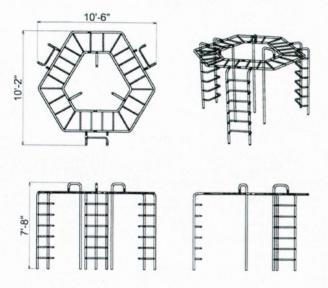


FRONT VIEW





Top View Detail



Compliance:

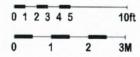
This play structure has been designed to meet the safety requirements established in:

- 2010 ADA Standard
- ASTM F1487
- CPSC Pub #325

when the play structure is installed over a properly maintained surfacing material which is in compliance with:

- ASTM F1292
- ASTM F1951

and is appropriate for the highest designated play surface of the structure.



ResponsiveEd Texas -Hickory Creek - MF Drawing No: FS-20642

Date:

01/04/2025

Scale:

To Fit

PLAYGROUND BESS www.playgroundboss.com

Structure Size: 10'-6"X10'-3"X7'-0"

Recommended

Use Zone: 23'-1"X22'-7"
Surface Area: 552 sq ft

Age Group: 5-12

HDPS: 84"

Capacity: 2-4 Weight: 924 lbs **Playground Boss**





TOWN OF HICKORY CREEK ENGINEERING DESIGN MANUAL

CHECKLISTS

Please make sure the plans you are submitting are in accordance with this checklist. The following checklist will be used during the Plan Review.

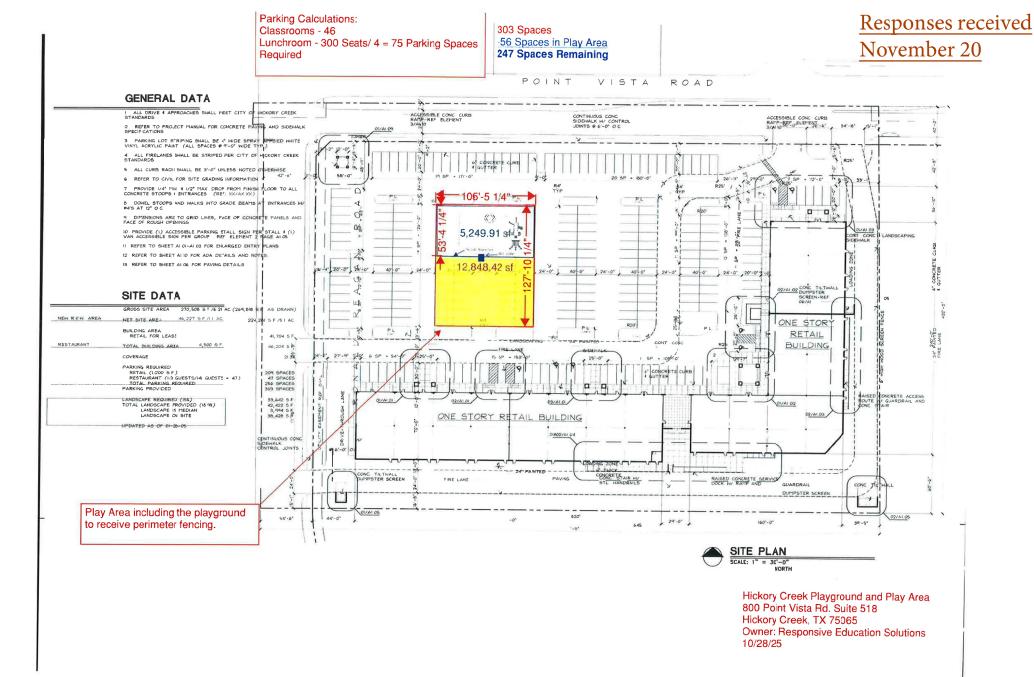
Pla	Application:Preliminary PlatPreliminary ReplatFinal Replat				
En	ineering Plan:Preliminary Final				
Sit	Construction Plan: Preliminary X Final Post Construction				
Sto	rm Water Management:Conceptual Preliminary Final				
	ject Information				
A.	Name of Development: Founders Classical Academy of Corinth B. Date: 11/19/2025				
C.	Location of Development: 800 Point Vista Road, Hickory Creek, TX				
	Type of Development: School - Proposed Playground				
E.	Total area (acres): 5.13				
F.	Proposed Land Uses (zoning designations): C-1				
G.	i. Anticipated project schedule: N/A				
Н.	I. Name of Owner: Responsive Education Solutions				
I.	Owner Telephone No.: 972-316-3663 J. FAX No.:				
	Owner Contact Name: Todd Walworth				
L.	Owner Address: 1301 Waters Ridge Drive, Lewisville, TX 75057				
М.	Owner Email Address: aedwards@responsiveedtx.com				
N.	Engineer/Surveyor's Name: ???				
Ο.	Engineer/Surveyor's Email Address: ???				
P.	Engineer/Surveyor Firm: ???				

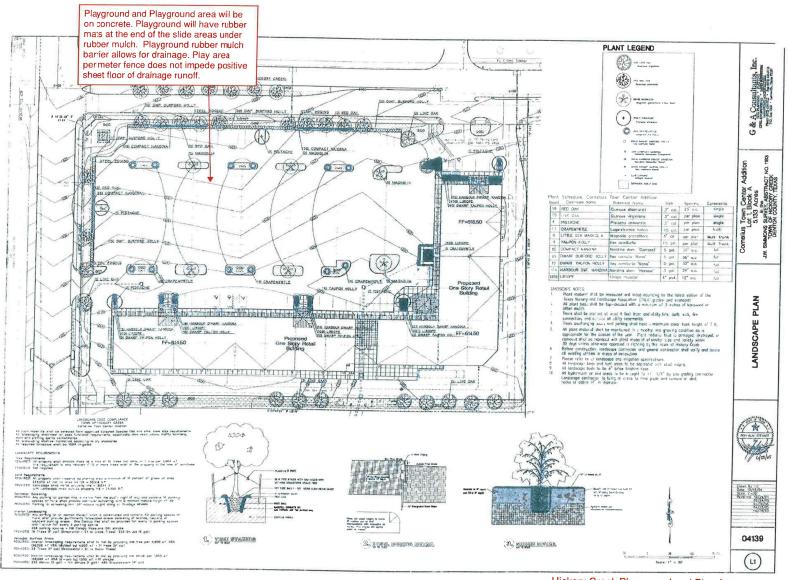
21.	Certificate showing all taxes have been paid.	Yes	_ No	_ N/A
22.	A letter fully outlining and alterations from the approved Preliminary Plat.	Yes	_ No	_ N/A
ENG	INEERING SITE PLAN – Each Engineering Site Plan shall include:			
1.	Engineering Site plans shall be placed on maximum 22" \times 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town.	Yesx	No	N/A
2.	Title block in lower right hand corner including:			
	a. Subdivision name with lot and block number.	Yes X	No	N/A
	b. Area in acres.	Yes X	No	N/A
	c. Metes and bounds description including survey name and abstract number.	Yes	No	N/AX
	d. Town and County.	Yes X	No	N/A
	e. Preparation Date.	Yes X	No	N/A
3.	Name, address and telephone number of the owner, applicant, and surveyor/engineer.	Yes	No X	N/A
4.	Vicinity map and key map, if multiple sheets are needed.	Yes	No	N/A X
5.	Written scale, graphic scale and north arrow.	Yes X	No	N/A
6.	Approximate distance to the nearest street.	Yes X	No	N/A
7.	Site boundaries, dimensions, lot lines and lot areas.	Yes X	No	N/A
8.	Legend.	Yes	No	N/AX
9.	Site data summary table including: Playground Addition on Existing Site Plan, Site	e Data Table	provided b	out per original building
	a. Zoning.	Yes X	No	N/A
	b. Proposed use.	Yes X	No	N/A
	c. Building area (gross square footage).	Yes X	No	N/A
	d. Building height (feet and inches).	Yes X	No	N/A
	e. Area of impervious surface.	Yes X	No	N/A
	f. Total Parking: Required and provided.	Yes X	No	N/A
	g. Number of handicap parking spaces.	Yes X	No	N/A
	h. Number of dwelling units and number of bedrooms (multifamily).	Yes	No	N/A X

10.	Existing improvements within 75' of the subject property.	Yes X	No	N/A
11.	Land use, zoning, subdivision name, recording information and adjacent owners.	Yes X	No	N/A
12.	Building locations, sizes, and dimensions.	Yes X	No	N/A
13.	Distance between buildings on the same lot.	Yes X	No	N/A
14.	Building lines and setbacks.	Yes X	No	N/A
15.	Dimensions of all drive lanes and traffic flow arrows.	Yes X	No	N/A
16.	FEMA floodplains with elevations, and minimum finished floor elevations (include the floodplain note shown on the final plat).	Yes	No	N/A X
17.	Public streets, private drives, and fire lanes with pavement widths and including rights-of-way, median openings, turn lanes, existing driveways, adjacent existing driveways with dimensions, radii, and surface.	Yes X	No	N/A
18.	Distances between existing and proposed driveways.	Yes	No	N/A _X
19.	Loading and unloading areas.	Yes	No	N/A _X
20.	Ramps, crosswalks, sidewalks and barrier-free ramps with dimensions.	Yes	No	N/A X
21.	Locations of dumpsters and trash compactors with height and material of screening.	Yes X	No	N/A
22.	Size, location, dimensions and details of all signs and exterior lighting of signs, including type of standards, locations and radius of light and intensity of foot-candles. All signage are subject to approval by the Building Inspections Department.	Yes	No	N/A X
23.	Location and sizes of existing and proposed water and sewer mains.	Yes X	No	N/A
24.	Location of fire hydrants.	Yes	No	N/A _X
25.	Location and sizes of storm drains, culverts, inlets and other drainage features on or adjacent to the site.	Yes	No	N/A X
26.	Locations, widths, and types of existing and proposed easements.	YesX	No	N/A
27.	Provide an elevation of all four sides of the building including materials, colors and dimensions at an architectural scale of 1"=20'.	Yes X	No	N/A
28.	Landscape plan provided on separate sheet to show the following:	Yes	No	N/A _X
	a. Natural features including tree masses and anticipated tree loss.	Yes	No	N/A _X
	b. Floodplains, drainageways and creeks.	Yes	No	N/A _X
	c. Screening walls and fences, retaining walls, headlight screens, and service area screens including height and type of	Yes	No	N/A _X

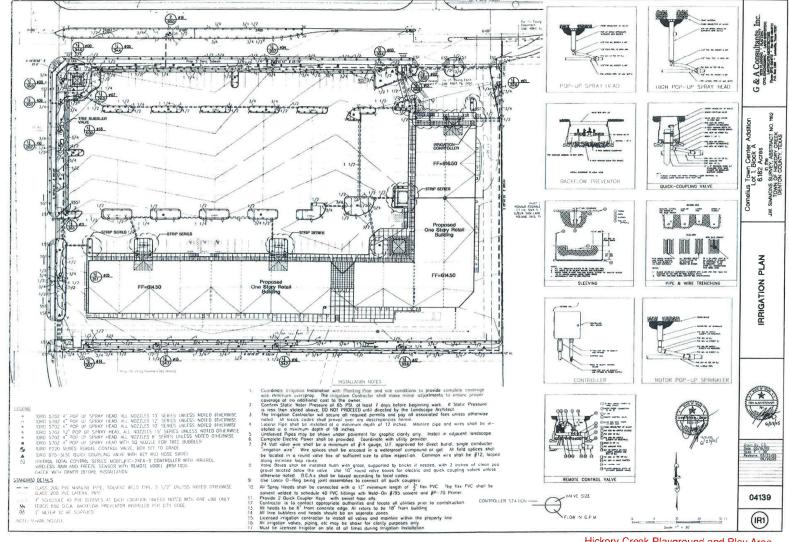
construction.

	d. Existing and preserved trees including location, size, and species.	Yes	No	N/A
	e. Landscaping materials including location and size.	Yes	No	N/A
	f. Proposed plant materials.	Yes	No	N/A
	g. Note to indicate type and placement of irrigation system.	Yes	No	N/A X
29.	2" x 3" blank box in lower right corner for Town use.	Yes	No	N/A X
30.	Additional information as requested to clarify the proposed development. See Markups for all additional information for verification and requ			N/A approval.
COV	<u>'ER SHEET</u> * - The cover sheet shall include:			
1.	Project title and type of project.	Yes	_ No	_ N/A
2.	Location map.	Yes	_ No	_ N/A
3.	Disposal site for excess excavation.	Yes	_ No	_ N/A
4.	Index of Sheets (if not included on its own sheet).	Yes	_ No	_ N/A
5.	Approval blocks for Town including Town Engineer and Director of Public Works.	Yes	_ No	_ N/A
6.	Professional Engineer's seal, signature and date.	Yes	_ No	_ N/A
7.	"Release for Construction" note.	Yes	_ No	_ N/A
* NC	TE: If the Cover Sheet is not furnished, information should appear on other s	heets.		
	<u>IERAL</u>			
1.	North arrow clearly shown on each plan sheet.	Yes	No	N/A
2.	Bench marks shown on each sheet; located on permanent structure outside of construction limits and conveniently spaced (500' +).	Yes	No	N/A
3.	Title blocks, title, sheet number and scales shown.	Yes	No	N/A
4.	Each sheet must bear the seal of a Licensed Professional Engineer, signature, and date.	Yes	No	N/A
5.	Street names on each sheet.	Yes	No	N/A
6.	Property owners and property lines shown.	Yes	No	N/A
7.	Submit four (4) sets of plans for review on 22" x 34" sheets.	Yes	No	N/A
8.	Prepare plans on 22" x 34" sheets allowing for half size reduction to 11" x 17".	Yes	No	N/A
9.	Text shall be legible on the half size 11" x17" plans.	Yes	No	N/A
10.	Place standard general notes on plans.	Yes	No	N/A





Hickory Creek Playground and Play Area 800 Point Vista Rd. Suite 518 Hickory Creek, TX 75065 Owner: Responsive Education Solutions 10/28/25



Hickory Creek Playground and Play Area 800 Point Vista Rd. Suite 518 Hickory Creek, TX 75065 Owner: Responsive Education Solutions 10/28/25



Specification for IMC Rubber Nugget Mulch

Name:

IMC Rubber Nugget Mulch

Description:

100% Recycled Rubber Nugget

average size is 5/16" to 7/8" in length.

Testing:

ASTM 1292, ASTM 1951, ASTM F3012

Warranty:

12-year warranty against complete color loss

Manufacturer:

Liberty Tire Products, dba IMC Outdoor Living

2280 Schuetz Rd Suite 201 Saint Louis, MO 63146

Colors Available:

Brown, Red, Black, Green, Blue

Composition:

100% recycled rubber, Non-Toxic Colorant 99.9% Wire free containing nylon threads

Density:

Roughly 25lbs per cubic foot

Packaging Size:

75 Cu Ft Super Sack 1.5 Cu Ft Bag

Installation:

Pour mulch into play area, using a bordering system to

maintain proper depth.

Some raking or shoveling will be required to install at a

uniform depth.

6" compacted depth recommended for commercial

applications.

3" compacted depth recommended for residential play

applications.

Inspect play area for proper depth regularly.

Swing / Slide mats are recommended for high traffic areas.



ADA RAMP

INSTALL GUIDE

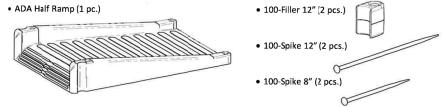
SAFETY

- · Check to ensure that plans will meet local codes and guidelines
- Do not install on concrete, asphalt, or other hard surfaces
- Space equipment to ensure proper traffic flow and safe usage

KIT CONTENTS

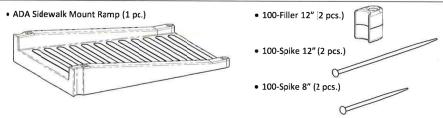
APS - ADA Half Ramp

Ideal for connecting an accessible route to the use zone of a loose fill playground



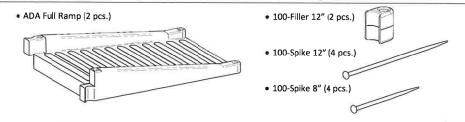
APS - ADA Sidewalk Mount Ramp

Ideal for connecting an existing use zone to an adjacent sidewalk



APS - ADA Full Ramp

Ideal for larger use zones where additional access, egress, and turn around room is desired



Action Play Systems, LLC 18535 Old Statesville Rd, Suite C Cornelius, NC 28031 pg. 1

www.actionplaysystems.com Email: info@actionplaysystems.com 855-752-9277 (PLAYAPS)

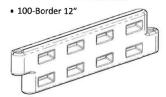
1/15/2021

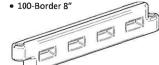


ADA RAMP

INSTALL GUIDE

AVAILABLE COMPONENTS (NOT INCLUDED)

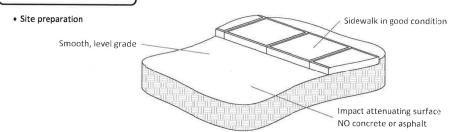


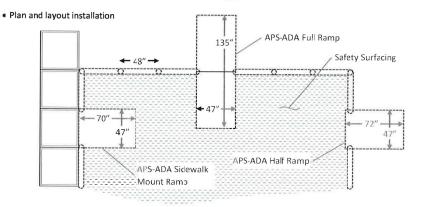


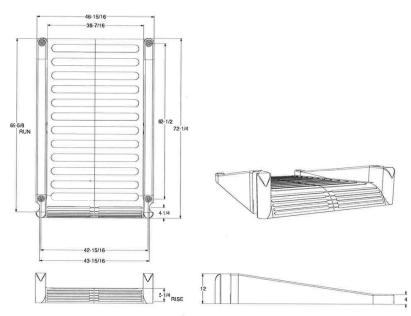
• 100-1'-Border-12"



INSTALLATION







APS ADA HALF RAMP