



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, OCTOBER 21, 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. July 22, 2025 Special Meeting Minutes

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.
- [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.

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 October 15, 2025 at 5:00 p.m.



Chris Chaudoir
Town of Hickory Creek

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JULY 22, 2025**

MINUTES

Call to Order

Meeting was called to order at 6:00pm by Chairman May.

Roll Call

PRESENT

Chairman Tim May

Vice Chairman David Gilmore

Commissioner Brenda Kihl

Commissioner Collin Johnson - in at 6:03 p.m.

Commissioner Tony Martinez

ABSENT

Commissioner Dustin Jensen

Commissioner Bill Nippert

ALSO PRESENT

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 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. April 22, 2025 Meeting Minutes

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

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

Regular Agenda

2. Discuss, consider and act on the appointment of a Chairperson and Vice-Chairperson.

Vote to reappoint Chairman May and Vice-Chairman Gilmore.

Motion to accept the vote made by Commissioner Johnson, Seconded by Commissioner Martinez.

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

3. Conduct a public hearing and discuss, consider and act on a recommendation for 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 called to order at 6:11 by Chairman May.

Denine Taylor, 142 Lennon Drive, was anxiously awaiting the development for the convenience, good food and good retail. So far, she is getting the impression the building, with the height increase, is less appealing. She is for restaurant, and retail but is unhappy with drive throughs backing up to homes. The current retail has been nicely tucked in with other commercial properties in town and not placed next to a new residential neighborhood. It would be nice if the neighbors were taken into consideration earlier in the process. Drive through restaurant speakers can be very obnoxious and she feels sorry for the people who will living next to them. There is also an empty lot in the neighborhood and hopes there will be steps taken to mitigate noise. She is also concerned the empty lot will become a playground for teenagers and other people loitering. Her concerns are the height of the building, which it looks like cannot be changed, the driveways of multiple restaurants backed up against people's backyards when they are having gatherings, and the empty lot. It is an eyesore outside her front door, and she would like to see efforts to make it as beautiful as possible.

Mark Johns, 123 Lennon Drive, is opposed to the more liberal zoning of a C-2 although there have been some attempts made to mitigate it. He took drone pictures but did not realize they need to be presented beforehand. He has spoken to staff 20 times in the last 6 weeks, but the weeds are over the fence. They are already violating the current zoning because he climbed to the top of the 15 feet of fill dirt being stored from the other site and it is the highest point in Hickory Creek. In the current zoning there is no allowance for the storage of dirt. Someone at the city said they are going to use the dirt to balance the site. He has been on construction his whole life and has knowledge. By the time of the Council meeting, he will have an engineer come out and give a count of how much dirt is there. In the area of the site, between I-35 and the proposed site, there is a Kwik Kar, Firestone, Valvoline, Walmart and Discount Tire. They are asking to go to C-2 which allows tire services, oil and

lube changes, sales and automotive diagnostics, general maintenance and repair such as brake repair and replacement. He and his wife moved in knowing the area was zoned C-1, which they could live with, having mitigated with a line of trees across the rear of their lot. The sound of the equipment in the proposed uses is distinctive and we do not need to give more zoning for that. In his opinion, the item needs to be tabled until the grass has been mown and the dirt removed.

Bobby Mendoza, Victory Real Estate Group, property owner, apologized for the landscaping and weeds. The lot will be cleaned the next morning. There are 15000 cubic yards of dirt on site which will be used to balance the other lots. Once Lot 9 is heard at Council, they will be able to start moving it and any extra will be removed. The zoning is not being changed but an oil change user and a brake shop user are looking to come in. They will be putting in an 8-foot screening wall as required by ordinance, to help mitigate the noise and view issues. They are going to be putting in larger trees, several of them along the rear property line to help with noise mitigation. The parking change is to allow for more restaurants. Restaurants were one of the town's wants including sit down locations. The 2 auto uses and a beverage drive through are being planned now as well as the retail buildings.

Drew Donosky, Clay Moore Engineering, stated patios and pedestrian connectivity are the wants he has been hearing at the recent meetings. There is no way to increase the depth of the property and patios do not count as landscape. The higher end restaurants will not consider a site without a patio. On lot 3 there was a trade on the landscape to decrease the percentage and allow more landscaping on other lots to accommodate the patios. With this amendment that would no longer be needed. Each lot would have to meet the landscape requirement individually. In the base code you need to park by tenant but, with a mixed use, the businesses may not have the same operating hours or needs. Several other cities have adopted a 1 per 250 square foot ratio. The construction crew is planning to move from lot 3 to lot 9 and use the additional dirt.

Scott Leavelle, 142 Lennon Drive, stated he is the building inspector for the town and the City of Grapevine. He is concerned about the landscape plan. He has not seen one and wondered if one was available. A lot of the patios face the back of the property, and the developer could put additional trees on the rear to block the views. When entering Lennon Creek, the property 3rd on the left is a large open area with an open view. He would like to see trees there to block that view. He would be against the changes to the zoning and would like to see more restaurants, retail, and more trees. There is plenty of automotive in the area and this is not a good area for the use, which would not fit the situation.

Mr. Donosky stated the way the landscape ordinance is written, it only provides for green space not what is in it, they are proposing a 3% reduction in the overall landscape space but will add 4" caliper trees rather than the 3" required and a 15% increase in the number of trees.

Public Hearing closed at 6:38 p.m.

Chairman May went over the history of the annexation and zoning for the tract. Vice-Chairman Gilmore asked why the changes requested were not part of the original zoning application. Mr. Mendoza replied they had bought the site without looking for tenants first. The building currently under construction was being built on spec and will, hopefully have a Certificate of Occupancy in 5 months. Usually, the development would take 3-5 years. The corner lot is to be a convenience store, but they have had no interest to date. Uses in everything between lots 3 and 8 is currently speculative. Now they know who is interested. If they had come in the previous year, they would probably have asked for a much broader zoning, which would not have been approved. They have faced the bays in the automotive uses away from the road and the houses. They do not know what will happen in the future and may have to come back if another non permitted use is interested. They are getting interest from restaurants but need to be able to park them. Other developments and cities are accepting the 1 space to 250 square foot parking ratio, and they are willing to over landscape the rear of the property.

Commissioner Kihl stated, because of the lack of a landscaping plan, it was difficult to determine the effect for neighboring homeowners. Mr. Mendoza replied the overall landscape plan was not available, but each individual lot would come before the Commission and Council for review. If the standards are not met on a lot, it would not be approved. He confirmed 12% would allow for landscaping in the front and rear of the lots and an additional 15% of trees would be planted. The additional trees could be concentrated along the rear next to the neighborhood. Commissioner Kihl asked if proposed restaurants with patio spaces would be happy to have the patio overlooking an automotive shop. Mr. Donosky replied the restaurants would not be patronized if there is not enough parking. They will be strategic with the placement and orientation of the patios. Mr. Mendoza added lot 9 was envisioned with a sit-down restaurant on the western facing end cap placing it next to the proposed automotive uses on lot 8. Depending on the outcome of the zoning amendment, they are hoping to add a 500 to 600 square foot patio on the west end at lot 9 and the lot 8 use would add screening shrubbery on either side with any bays facing to the west.

Vice-Chairman Gilmore asked why additional trees could not be added now without the amendments. It was explained that, although trees could be added now, landscape architects design based on the ordinance requirements. The larger and additional trees are a tradeoff for the reduced landscaping percentage.

Chairman May stated the discrepancy in the acreage between the ordinance and the site plan needs to be reconciled. He questioned if the reduced 12% landscaping coverage was reflected in the presented landscaping plans. Mr. Donosky stated the current submission showed the original requirements on lots 3 & 9 but the other lots are concept. There will be a revised landscape plan with the additional trees for lot 3 if the ordinance passes. Each lot would comply with the approved ordinance across the development. Chairman May conformed the changes included 10 lots instead of 9 with the division of lot 2, reducing open space from 15% to 12%, increasing tree caliper from 3" to 4", adding an additional 15% to the 10 trees per acre minimum, allowing automotive uses on 2 lots, and changing the parking ratio from 1:200 square feet to 1:250 square feet in the multi-tenant buildings. Mr. Mendoza explained the reduction on the number of parking spaces would allow for the addition of

patio space and the automotive uses could be made lot specific to lots 2A and Lot 8. Chairman questioned if the original preliminary plat should be resubmitted to reflect the proposed 10 lots versus the original 9 lots. The developer is planning to subdivide lot 2 into lots 2a and 2b but the overall area will not change. The change is based on tenant interest in a smaller lot for their use.

Chairman May reviewed the neighbor concerns and the developer's responses. Mr. Mendoza listed the tenants currently under contract and the ones under consideration.

Motion made by Vice Chairman Gilmore to recommend approval of the amendment with the restriction that lots 2a and 8 only were allowable automotive uses and with additional screening landscaping along the rear wall, Seconded by Commissioner Martinez.

Commissioners held additional discussion about the specifics of the development plan.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Martinez

Voting Nay: Commissioner Johnson. Motion carried.

Adjournment

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

Meeting adjourned at 7:33 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



AGENDA INFORMATION SHEET

Project Name: Installation of Electric Vehicle Charging Infrastructure

Meeting Date: October 21, 2025

Agenda Item: 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.

Background:

Walmart proposes remodeling a portion of the northern parking lot to install 8 EV charging stations.

Previous Action/Review:

Date	Request	Meeting	Result
8/15/00	Special Use Permit	Council	Approval of an SUP for seasonal garden & nursery items from March to June adjacent to the Garden Center
10/21/25	Site & Landscape	PnZ	

Summary:

Walmart requests the removal of 27 parking spaces on the north side of the property near the Garden Center and Murphy Oil. The spaces will be replaced with 8 electric vehicle charging stations. Islands will be added for additional green space and equipment.



SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	204,167 S.F.	204,167 S.F.
REQUIRED PARKING PER TOWN OF HICKORY CODES	1,001 SPACES	1,001 SPACES
REQUIRED PARKING ADJACENT TO HICKORY CREEK	1,001 SPACES	1,001 SPACES
REQUIRED PARKING PER LOCAL CODES	NOT REQUIRED	537 REQUIRED
CUSTOMER AND ASSOCIATE PARKING	80 SPACES	80 SPACES
TRUCK PARKING	12 SPACES	12 SPACES
TRUCK PARKING	12 SPACES	12 SPACES
TRUCK PARKING	12 SPACES	12 SPACES
PARKING SPACES OCCUPIED BY CART CORALS NOT INCLUDED IN PARKING COUNTS BELOW	12 SPACES	12 SPACES
PROPOSED TOTAL PARKING INCLUDING HOUP STALLS	481 SPACES	481 SPACES
PROPOSED PARKING ADJACENT TO HICKORY CREEK	481 SPACES	481 SPACES
PROPOSED TOTAL PARKING INCLUDING HOUP STALLS	481 SPACES	481 SPACES
PROPOSED PARKING ADJACENT TO HICKORY CREEK	481 SPACES	481 SPACES

SITE IMPROVEMENT MAP LEGEND	
ITEM	DESCRIPTION
---	PROPERTY LINE
---	SETBACK / EASEMENT LINE
---	EV LIMIT BOUNDARY LINE

1000 HICKORY CREEK BLVD., SUITE 200,
HICKORY CREEK, NC 27641
Main: (843) 297-3600 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

DISCUSSION FOR THE PROJECT

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC DATE AND FOR A SPECIFIC PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE PROJECT OWNER AND FROM THE PROJECT ENGINEER.

1000 HICKORY CREEK BLVD., SUITE 200,
HICKORY CREEK, NC 27641
Main: (843) 297-3600 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Walmart

1000 HICKORY CREEK BLVD., SUITE 200,
HICKORY CREEK, NC 27641
Main: (843) 297-3600 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

CONSULTANTS

DATE: 10/16/2025
BY: JH
CHECKED BY: JH
PROJ. NO.: 180
SHEET NO.: 02.0

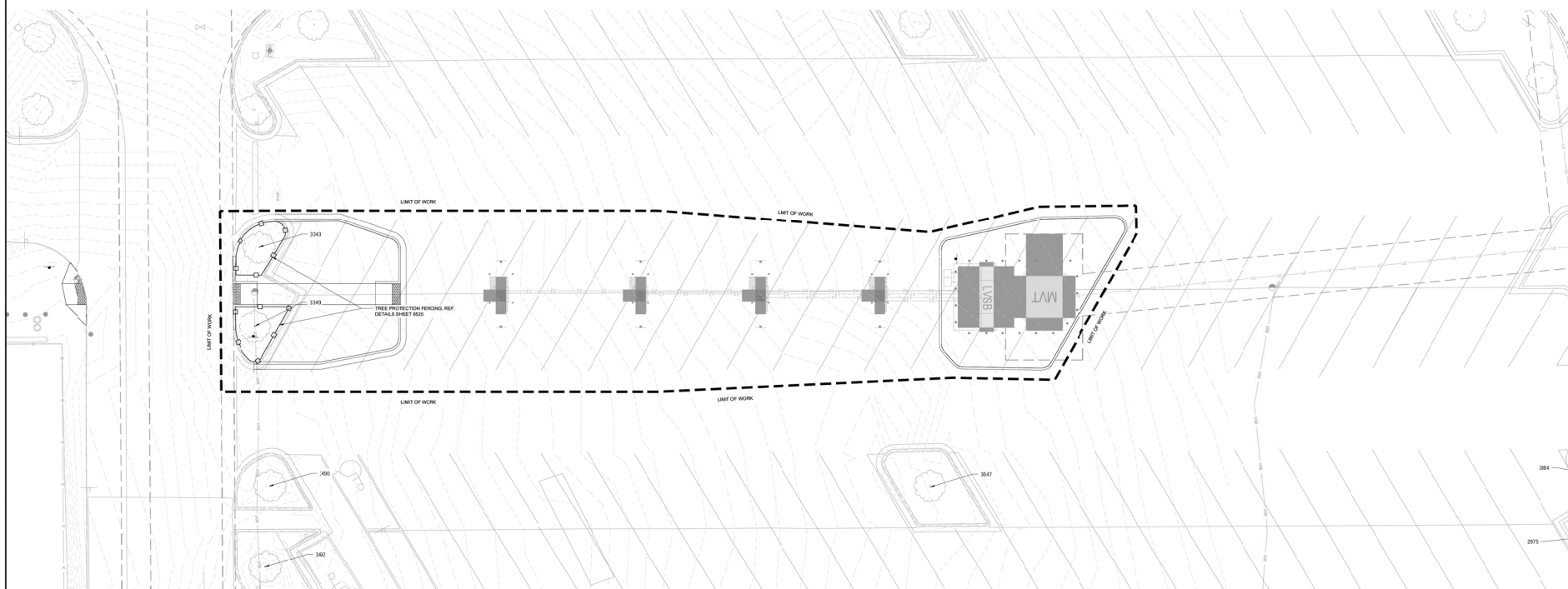
SITE IMPROVEMENT MAP

SHEET NUMBER
C2.0

SHEET SIZE: 30"X42"

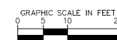
NOTE: THESE DRAWINGS ARE BASED OFF THE BEST INFORMATION AVAILABLE AT THE TIME AND NOT FROM A CERTIFIED SURVEY. KIMLEY-HORN CAN NOT CONFIRM ACCURACY BECAUSE OF THIS. ALL WORK SHOULD BE CONFIRMED BY THE CLIENT AND/OR CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.

TREE PRESERVATION CHART				
TREE#	DBH INCHES	COMMON NAME	BOTANICAL NAME	STATUS
2559	18	LIVE OAK	<i>Quercus virginiana</i>	REMAN
2680	14	LIVE OAK	<i>Quercus virginiana</i>	REMAN
2684	7	LIVE OAK	<i>Quercus virginiana</i>	REMAN
2755	9	LIVE OAK	<i>Quercus virginiana</i>	REMAN
3372	12	LIVE OAK	<i>Quercus virginiana</i>	REMAN
3375	10	LIVE OAK	<i>Quercus virginiana</i>	REMAN
3343	9	LIVE OAK	<i>Quercus virginiana</i>	REMAN
3349	12	LIVE OAK	<i>Quercus virginiana</i>	REMAN
3380	10	LIVE OAK	<i>Quercus virginiana</i>	REMAN
3382	10	LIVE OAK	<i>Quercus virginiana</i>	REMAN
3347	12	BALD CYPRESS	<i>Taxodium distichum</i>	REMAN
3379	9	LIVE OAK	<i>Quercus virginiana</i>	REMAN
3375	10	LIVE OAK	<i>Quercus virginiana</i>	REMAN
3074	6	LIVE OAK	<i>Quercus virginiana</i>	REMAN



CAUTION!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kirtley-Horn and Associates, Inc. shall be without liability to Kirtley-Horn and Associates, Inc. This PDF was plotted by --- on Tuesday, October 07, 2025 9:10:54 AM at the file path: K:\RFI_LAI\147263-Walmart\Walmart EV_3286_Hickory Creek\DESIGN\01 Permit\Code\Plansheet

Kimley»»Horn
100 W OAK ST SUITE 203,
DENTON, TX 76201
Main: (940) 287-3620 | www.kimley-horn.com
• E202 Kimley-Horn and Associates, Inc.

PREPARED FOR USE ON A SPECIFIC SITE AT:
 1988S CONTEMPORANEOUSLY WITH ITS ISSUE
 IS AND IS NOT SUITABLE FOR USE ON A
 CT SITE OR AT A LATER TIME. USE OF THIS
 DENCE OR EXAMPLE ON ANOTHER PROJECT
 OF PROPERLY LICENSED ARCHITECTS
 PRODUCTION OF THIS DRAWING FOR REUSE
 OBJECT IS NOT AUTHORIZED AND MAY BE



Wal
1035 HICKORY CREEK BLVD. - EV
#HICKORY CREEK, TX 75005
STORE NO.: WALMART SUPERCE

PUBLIC EV

DOCUMENTS WITHOUT SIGNATURE
AND REQUIRED SEAL OF AOR / EC
ARE NOT FOR CONSTRUCTION



BY	ISSUE BLOCK											
	DATE											
NO.	1	2	3	4	5	6	7	8	9	10	11	12
DESIGNED BY: _____												
DRAWN BY: _____												
CHECKED BY: _____												
PROTO CYCLE: _____												
DOCUMENT DATE: _____												

TREE
 PRESERVATION
 PLAN

SHEET NUMBER
6500



October 17, 2025
AVO 37638.200

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

**Re: Walmart EV Stations (Lot 1, Block A – Wal-Mart Addition)
Site Plan and Landscape Plan
3rd (Final) Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Site Plan and Landscape Plan application for Walmart EV Stations, Lot 1, Block A Wal-Mart Addition on September 17, 2025. The surveyor and engineer is Kimley-Horn & Associates, Inc. The owner is Walmart

2nd Submittal Received October 7, 2025
3rd Submittal Received October 16, 2025

Halff has reviewed the Site Plan and Landscape Plan and comment responses and recommends approval of the Site Plan and Landscape Plan. Please note all Platting and Stormwater Management Plan and Drainage/Downstream Assessment was approved in past Town Planning and Zoning and Council meetings.

General

1. Refer to Town checklist markup for additional comments.
1st Review Response: None
2nd Review: Comment addressed
2. Refer to attached markups for all additional comments.
1st Review Response: None
2nd Review: Comment addressed
3. Please address comments and markups on the attached markups and provide response letter and annotated responses on plans.
1st Review Response: None
2nd Review: Markups/Comments addressed and Response Letter provided.
4. Please amend all callouts of "City" of Hickory Creek to be "Town."
1st Review Response: None
2nd Review: Comment addressed

Site Improvement Map

1. Please update the Site Analysis Table to the most recent one provided separately by email to the Town. This appears to be an older version. (See Markups)
1st Review Response: None
2nd Review: Site Analysis Updated to latest parking counts. Comment addressed.
2. Please confirm the count for EV Parking spaces. Should it be 16 EV Spaces? There are 4 proposed stations, with the understanding that a max of 4 hookups will/can be provided per the HYC 400 product detail/specifications. Are these additional hookups meant to be installed now or at later date? Either way, it would appear 16 EV spaces are being installed. Please clarify (See Markups)
1st Review Response: Each charger is to provide EV charging to 2 designated EV charging stalls per the locations on the site plan. Confirmed count is 8 EV spaces
2nd Review: Comment addressed.
3. Note: Net Parking Space reduction/loss will be 27 spaces (19 spaces if providing 16 EV spaces as noted in previous comment). Total spaces is under the 1,021 spaces required per Town Ordinances (Previous parking space requirements appear to have been waived/granted variance with original Addition improvements)
1st Review Response: Net parking space reduction is 27 spaces.
2nd Review: Comment addressed
4. Required parking count under the Proposed Column on Site Analysis Table should be the same as existing since store SF is unchanged, i.e. 1,021 spaces. Please update.
2nd Review Response: Proposed parking count requirement updated to match existing parking count requirement of 1,021 spaces.
3rd Review: Comment addressed

Site Plan

1. Please confirm the relocated overhead light pole location will not impact the existing tree or tree root system. Looks very close to the trunk. (See Markups)
1st Review Response: Hand trenching around the existing tree where the light pole is being located to avoid impact to root system.
2nd Review: Comment addressed
2. Please confirm if any of the large EV spaces are intended to be ADA or Van Accessible spaces. Or just for larger/wider EVs? There is an ADA Parking Signage detail provided in the construction plans, so that is the reason for the comment. (See Markups)
1st Review Response: The larger spaces are intended to be ADA EV charger stations with ADA signage and striping per details. This has been labeled and updated on the site plan.
2nd Review: Comment addressed
3. Is the linework shown around the underground electric conduit/linework intended to be a proposed electric utility easement? Please verify and show on Modified Alta sheet as needed. (See Markups)
1st Review Response: Yes, proposed electric easement has been labeled on sheet C3.0 Site Plan and on the modified ALTA
2nd Review: Comment partially addressed. Easement shown/labeled on site plan, but not on ALTA.
2nd Review Response: Modified ALTA is included in the sheet set to provide existing conditions of the site prior to developments related to the EV charging stalls. Since the easement is proposed and will go into effect during/after construction, the proposed electric utility easement is not to be shown on the ALTA.

3rd Review: Comment addressed

Tree Preservation and Landscape Plan

1. Please show actual existing tree locations (per the included Legend) and corresponding protection fence circulating the trees since there will be pole relocations, signage and other improvements within these median areas currently outlined with protection fencing. (See Markups)
1st Review Response: Please see sheet 6500 for existing tree location tag number and improvements in the landscape islands.
2nd Review: Comment addressed
2. Please provide which tree # each of the trees are on the plan in order to better reflect the tree preservation chart in terms of their size and species. (See Markups)
1st Review Response: Please see sheet 6500 for existing tree location tag number and improvements in the landscape islands.
2nd Review: Comment addressed
3. Please confirm the intent of any proposed irrigation for the extended median on the west and the added median on the east. Existing irrigation is called to be protected and restored. (See Markups)
1st Review Response: Please see sheet 6600 "All proposed landscape shall be irrigated and connected to the existing irrigation system on site. Contractor to confirm all landscape has 100% coverage" Note.
2nd Review: Comment addressed

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

Attachment: 2nd Review Comment Response Letter

10/07/2025

1075 Ronald Reagen Avenue
Hickory Creek, TX 75065

RE: Walmart Real Estate Business Trust
1035 Hickory Creek Blvd, Hickory Creek, TX 75065

Dear Town of Hickory Creek,

We are in response of your review comments dated 10/10/2025 for the proposed site improvements located at 1035 Hickory Creek Blvd, Hickory Creek, TX 75065. Below is a summary of the actions taken in response to these comments.

Site Improvement Map:

1. "Required parking count under the Proposed Column on Site Analysis Table should be the same as existing since the store SF is unchanged, i.e. 1,021 spaces. Please update."

Response: Proposed parking count requirement updated to match existing parking count requirement of 1,021 spaces.

Site Plan:

1. "Is this intended to be a proposed electric utility easement? Please verify and show on Modified Alta sheet."

Response: Yes, proposed electric utility easement has been labeled on sheet C3.0 Site Plan and on the modified ALTA.

"Comment partially addressed. Easement shown/labeled on site plan, but not on ALTA."

Response: Modified ALTA is included in the sheet set to provide existing conditions of the site prior to the developments related to the EV charging stalls. Since the easement is proposed and will go into effect during/after construction, the proposed electric utility easement is not to be shown on the ALTA.

We trust these responses and the description of changes above adequately address your comments. If you have any questions or require any additional information, please contact me at 630-487-3432.

Sincerely,



Jake Panter, P.E.
Kimley-Horn and Associates, Inc.
Phone: 630-487-3432
Email: Jake.Panter@kimley-horn.com



AGENDA INFORMATION SHEET

Project Name: 6060 S Stemmons SUP

Meeting Date: October 21, 2025

Agenda Item: 3

Conduct a Public Hearing and discuss, consider and act on a request from Randy Kimes on behalf of Sacred Cross EMS for a Special Use Permit for non-emergent ambulance staging at 6060 S Stemmons Freeway Suite 100B. The legal description of the property is Lake Cities Polaris Addition, Blk A, Lot 1, Town of Hickory Creek, Denton County, Texas and is zoned C-1 Commercial.

Previous Action/Review:

6060 S Stemmons has been granted multiple Special Use Permits since 1995 but none for the proposed use.

Summary:

The request is to allow the staging of ambulances and personnel for the dispatch of non-emergent patient transfers to and from hospitals in the Denton and Lewisville area. No lights or sirens will be used. The property is zoned as C-1 Commercial. Ambulance Services are listed under the C-2 Commercial zoning designation.

TOWN OF HICKORY CREEK, TEXAS
ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF HICKORY CREEK, TEXAS, GRANTING A SPECIAL USE PERMIT FOR NON-EMERGENT AMBULANCE STAGING AT 6060 S. STEMMONS FREEWAY SUITE 100B, A CERTAIN TRACT OF LAND LEGALLY DESCRIBED AS LAKE CITIES POLARIS ADDN, BLK A, LOT 1, OF HICKORY CREEK, TEXAS; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN AS PROVIDED FOR HEREIN; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR THE TOWN OF HICKORY CREEK TO BRING SUIT IN DISTRICT COURT TO ENJOIN THE PERSON, FIRM, PARTNERSHIP, CORPORATION, OR ASSOCIATION FROM ENGAGING IN THE PROHIBITED ACTIVITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Hickory Creek is a Type A General Law Municipality located in Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Title 7, Chapter 211.003 of the Texas Local Government Code empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of the Town, and after considering the information submitted at that public hearing and all other relevant information and materials, the Planning and Zoning Commission of the Town has forwarded to the Town Council its favorable recommendation regarding the approval of the application for Special Use Permit as set forth in this Ordinance; and

WHEREAS, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of this Town, and after considering the information submitted at that public hearing and all other relevant information and materials, the Town Council finds that such Special Use Permit should be granted; and

WHEREAS, the Town Council deems the adoption of this ordinance in the best interests of the health, safety, and welfare of the public; and

WHEREAS, all constitutional and statutory requirements and prerequisites for the approval of this ordinance have been met, including but not limited to Chapter 211 of the Local Government Code and the Open Meetings Act.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interest of the Town of Hickory Creek, Texas, and of the public health, safety, and welfare.

SECTION 3
SPECIAL USE PERMIT

The Special Use Permit be issued to allow a non-emergent ambulance staging at 6060 S Stemmons Freeway, Suite 100B, otherwise known as Lake Cities Polaris Addn, Blk A, Lot 1, Town of Hickory Creek, Denton, Texas. If the above-described Special Use Permit is revoked for any reason, the applicant must re-submit an Application for Special Use Permit and obtain approval for same. Furthermore, that the Special Use Permit approved herein shall be issued pursuant to the existing terms, fees, and conditions for Special Use Permits issued by the City of Hickory Creek, Texas.

SECTION 4
APPLICABLE REGULATIONS

Except as otherwise provided in this Ordinance, the Property shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the Town, including, but not limited to, the Town's subdivision ordinance, building codes, requirements concerning preliminary and comprehensive site plans, landscape plans, and tree preservation.

SECTION 5
CUMULATIVE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance.

SECTION 6
SAVINGS

All rights and remedies of the Town of Hickory Creek, Texas, are expressly saved as to any and all violations of the provisions of any other Ordinance affecting regulations governing and regulating the zoning of land which have secured at the time of the effective date of this Ordinance;

and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7 **SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8 **PENALTY**

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. If the governing body of the Town of Hickory Creek determines that a violation of this Ordinance has occurred, the Town of Hickory Creek may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 9 **PUBLICATION**

The Town Secretary of the Town of Hickory Creek is hereby directed to publish the Caption, Penalty, and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 10 **ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Hickory Creek is hereby directed to engross and enroll this Ordinance by copying the exact Caption, Penalty, and Effective Date of this Ordinance in the minutes of the Town Council and by filing this Ordinance in the ordinance records of the Town.

SECTION 11 **EFFECTIVE DATE**

This ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek,
Texas, this _____ day of October, 2025.

Lynn C. Clark, Mayor
Town of Hickory Creek, Texas

ATTEST:

Kristi K. Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

Matthew C.G. Boyle, Town Attorney
Town of Hickory Creek, Texas

SECTION 2:

Uses. In C-1 Commercial District, no building or land shall be used and no building shall be hereafter erected[,] reconstructed, enlarged or converted, unless otherwise provided in this ordinance, except for one or more of the following uses:

- (1) Antique Shop.
- (2) Art Gallery.
- (3) Bakery, retail sale only.
- (4) Banks, financial institutions.
- (5) Barber and beauty shops.
- (6) Bird and pet shops, retail.
- (7) Book and stationary [stationery] stores.
- (8) Bowling alley, if air conditioned and sound-proofed.
- (9) Camera shop.
- (10) Candy, cigars and tobaccos, retail sales only.
- (11) Caterer and wedding service.
- (12) Cleaning and pressing shops, having an area of not more than 6,000 square feet.
- (13) Curtain cleaning shop, having an area of not more than 6,000 square feet.
- (14) Department store, novelty or variety store, retail sales only.
- (15) Drug store, retail sales only.
- (16) Electrical goods, retail sales only.
- (17) Florist, retail sales only.
- (18) Furniture repairs and upholstering, retail sales only.
- (19) Gasoline filling stations.
- (20) Grocery stores, retail sales only.
- (21) Hardware, sporting goods, toys, paints, wallpaper, clothing stores, retail sales only.
- (22) Household and office furniture, furnishings and appliance stores, retail sales only.
- (23) Jewelry, optical goods, photographic supply stores, retail sales only.
- (24) Job printing shop.
- (25) Laundry, automatic, equipped with machines of the type customarily found in the home, where custom laundering and finishing may be done. The shop shall not exceed 6,000 square feet in area and no pick-up and delivery shall be operated.
- (26) Letter and mimeograph shop.

- (27) Meat market, retail sales only.
- (28) Movie picture theater.
- (29) Nursery, retail sales of plants and trees.
- (30) Business or professional offices.
- (31) Photographer's or artist studio.
- (32) Piano and musical instruments, retail sales only.
- (33) Public parking garage.
- (34) Plumbing shop, retail sales only, without warehouse facilities (to include storage for ordinary repairs, but not materials for contracting work).
- (35) Restaurant or cafeteria.
- (36) Seamstress, dressmaker or tailor.
- (37) Shoe repair shop, retail sales only.
- (38) Dance, music, drama studio.
- (39) Telegraph and telephone offices.
- (40) Wearing apparel, including clothing, shoes, hats and accessories.
- (41) Tailor Shop.
- (42) Agricultural uses on undeveloped areas of land in excess of five acres within a tract or lot provided that:
 - (a) Adequate fencing or barriers are provided to prevent livestock or fowl from running at large or damaging adjacent shrubbery or other property.
 - (b) Barns, animal housing or shelters shall be located no closer than 100 feet from any existing dwelling or commercial improvement on the same or any adjacent property.
 - (c) No swine may be sheltered or raised except as provided in Article 2.1103 [Section 2.08.003].
 - (d) All animals must be maintained so as not to cause a public health hazard, noxious odors or unreasonable noise.
 - (e) Not more than two large animals may be kept on each one acre of land. Animals weighing less than 300 lbs, including but not limited to miniature horses, sheep and goats, shall be maintained at a maximum ratio of no more than three animals per acre of land.
 - (f) Unless otherwise specified, uses shall comply with all provisions of Chapter 2, Animal Control.
- (43) Special Use Permit, as provided in this ordinance.

(Ord. No. 86-10-114; Ord. No. 2008-04-615, § 3.06, 4-15-2008)

SECTION 2:

Uses. In C-2 Commercial District, no building or land shall be used and no building shall be hereafter erected[,] reconstructed, enlarged or converted, unless otherwise provided in this ordinance, except for one or more of the following uses:

- (1) All of the uses permitted in C-1 Commercial District.
- (2) Ambulance services.
- (3) Auto laundries, with gasoline service, with boiler, heating and steam cleaning facilities, all of which washing operations shall be within a building.
- (4) Auto repair garages where all work is conducted inside the building.
- (5) Exterminating companies.
- (6) Fix-it shops, bicycle repairs, saw filing, lawn mower sharpening, retail only.
- (7) Frozen food lockers.
- (8) Rug cleaning shops.
- (9) Seed stores.
- (10) Taxis.