



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JUNE 16, 2026, 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. May 5, 2026 Special Meeting Minutes

Regular Agenda


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

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 June 10, 2026 at 12:30 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, MAY 05, 2026**

MINUTES

Call to Order

Meeting called to Order at 6:01 p.m. by Chairman May.

Roll Call

PRESENT

Chairman Tim May
Vice Chairman David Gilmore
Commissioner Brenda Kihl
Commissioner Tony Martinez

ABSENT

Commissioner Dustin Jensen
Commissioner Collin Johnson
Commissioner Bill Nippert

ALSO PRESENT

Kaitlyn Cerney, 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 interest.

Public Comment

No Public Comment.

Consent Agenda

1. February 17, 2026 Meeting Minutes

Motion to accept the minutes as presented made by Commissioner Kihl, Seconded by Commissioner Martinez.

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

Regular Agenda

2. Discuss, consider and act on a final plat for the 104 Carlisle-Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S. Lake Dallas Drive.

Ms. Chaudoir gave an overview of the project and Paul Bosco, property owner, answered questions. The utility and temporary construction easements are by separate instrument.

Some drainage comments are still pending DART approval. The current flow rates from the pipes under the tracks on Carlisle have been requested but not received from LCMUA or Lake Dallas. Discharge level will be equal to or higher than the 100-year flow to the ditch. The pond may be larger if needed and the easements may be affected.

Motion to recommend approval as submitted, contingent on acceptance of the Stormwater Plan, made by Vice Chairman Gilmore, Seconded by Commissioner Martinez.

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

3. Discuss, consider and act on a final plat of Lots 2A & 2B, Block A, Lennon II Addition, being 1.258 acres out of the M.E.P. and P.R.R. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3000 block of FM 2181.

Ms. Chaudoir explained the proposal for splitting Lot 2 into Lots 2A and 2B to allow for the construction of 2 separate stand-alone businesses.

Commissioner Kihl expressed concern about circulation flow between the 2 proposed buildings. The Commission and Ms. Chaudoir discussed the traffic flow on the proposed and existing lots. Chairman May expressed concerned that the acreage did not match the preliminary plat and if the size of the lot was buildable.

Motion made to recommend approval based on successful resolution of Half comments and lot size discrepancies by Vice Chairman Gilmore, Seconded by Commissioner Martinez.

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

4. Discuss, consider and act on a site and landscape plan for Lot 2B, Block A, Lennon II Addition, being 0.644 acres out of the M.E.P. and P.R.R. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3080 block of FM 2181.

Ms. Chaudoir stated Halff comments had been received and passed to the applicants. Previous comments appeared resolved.

Harvey Lusk, 105 Northfield Circle, the applicant for the HTeaO ground lease, is not aware of any comments. The business will be a standalone, less than 2000 square foot building with a drive through but no internal seating. The lot is overparked and the building will match the shopping center next door.

Chairman May expressed concern about compliance with the landscape ordinance on the medians and endcaps. Ms. Chaudoir will verify prior to Council.

Motion made by Commissioner Kihl to recommend approval with satisfaction of all Halff comments including drainage, landscape ordinance compliance, and fire review as applicable. Seconded by Vice Chairman Gilmore.

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

5. Conduct a Public Hearing and discuss, consider and act on a request regarding an ordinance for the issuance of a Special Use Permit requested by Take 5 Properties SPV LLC. on behalf of Victory at Hickory Creek, LLC to allow oil change, windshield wiper, air filter services and other ancillary fluid exchanges at 3080 FM 2181, otherwise known as Lennon II Addition, Blk A, Lot 2A, Town of Hickory Creek, Denton County, Texas.

Public Hearing opened at 6:59 p.m.

Andrew Barkley, Take 5, 440 S. Church Street, Charlotte NC, stated the business proposed is a 3 bay quick oil change on lot 2A. Typical business hours are 7am to 8pm Monday through Saturday and 9am to 5pm Sundays. Customers remain in the car with services typically taking 10 minutes. The air compressor is usually the noisiest piece of equipment and is not available to the public. Services provided do not require vehicles to remain in the lot overnight. There are 1200 locations in 43 states.

Charlie Ortiz, 326 Glen Lane, thought a proposed Special Use Permit should be about more than an oil change use operating in the neighborhood. He feels issuing a special use permit sets a precedent and wondered when the issuance of special use permits will end for businesses wanting to enter the neighborhood. The compressor noise will depend on the size and placement of the unit. He and his wife live behind the proposed location where they enjoy outdoor living with their pool and entertain frequently. They enjoy living in a Tree City and are opposed to this use in the neighborhood. There are 3 or 4 established businesses down the road that provide the same service.

Ramon Cinco, 141 Lennon Drive, directly behind the location, stated he was against the Special Use proposal for Take 5. One of his concerns is the noise: the cars will drive into the bay and idle while the work is performed. The bays are a more open environment for noise to escape. The EPA recommends a 55-decibel noise level near

residential areas, ensuring a good environment and health in the home. The location is about 200 feet from the property line and the chance of the noise levels exceeding the recommended level is high. He is sure the business has safeguards in place for the release of acids and residues but is a concern for the environment and safety as well as possible runoff to nearby waters.

Denine Taylor, 142 Lennon Drive, stated the SUP is the exact same type of business turned down by Council in the zoning request. The chamber was previously filled with residents who felt it did not add value to the neighborhood, and they had hoped that they could lean on best practices from nearby towns, such as Corinth who does not allow automotive uses within 300 feet of a residential fence line. The proposed business would be 75 feet or less and, since noise does not travel in a straight line, it would still impact people on the first street especially. Most automotive services are in front of or next to more industrial areas, not backed up to residences. She feels it is the same conversation, just a different pathway. She presented photos from the front of her house showing the fence line and the proximity of the shop to the homes. The bays would be taller, even with a fence, and there is something unattractive about bays on the side. When they bought the home, they were comfortable with the C-1 zoning but the automotive use would change it to C-2.

Scott Leavelle, 142 Lennon Drive, stated the photos were from the front of his home with Denine. They just added a 1000-foot addition to their home with 2 patios and a putting green, so they were expecting to spend a lot of time outdoors. In addition to the noise previously mentioned, he wanted to mention the smell of the oil that would drift over. There would also be the sight of the large oil can, not just on the sign but on the building out front. He measured and there are 3 lube centers within 3/10ths of a mile from the location. There is plenty of industrial going on. The other building looks nice with good color and elevations, not industrialized. It is more of a neighborhood, community area without industrialization. They want to keep that area as a nice community. Corinth has C-1 and C-2 right across the street from Parkridge. There are a lot of absentees from their 109-home community, but he is sure a whole lot more people will be at City Council. This has already been voted down, and the discussion has already been had. With splitting the lots, dumpsters and grease traps must also be considered. A gas station will go in on the corner, and it is hoped that its elevation and aesthetics will match the existing building. It is not a good location, and they would like to keep the restaurants so they can drive their golf carts over to spend their money. No one will leave their car at Take 5 to go to HTeaO: they will just complete their service and leave the area.

Joshua Stroud, 201 Nora Lane, stated his property does not back up to the location but he is there to support his neighbors. A lot of the points they have made are fantastic and valid but, when Council denied the zoning change, he began noticing the Take 5s including the one in Flower Mound. He noticed that it was in a good spot with no houses backed up to it, in a commercial district with various warehouse type shops, right off the road with surrounding commercial development. He is a patron of Take 5 and feels they provide a great service but there are concerns about placing it close to residential property lines with children, pets and families trying to enjoy their outdoor

space. Most folks appreciate the environment of Hickory Creek, different from many other suburbs because it feels like nature is embraced with the lake close by and the trees. Good decisions have been made in the past. He opposes the use and hopes the affected neighbor's comments are taken into consideration.

Chairman May confirmed with Ms. Chaudoir that notices had been sent and asked if further comments had been received. Letters were received from several neighboring businesses in support and were included in the packet.

Public hearing closed at 7:20 p.m.

Vice-Chairman Gilmore asked Mr. Barkley for the exact distance between the building and the lot property lines. It was approximated at 105 to 110 feet. The service bays will be facing east to west, and engines are turned off in the bays during service. Cars would only idle while waiting and the neighboring HTea0 would also have cars idling in a drive through. Vice-Chairman Gilmore asked about the disposal process: each pit has a place for oil filter drainage then the used oil is pumped from the tray into a steel tank within the building for holding before recycling pick up, typically once a week. All state and federal laws are complied with and the water going into the sanitation system is treated in an interceptor, so oil is not released as required in all jurisdictions. The air compressor is in back equipment room of the shop. There is no additional sound insulation, only what is required by code. The building is designed to match the existing structures. There are trees and shrubbery on south side as a buffer. There is no access overlap with the neighboring building except at the fire lane.

Vice-Chairman Gilmore asked for the rationale for this particular location. Mr. Barkley responded that they liked being in retail areas close to residences for patron convenience. The next closest location is approximately 1/2 mile away. There is a proposed gas station at the corner lot with an auto use. Ms. Chaudoir explained that the gas station was one of the uses envisioned for the corner lot but was not definite and not part of the zoning.

Commissioner Martinez asked if tire rotations were part of the services offered. The location will only do oil changes, coolant top off, washer fluid, filters and wipers. They do not do tires or transmission service other than possible fluid top off. In response to Commissioner Kihl's questioning, Mr. Barkley explained the original business started in 1986 as Rapid Lube in Louisiana before acquisition, becoming Take 5 in the early 2000s. Other than a very old location in Georgia, the locations closed in the last couple of years were primarily to modernize or so new locations could be built.

Chairman May and Vice-Chairman Gilmore discussed the Lot 2 split to accommodate the Special Use Request and a full lot was not necessary for HTeaO. Commissioner Kihl also stated the developer mentioned drive through businesses were more attractive for tenant acquisition. Vice-Chairman Gilmore confirmed the item would still be sent to council if the proposal were denied and that a super majority for approval would be required from them.

Motion to submit a recommendation of approval to Council made by Vice Chairman Gilmore, Seconded by Commissioner Kihl.

Voting Yea: Commissioner Kihl, Commissioner Martinez.

Voting Nay: Vice Chairman Gilmore. Motion passed.

Adjournment

Meeting adjourned at 7:38 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



AGENDA INFORMATION SHEET

Project Name: Victory Hickory Creek Rezoning

Meeting Date: June 16, 2026

Agenda Item: 2

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

Previous Action/Review:

Date	Request	Meeting	Result
8/24/20	Annexation	Town Council	Approved Ordinance 20-08-856
8/24/20	Zoning Designation	Town Council	Approved Ordinance 20-08-857
8/5/24	Lennon II Preliminary Plat	Town Council	Approved
8/5/24	Lot 3 Final Plat	Town Council	Approved
1/27/25	Lot 9 Final Plat	Town Council	Approved
9/15/25	Zoning Amendment	Town Council	Ordinance Change Denied
5/11/26	Lots 2A & 2B Final Plat	Town Council	Approved
6/16/26	Zoning Amendment	PnZ	
6/22/26	Zoning Amendment	Town Council	

Summary:

In the original Lennon Creek PD, Ordinance 20-08-856, the upper 10 acre tract of land along FM 2181 was designated as C-1 - Commercial. A preliminary plat for the Lennon II Addition was approved in 2024 showing 9 lots. Final plats for the individual lots are being done separately. To date, final plats for lots 3, 9, 2A and 2B have been approved.

Primarily, Victory Hickory Creek Development is proposing a modification of the Chapter 14, Article XXIV Vehicle Parking Regulations, Section 4 standards regarding parking space requirements for nonresidential uses, reducing the requirement from 1 space per 200 square feet of floor area to 1 space per 250 square feet. Minimum green space on Lot 3 shall not be less than 12% as approved August 5, 2024.

TOWN OF HICKORY CREEK, TEXAS
ORDINANCE NO. 2026-06-_____

AN ORDINANCE OF THE TOWN COUNCIL OF HICKORY CREEK, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE TOWN BY AMENDING AN EXISTING PLANNED DEVELOPMENT ORDINANCE NO. 2020-08-857 FOR APPROXIMATELY 10.22 ACRES OF LAND ; PROVIDING REVISED DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PENALTY AND ENFORCEMENT CLAUSE; 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, the developer of 10.22 acres of land described on Exhibit "A" attached hereto and incorporated herein (the "Property"), has requested an amendment to Ordinance No. 2020-08-857.

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 adoption of the amendment to the Comprehensive Zoning Ordinance 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, including the character of the Property and its suitability for particular uses and development, with a view of encouraging the most appropriate use of the Property, the Town Council made a finding that the rezoning approved hereby accomplishes such objectives; and

WHEREAS, the Town Council has determined that there is a necessity and need for the change in zoning and that the proposed change is consistent with the Comprehensive Land Use Plan of the Town.

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
AMENDMENT

Planned Development District Ordinance No. 2020-08-857 is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, definitions, phrases, and words are not amended and are hereby ratified and affirmed:

- A. The development standards for the Property as established in Planned Development Ordinance No. 2020-08-857 are being repealed and replaced with the development standards set forth on the attached Exhibit “B” and are incorporated herein by reference as if copied in their entirety. Such development standards shall be adhered to in carrying out the development of the Property in accordance with this Ordinance and shall individually and collectively constitute conditions precedent to the granting of any Certificate of Occupancy and building permit for all structures within this Planned Development.
- B. The development standards for the remainder of the property zoned by Ordinance No. 2020-08-857 otherwise remain unchanged.

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. It shall be unlawful for any person, firm, or corporation to make sure of said premises in some manner other than as outlined by this Ordinance.

SECTION 5
ZONING MAP

The Town Secretary is hereby directed to mark and indicate on the official Zoning District Map of the Town the zoning change herein made.

SECTION 6
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 7
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 8
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 9
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 10
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 11
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 12
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 25th day of August, 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

Exhibit A
Legal Description

Being a 10.22 acre tract of land out of the M. E.P. & P. R.R. Co. Survey, Abstract No. 915, situated in the Town of Hickory Creek, Denton County, Texas, being the remainder of a called 10.22 acre tract of land conveyed to Victory At Hickory Creek, LLC by deed of record in Document Number 2024-109434 of the Official Records of Denton County, Texas, also being all of Lennon II Addition, Lot 3, Block A, a subdivision of record in Document Number 2025-42 of the Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TXDOT monument found in the south right-of-way line of Teasley Drive (F.M. Road 2181 – right-of-way width varies), being the southeast corner of a called 1.0852 acre tract of land conveyed as Parcel 115 to State of Texas by deed of record in Document Number 2010-58857 of said Official Records, also being the southwest corner of a called 0.7892 acre tract of land conveyed as Parcel 120 to State of Texas by deed of record in Document Number 2010-103394 of said Official Records, and being the northeast corner of said 10.22 acre tract;

THENCE, S01°24'30"E, leaving the south right-of-way line of Teasley Drive, along the east line of said 10.22 acre tract, a distance of 259.73 feet to a mag nail set in a stone retaining wall at the northeast corner of Block B of Lennon Creek Addition, a subdivision of record in Document Number 2021-445 of said Plat Records, being the southeast corner of said 10.22 acre tract;

THENCE, S88°33'59"W, along the north line of said Block B of Lennon Creek Addition, being the common south line of said 10.22 acre tract, and in part being the common south line of said Lennon II Addition, Lot 3, Block A, a distance of 1,523.60 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of Parkridge Drive (right-of-way width varies), being the common east line of a called 0.4564 acre tract of land conveyed as Parcel 5 to City of Corinth by deed of record in Document Number 2011-73088 of said Official Records, being the northwest corner of said Block B of Lennon Creek Addition and the southwest corner of said 10.22 acre tract;

THENCE, along the east right-of-way line of Parkridge Drive, being the common west line of said 10.22 acre tract, in part being the common east line of said Parcel 5, and in part being the common east line of said Parcel 115, the following five (5) courses and distances:

1. Along a non-tangent curve to the left, having a radius of 1,530.00 feet, a chord bearing of N18°32'53"W, a chord length of 21.34 feet, a delta angle of 00°47'56", an arc length of 21.34 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. Along a reverse curve to the right, having a radius of 590.50 feet, a chord bearing of N15°23'14"W, a chord length of 73.34 feet, a delta angle of 07°07'15", an arc length of 73.39 feet to a 5/8 inch iron rod with illegible yellow plastic cap found;
3. Along a reverse curve to the left, having a radius of 309.50 feet, a chord bearing of N17°22'40"W, a chord length of 59.87 feet, a delta angle of 11°06'03", an arc length of 59.96 feet to a 5/8 inch iron rod with yellow plastic cap stamped "TNP" found;

4. N22°58'09"W, a distance of 135.67 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. N25°23'11"W, a distance of 21.95 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the southwest end of a cutback line at the intersection of the east right-of-way line of Parkridge Drive and the south right-of-way line of Teasley Drive;

THENCE, N38°04'38"E, along said cutback line and the common northwest line of said 10.22 acre tract, a distance of 17.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast end of said cutback line;

THENCE, S89°41'51"E, along the south right-of-way line of Teasley Drive, being the common south line of said Parcel 115, also being the common north line of said 10.22 acre tract, in part being the common north line of said Lennon II Addition, Lot 3, Block A, a distance of 1,612.70 feet to the **POINT OF BEGINNING** and containing an area of 10.22 acres (445,175 square feet) of land.

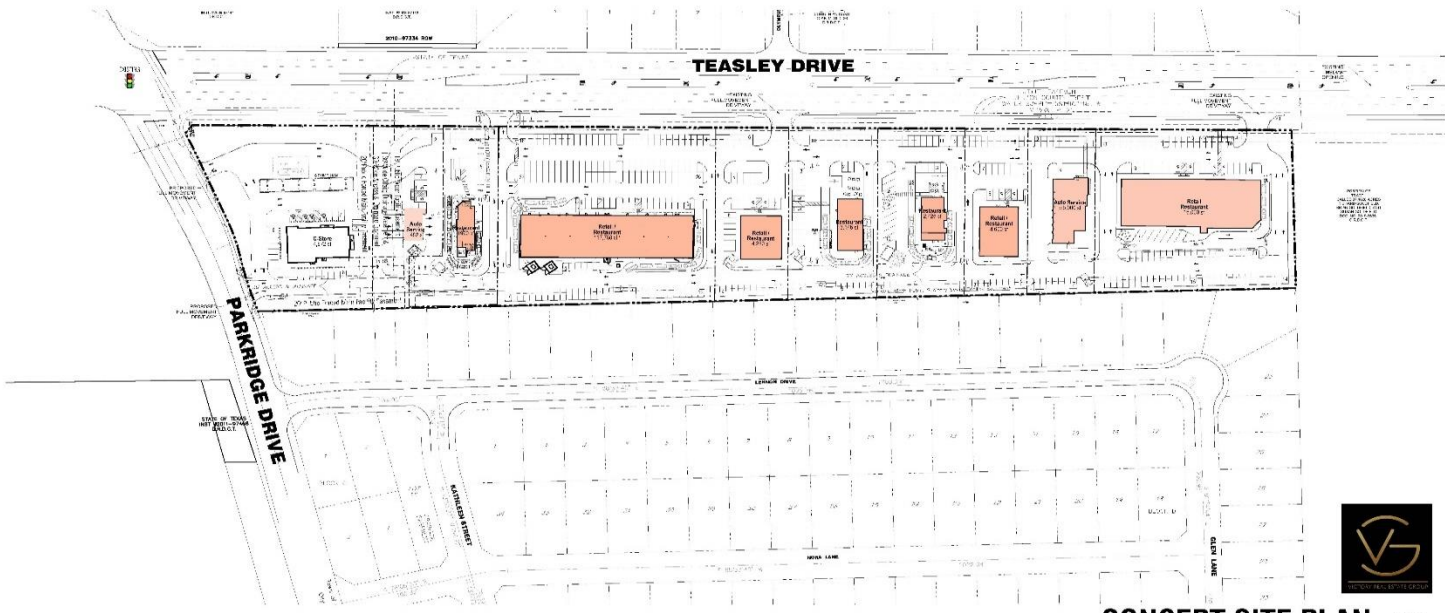
Exhibit B
Planned Development Standards

The Southeast corner of Teasley Drive and Parkridge Drive Zoned C-1 is a single lot with a maximum area of 60,000 square feet. The balance of the Property may be subdivided into a maximum of 10 lots.

All standards applicable to the C-1 Commercial District shall apply to the Property, including but not limited to permitted uses, building height, setbacks, lot coverage, and landscaping, unless modified herein.

- Parking shall be one (1) parking space per 250 square feet of gross building area, within a single or multi-tenant building regardless of the specific tenant mix.
- The minimum required landscape or open space area for Lot 3 shall not be less than twelve percent (12%).

Exhibit C Conceptual Site Plan



CONCEPT SITE PLAN



THIS PLAN IS A CONCEPTUAL SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.



AGENDA INFORMATION SHEET

Project Name: Commission Chairman and Vice Chairman appointment

Meeting Date: June 16, 2026

Agenda Item: 3

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

Background:

During the meeting, all members present will be given an officer appointment ballot. To select the Chairman and Vice Chairman, rank the candidates 1 – 7 with 1 being your first choice, 2 being your second choice, etc. The member with the lowest total is elected Chairman and the second lowest total Vice Chairman. Please score every candidate without leaving any blanks. There are no write in candidates.

If you do not wish to serve as an officer, please inform the board secretary to withdraw your name from consideration.

The 2026 PnZ Board members are:

Place 1 Dustin Jensen

Place 2 Tony Martinez

Place 3 Brenda Kihl

Place 4 Bill Nippert

Place 5 Collin Johnson

Place 6 Tim May

Place 7 David Gilmore