



**NOTICE OF
REGULAR MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
MONDAY, AUGUST 25, 2025, 6:00 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

Presentation of Awards

1. Hunter Lewis
2. Thomas Nesbitt
3. Former Board Members

Items of Community Interest

Pursuant to Texas Government Code Section 551.0415 the Town Council 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 Town Council on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the Town Council 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 Town Council. 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 Town Council.

- [4.](#) July 2025 Council Meeting Minutes
- [5.](#) July 2025 Financial Statements.

Regular Agenda

6. Ceremonial Oath of Office and Presentation of Badge to Officer Nate Brewer and Officer Zach Peterson.
- [7.](#) Conduct a public hearing and discuss, consider and act on ordinance amending its comprehensive zoning ordinance and official zoning map by amending an existing planned development Ordinance No. 2020-08-857 for that certain tract of land legally described as A0915a M.E.P. & P.R.R. TR 15 (pt), 10.22 acres of land located in the 3000 Block of FM 2181; and establishing revised development standards.
- [8.](#) Consider and act on a site and landscape plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.
9. Consider and act on authorizing the Mayor of the Town of Hickory Creek, Texas, to execute a municipal solid waste and recycling collection agreement by and between the Town of Hickory Creek, Texas and Allied Waste Systems, Inc. D/B/A Republic Services of Lewisville.
- [10.](#) Consider and act on acceptance of medical rates from Cigna; dental, vision, life, accidental death, short term disability and long term disability from MetLife; first responder support from Responder Health and a supplemental benefit for an employees' household from New Benefits for employee coverage for Fiscal Year 2025-2026.
- [11.](#) Conduct a public hearing regarding the 2025-2026 Town of Hickory Creek Fiscal Year Budget.
- [12.](#) Consider and act on an ordinance of the Town Council of the Town of Hickory Creek adopting and approving the budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026; providing for expenditure of funds, providing for filing of budget and ordinance.
13. Consider and act on October 11, 2025 as the date for the grand opening event for the amphitheater, Hickory Creek's First Stage.

Executive Session

In accordance with Texas Local Government Code, Chapter 551, the Town Council will convene into executive session to discuss the following matters.

Section 551.071

Consultation with attorney on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, or on matters pertaining to pending or contemplated litigation.

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

Section 551.074

Personnel matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

15. Town Manager

Reconvene into Open Session

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

Future Agenda Items

The purpose of this section is to allow each Council Member the opportunity to propose that an item be added as a business item to any future agenda. Any discussion of, or a decision about, the subject matter shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Adjournment

The Town Council 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, Kristi Rogers, Town Secretary, for the Town of Hickory Creek certify that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on August 21, 2025 at 3:00 p.m..

A handwritten signature in cursive script, appearing to read "Kristi Rogers", written over a horizontal line.

Kristi Rogers, Town Secretary
Town of Hickory Creek

**REGULAR MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
MONDAY, JULY 28, 2025**

MINUTES

Call to Order

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

Roll Call

The following members were present:

Mayor Lynn Clark

Mayor Pro Tem Paul Kenney

Councilmember Randy Gibbons

Councilmember Nick Wohr

Councilmember Chris Gordon

Councilmember Ian Theodore

Also in attendance:

John M. Smith, Jr., Town Manager

Kristi K. Rogers, Town Secretary

Carey Dunn, Chief of Police

Alex Crowley, Town Attorney

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

Mayor Clark led the Pledge of Allegiance to the U.S. and Texas Flags.

Invocation

Mayor Pro Tem Kenney gave the invocation.

Presentation of Awards

1. Lake Cities 4th of July Parade Float

Mayor Clark announced the Town of Hickory Creek placed 2nd in the Lake Cities 4th of July Parade & Float Contest.

Items of Community Interest

There were no items of community interest.

Public Comment

John Grosskopf, 131 Oakwood Lane, stated he was denied his right to speak for three minutes per agenda item at last month's town council meeting, which violated the town ordinance and the Texas Opening Meetings Act. Current town ordinance, which was replaced earlier tonight, did specifically allow three minutes per agenda item. He wishes to reclaim his legally allowed three minutes for the agenda items from last month's meeting.

Town of Hickory Creek

July 28, 2025

Page 2

He would like the council to be aware there are likely unintended consequences regarding the action taken on agenda item 7 tonight. He also has very deep concerns regarding the telescope project he brought to the council. At no point did he tell anyone here's the project, take it over from here. There was an expectation that he would be involved along with the University of North Texas Astronomy Department. This is not a casual project, it is a highly scientific instrument and needs expert input.

Tienne Duysak, 217 Deerpath Road, stated she has lived here for over twenty years. The Town Council all know who she is, and they do not like her because her property floods every time it storms since the Town built a "slide" years ago. Water pours onto her property. She has sent letters with pictures and not once has anyone come to talk to her. She doesn't understand but apparently, she and her neighbors are less than because it seems like government funding is available to help others. Her house is worth nothing. Where is the Town council's integrity?

Ron Furtick, 1500 Turbeville Road, stated he has experienced authoritarian governance for the last 20 years as a resident of the Town of Hickory Creek. He believes his real estate assets are currently being targeted by attempting to breach the contractual agreement giving a designation of preexisting nonconforming use on his property allowing him to continue his business in the future. He received a letter from the town attorney essentially revoking his nonconforming use, requiring him to make improvements to the trailer park. He was given only ten days to complete the permitting process and do all the construction. This can only be viewed as harassment. If the Town Council truly wants the land that should be used as a downtown area as a permanent trailer park, he will expand the park to cover the entire property, tripling the number of tenants and his cash flow. The cost and efforts to develop the mobile home park are very minimal compared to the design, finance and construction of a walkable downtown area. He needs his mixed-use zoning and to work with the council to accomplish creating a walkable downtown area which has always been his preference.

Gloria Furtick, 1500 Turbeville Road, stated she is curious if the taxpayers know the Town Council is throwing away their tax money on frivolous litigation and harassment efforts by assaulting personal property rights, destroying future economic growth, job opportunities, eliminating the potential of prosperity in a wonderful little town. Her husband has worked with the town for three decades, investing many hundreds of thousands of dollars to create a walkable downtown area. Instead of thanking him for his efforts her husband has been sued, resulting in needless pain and suffering that is completely pointless. The new rules limiting each person a total of three minutes to express their opinion is not only an oppression of speech and citizen's opinion, but also illegal. Suppressing the speech rights of citizens is a serious violation of the Texas Open Meetings Act.

Consent Agenda

2. June 2025 Council Meeting Minutes
3. June 2025 Financial Statements
4. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas approving the 2025 annual update to the service and assessment plan and assessment roll for Hickory Creek Public Improvement District No. 1 including the collection of the 2025 annual installments.

Town of Hickory Creek

July 28, 2025

Page 3

5. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas approving the 2025 annual update to the service and assessment plan and assessment roll for Hickory Creek Public Improvement District No. 2 including the collection of the 2025 annual installments.
6. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas approving the 2025 annual update to the service and assessment plan and assessment roll for Hickory Farms Public Improvement District including the collection of the 2025 annual installments.
7. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas, amending the Hickory Creek Code of Ordinances through the amendment of Article 1.11 Town Council Meetings, Section 1.11.001 Rules for Decorum to read as follows; and the amendment of Article 1.07 Boards and Commission, Section 1.07.003.
8. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas ("TOWN") suspending Oncor Electric Delivery Company LLC's proposed effective date of July 31, 2025, for ninety days in connection with Oncor's statement of intent to increase rates filed on or about June 26, 2025; requiring the reimbursement of municipal rate case expenses; authorizing participation in the coalition of similarly situated cites; authorizing intervention and participation in related rate proceedings; authorizing the retention of special counsel.
9. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas designating the Denton Record Chronicle as the official newspaper for the Town of Hickory Creek, Texas.
10. Consider and act on authorizing the Mayor to execute an interlocal agreement with Span, Inc. for transportation services and reimbursement.
11. Consider and act on authorizing the Mayor to execute an Additional Services Confirmation to the Green Ribbon Agreement approved by the Town Council on November 25, 2024.
12. Consider and act on granting a waiver from an appeal of a decision of the Town Building Official denying an application for a sign permit submitted by Walmart, 1035 Hickory Creek Blvd, Hickory Creek, Texas that fails to comply with Hickory Creek Code of Ordinances, Chapter 3: Building Regulations, Article 3.08 Signs. Section 3.08.010(b).

Councilmembers Gibbons and Theodore requested item 7 be pulled from the consent for separate discussion.

Motion made by Councilmember Gibbons to approve items 2-6 and 8-12 as presented,
Seconded by Councilmember Theodore.

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

Alex Crowley, Town Attorney, provided an overview of the amendment to the Code of Ordinances regarding item 7.

Motion made by Mayor Pro Tem Kenney to approve consent agenda item 7 as presented, Seconded by Councilmember Wohr.

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

Voting Nay: Councilmember Gibbons. Motion passed.

Regular Agenda

13. Ceremonial Oath of Office and Presentation of Badge to Officer Nate Brewer and Zach Peterson.

Officer Nate Brewer and Officer Zach Peterson were not present.

14. Presentation from Pam Gutierrez, Denton County MHMR, Executive Director, regarding funding request.

Pam Gutierrez provided an overview of the funding request, services provided by Denton County MHMR Center and answered questions from the Town Council. During the 2024 Fiscal Year, 1,008 services were provided to Hickory Creek residents.

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

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

Bobby Mendoza, EVP, Real Estate, Victory Group, provided an overview of the development.

Mayor Clark called the public hearing to order at 7:05 p.m.

Scott Leavelle, 142 Lennon Drive, stated he is the Assistant Building Official for the City of Grapevine and everything that is built in Grapevine comes across his desk for review. In Grapevine, the proposal before council tonight would be denied on arrival, never going before the planning and zoning commission or the council. He is amazed it was approved at P&Z without a landscape plan. The development is going from nine to ten buildings to include a lube center and a brake shop making it an industrial park. Taxpaying citizens expected a nice quality commercial development not a stinky, ugly industrial lube center and brake shop. The goal post should not be moved to include the lube center and brake shop.

Denine Taylor, 142 Lennon Drive, stated she loves Hickory Creek, it's so beautiful and wants to keep it that way as much as possible. A map of Take 5 locations in one region of the DFW Metroplex shows none of the locations back up to a neighborhood. Take 5 operates six days a week, 13 hours a day, plus Sundays. She did not investigate the brake shop, but it can't be a better scenario.

There is negative effects to home values and environmental concerns as well. Take 5 is already being advertised as a tenant and she hopes a decision has not been promised or made to the developer.

The developer purchased the property knowing the dimensions, the zoning, and the potential. Two automotive centers will be a deterrent for other retailers. The Town Council should take into account what the citizens want.

Barbara Johns, 123 Lennon Drive stated the first time she came to Hickory Creek she knew this was where she wanted to live. It is a beautiful little community. Her house backs up to the lot and she knew it was going to be a retail development. Eight trees were planted along the back fence. A lot of money was put into the backyard to enjoy and now she is worried about the unpleasant noises from the automotive shops.

Mark Johns, 123 Lennon Drive, stated he is against the zoning and hopes this is not a rubber stamp meeting due to the signage on the front of the property. There are five businesses providing the same services along Swisher Road within one mile. It should not be the position of the Town Council or Planning and Zoning to make the developer's land work for them to be as profitable as possible. The citizen should be number one in the consideration of the zoning. The planned development originally was nine lots and now it is ten. He bought his home knowing there would be retail development. The developer should not be granted concessions because they knew the zoning when the property was purchased.

Joshua Stroud, 201 Nora Lane, stated he does not back up to the development but is here to show his support to the other Lennon Creek residents. He opposes the proposed amendments to the ordinance. When buying a home, he heard great things about Hickory Creek, and he continues to see great things from the communications the Town sends to residents. This part of the community should not be industrialized when these types of services are already offered. Automotive services are not typically quiet. He thinks the council will make the right decision, putting residents first and for the future potential of the community.

Ron Furtick, 1500 Turbeville Road, stated the problem with authoritarian governance is it tends to bully and attacks citizens it perceives as weak and anyone that attempts to hold it accountable. His political campaign for a town council seat was an attempt to hold this administration accountable so its desire to destroy his business and run his tenants out of town is understandable. It is completely illegal and morally bankrupt. If the town wins the first round of the upcoming battle, fifty families will lose their homes, but the park will be rebuilt, and the citizens of Hickory Creek will not receive a walkable downtown and be doomed to higher property taxes and a stagnant economy because the Town Council decided to abandon its contractual obligations on his propriety. He will be forced to sue for breach of contract and thirty years of harassment. You cannot build a white tablecloth environment with buildings that have drive thru areas.

Bond Ortiz, 326 Glen Lane, stated she moved here because it was quiet and knew that commercial would be developed, but it would not include things that shake, rattle and roll all day long. It seems this is rubber stamped and she hopes that isn't the case. She respectfully asks that the change be denied.

Gloria Furtick, 1500 Turbeville Road, stated Texas State Law stipulates that a town council cannot create laws that limit the citizens' speaking rights under the Texas Open Meetings Act. Suppressing the speech rights of the town citizens is serious.

She applauds Councilmember Theodore and Councilmember Gibbons for what they said about the citizen's right to speak. She urged council to reconsider their positions on turning this lovely town into an industrial town.

Tienne Duysak, 217 Deerpath Road, stated noise travels and it will be a nightmare for the houses near the development. She experiences noise from the Whataburger speaker box when a north wind blows. Sound is a big deal.

Cipriano Ortiz, 326 Glen Lane, stated he has poured substantial money into his backyard to create an environment for family members and church members to enjoy. He wants to be able to continue inviting people to his home to enjoy the lovely neighbors and community. He realizes the town will expand and grow. He hopes citizens' voices are considered and heard when the council is making decisions.

Ramon Cinco, 141 Lennon Drive, stated he has lived in Hickory Creek for six years, first in an apartment and then purchased his home so he could stay in the place he loves and has gotten to know. He is concerned with the development due to the very tall building and the concrete wall which has taken away from the tranquility of the backyard and he would like for the Town Council to make the right choice for the citizens.

With no one else wishing to speak, Mayor Clark closed the public hearing at 7:31 p.m.

Bobby Mendoza, EVP, Real Estate, Victory Group, answered questions from the Town Council.

Motion made by Councilmember Gibbons to table agenda item 15 until August 25, 2025, Seconded by Councilmember Gordon.

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

16. Consider and act on a site and landscape plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.

John Smith, Town Manager, provided an overview to the Town Council and answered questions from the Town Council.

Bobby Mendoza, EVP, Real Estate, Victory Group, answered questions from the Town Council.

Motion made by Councilmember Gordon to table agenda item 16 until August 25, 2025, Seconded by Councilmember Theodore.

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

17. Consider and act on bids submitted for BID# 2025-01, IH35E Green Ribbon Project CSJ:019-01-119 at Turbeville Road.

Motion made by Councilmember Gordon to award Bid#2025-01, IH35E Green Ribbon Project to Central North Construction, LLC in the amount of \$728,984.50, Seconded by Mayor Pro Tem Kenney.

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

18. Consider and act on allocating funds to enter into a lease with the U.S. Army Corps of Engineers for Oakland Park.

Motion made by Councilmember Theodore to approve allocating funds to enter into a lease with the U.S. Army Corps of Engineers for Oakland Park in an amount not to exceed \$65,000.00, Seconded by Councilmember Wohr.

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

Executive Session

In accordance with Texas Local Government Code, Chapter 551, the Town Council convened into executive session at 8:44 p.m. to discuss the following matters.

Section 551.071

Consultation with attorney on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, or on matters pertaining to pending or contemplated litigation.

Section 551.072

Deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

19. Real property generally located North of Strait Lane, East of Sycamore Bend Road, South of Turbeville Road and West of Interstate 35 East.

Section 551.074

Personnel matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

20. Review of individual employees' performance.

Reconvene into Open Session

The Town Council reconvened into open session at 11:55 p.m.

Town of Hickory Creek

July 28, 2025

Page 8

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

Motion made by Councilmember Gordon to direct the Town Administrator to take action as directed in executive session, Seconded by Councilmember Wohr.

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

Regular Agenda Continued

22. Discussion regarding viable options for future revenue sources.

No discussion was held.

23. Discussion regarding the preliminary 2025-2026 Fiscal Year Budget.

Discussion was held regarding the preliminary 2025-2026 Fiscal Year Budget.

Future Agenda Items

There were no future agenda items.

Adjournment

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

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

The meeting did then stand adjourned at 12:04 a.m.

Approved:

Attest:

Lynn C. Clark, Mayor
Town of Hickory Creek

Kristi K. Rogers, Town Secretary
Town of Hickory Creek

Town of Hickory Creek
Balance Sheet
As of July 31, 2025

	<u>Jul 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA - Animal Shelter Fund	28,407.25
BOA - Drug Forfeiture	85,832.76
BOA - Drug Seizure	11.64
BOA - General Fund	63,123.71
BOA - Parks and Recreation	214,327.41
BOA - Payroll	510.00
BOA - Police State Training	5,192.86
Logic 2020 CO's	641,867.13
Logic Animal Shelter Facility	11,107.69
Logic Coronavirus Recovery Fund	54,634.45
Logic Harbor Ln-Sycamore Bend	93,208.58
Logic Investment Fund	8,746,197.27
Logic Turbeville Road	110,025.00
Total Checking/Savings	<u>10,054,445.75</u>
Accounts Receivable	
Municipal Court Payments	6,363.67
Total Accounts Receivable	<u>6,363.67</u>
Total Current Assets	<u>10,060,809.42</u>
TOTAL ASSETS	<u>10,060,809.42</u>
LIABILITIES & EQUITY	0.00

Town of Hickory Creek

Profit & Loss

July 2025

	Jul 25
Ordinary Income/Expense	
Income	
Ad Valorem Tax Revenue	
4002 M&O	3,145.74
4004 M&O Penalties & Interest	452.59
4006 Delinquent M&O	-1,341.48
4008 I&S Debt Service	1,495.58
4010 I&S Penalties & Interest	214.57
4012 Delinquent I&S	-677.51
Total Ad Valorem Tax Revenue	3,289.49
Building Department Revenue	
4102 Building Permits	16,350.08
4104 Certificate of Occupancy	500.00
4106 Contractor Registration	675.00
4124 Sign Permits	300.00
4132 Alarm Permit Fees	75.00
Total Building Department Revenue	17,900.08
Franchise Fee Revenue	
4214 Electric	1,044.74
Total Franchise Fee Revenue	1,044.74
Interest Revenue	
4330 General Fund Interest	4.53
4332 Investment Interest	36,921.28
Total Interest Revenue	36,925.81
Miscellaneous Revenue	
4502 Animal Adoption & Impound	230.00
4506 Animal Shelter Donations	150.00
4508 Annual Park Passes	848.10
4510 Arrowhead Park Fees	9,420.00
4530 Other Receivables	11,060.64
4536 Point Vista Park Fees	2,005.00
4550 Sycamore Bend Fees	5,396.60
4564 Task Force Forfeiture	21,436.32
4566 Interlocal Agreements	4,020.56
Total Miscellaneous Revenue	54,567.22
Municipal Court Revenue	
4602 Building Security Fund	27.00
4604 Citations	44,178.59
4606 Court Technology Fund	36.00
4608 Jury Fund	26.00
4610 Truancy Fund	1,300.36
4612 State Court Costs	21,535.48
Total Municipal Court Revenue	67,103.43
Sales Tax Revenue	
4702 Sales Tax General Fund	233,752.24
4706 Sales Tax 4B Corporation	33,393.18
4708 Sales Tax Mixed Beverage	4,153.41
4710 Hotel Occupancy Tax	1,799.57
Total Sales Tax Revenue	273,098.40
Total Income	453,929.17
Gross Profit	453,929.17
Expense	
Capital Outlay	
5010 Street Maintenance	585.29
5012 Streets & Road Improvement	126,952.16

Town of Hickory Creek
Profit & Loss
July 2025

	<u>Jul 25</u>
5022 Parks and Rec Improvements	13,384.64
5026 Fleet Vehicles	3,087.78
5032 Denton County TRIP22	302,414.73
Total Capital Outlay	446,424.60
General Government	
5202 Bank Service Charges	15.00
5206 Computer Hardware/Software	1,055.18
5208 Copier Rental	769.99
5212 EDC Tax Payment	33,394.18
5218 General Communications	471.00
5222 Office Supplies & Equip.	77.32
5224 Postage	100.33
5226 Community Cause	720.88
5228 Town Council/Board Expense	503.39
5230 Training & Education	45.00
Total General Government	37,152.27
Municipal Court	
5312 Court Technology	5,616.75
5318 Merchant Fees/Credit Cards	434.69
5322 Office Supplies/Equipment	24.97
5324 State Court Costs	70,198.76
5326 Training & Education	150.00
5332 Warrants Collected	153.53
Total Municipal Court	76,578.70
Parks and Recreation	
5408 Tanglewood Park	47.01
Total Parks and Recreation	47.01
Parks Corps of Engineer	
5432 Arrowhead	614.95
5434 Harbor Grove	20.89
5436 Point Vista	213.44
5438 Sycamore Bend	573.83
Total Parks Corps of Engineer	1,423.11
Personnel	
5502 Administration Wages	46,306.69
5504 Municipal Court Wages	12,655.20
5506 Police Wages	167,348.69
5507 Police Overtime Wages	9,159.98
5508 Public Works Wages	33,206.25
5509 Public Works Overtime Wage	218.65
5510 Health Insurance	25,461.13
5514 Payroll Expense	4,087.03
5518 Retirement (TMRS)	40,468.21
5520 Unemployment (TWC)	258.66
Total Personnel	339,170.49
Police Department	
5602 Auto Gas & Oil	4,803.70
5606 Auto Maintenance & Repair	20,638.03
5612 Computer Hardware/Software	10,858.85
5614 Crime Lab Analysis	136.69
5626 Office Supplies/Equipment	32.38
5630 Personnel Equipment	4,312.26
5636 Uniforms	289.00
5640 Training & Education	50.00
Total Police Department	41,120.91
Public Works Department	

Town of Hickory Creek
Profit & Loss
July 2025

	<u>Jul 25</u>
5706 Animal Control Supplies	14.07
5708 Animal Control Vet Fees	945.44
5710 Auto Gas & Oil	1,032.63
5714 Auto Maintenance/Repair	1,647.78
5718 Computer Hardware/Software	541.27
5724 Equipment Maintenance	1,142.80
5726 Equipment Rental	2,608.63
5728 Equipment Supplies	384.76
5734 Communications	950.82
5742 Uniforms	153.24
5748 Landscaping Services	5,000.00
Total Public Works Department	14,421.44
Services	
5804 Attorney Fees	13,860.20
5814 Engineering	19,403.28
5818 Inspections	486.00
5820 Fire Service	242,673.00
5822 Legal Notices/Advertising	46.80
5824 Library Services	165.90
5826 Municipal Judge	2,320.00
5828 Printing	1,188.12
5840 Denton County Dispatch	47,487.00
5846 Span Transit Services	1,866.60
5848 Recording Fees	399.00
Total Services	329,895.90
Utilities & Maintenance	
5902 Bldg Maintenance/Supplies	46,365.36
5906 Gas	148.33
5908 Street Lighting	3,989.85
5910 Telecom	359.29
5912 Water	1,278.60
Total Utilities & Maintenance	52,141.43
Total Expense	1,338,375.86
Net Ordinary Income	-884,446.69
Net Income	-884,446.69

Town of Hickory Creek
Budget vs. Actual Year to Date 83.30%
October 2024 through July 2025

	Oct '24 - Jul 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
Ad Valorem Tax Revenue			
4002 M&O	1,751,243.80	1,785,273.00	98.1%
4004 M&O Penalties & Interest	6,243.38	4,500.00	138.7%
4006 Delinquent M&O	-155.05	1,000.00	-15.5%
4008 I&S Debt Service	832,867.88	848,773.00	98.1%
4010 I&S Penalties & Interest	3,335.95	3,000.00	111.2%
4012 Delinquent I&S	-158.01	500.00	-31.6%
Total Ad Valorem Tax Revenue	2,593,377.95	2,643,046.00	98.1%
Building Department Revenue			
4102 Building Permits	204,764.51	275,000.00	74.5%
4104 Certificate of Occupancy	3,500.00	3,500.00	100.0%
4106 Contractor Registration	5,175.00	2,500.00	207.0%
4108 Preliminary/Final Plat	2,550.00	0.00	100.0%
4110 Prelim/Final Site Plan	15,500.00	0.00	100.0%
4112 Health Inspections	11,960.00	10,000.00	119.6%
4122 Septic Permits	250.00	2,000.00	12.5%
4124 Sign Permits	2,550.00	2,000.00	127.5%
4126 Special Use Permit	0.00	200.00	0.0%
4128 Variance Fee	2,042.00	1,500.00	136.1%
4130 Vendor Fee	325.00	550.00	59.1%
4132 Alarm Permit Fees	450.00	250.00	180.0%
Total Building Department Revenue	249,066.51	297,500.00	83.7%
Franchise Fee Revenue			
4214 Electric	162,025.88	225,000.00	72.0%
4216 Gas	97,116.41	90,000.00	107.9%
4218 Telecom	20,008.82	30,000.00	66.7%
4220 Solid Waste	47,371.62	65,000.00	72.9%
Total Franchise Fee Revenue	326,522.73	410,000.00	79.6%
Interest Revenue			
4330 General Fund Interest	55.55	25.00	222.2%
4332 Investment Interest	450,306.85	250,000.00	180.1%
Total Interest Revenue	450,362.40	250,025.00	180.1%
Interlocal Revenue			
4402 Corp Contract Current Year	18,912.96	64,215.00	29.5%
Total Interlocal Revenue	18,912.96	64,215.00	29.5%
Miscellaneous Revenue			
4502 Animal Adoption & Impound	7,397.00	23,500.00	31.5%
4506 Animal Shelter Donations	3,172.78	1,000.00	317.3%
4508 Annual Park Passes	33,756.70	30,000.00	112.5%
4510 Arrowhead Park Fees	43,856.00	40,000.00	109.6%
4512 Beer & Wine Permit	60.00	150.00	40.0%
4516 Corp Parks Fund Reserve	0.00	0.00	0.0%
4518 Drug Forfeiture	0.00	0.00	0.0%
4520 Drug Seizure	0.00	0.00	0.0%
4524 Fund Balance Reserve	0.00	3,322,563.00	0.0%
4526 Mineral Rights	389.21	500.00	77.8%
4530 Other Receivables	90,239.46	75,000.00	120.3%
4534 PD State Training	3,050.25	0.00	100.0%
4536 Point Vista Park Fees	9,870.00	9,000.00	109.7%
4546 Street Improv Restricted	0.00	0.00	0.0%
4550 Sycamore Bend Fees	34,208.40	30,000.00	114.0%
4554 Building Security Fund Res	0.00	0.00	0.0%
4556 Court Tech Fund Reserve	0.00	0.00	0.0%
4558 Harbor Lane/Sycamore Bend	0.00	0.00	0.0%
4560 2020 CO Proceeds	0.00	1,368,089.00	0.0%
4562 Coronavirus Local Recovery	0.00	0.00	0.0%
4564 Task Force Forfeiture	138,021.76	0.00	100.0%

Town of Hickory Creek
Budget vs. Actual Year to Date 83.30%
October 2024 through July 2025

	Oct '24 - Jul 25	Budget	% of Budget
4566 Interlocal Agreements	203,565.68	205,000.00	99.3%
4568 Opioid Settlements	4,918.64	0.00	100.0%
Total Miscellaneous Revenue	572,505.88	5,104,802.00	11.2%
Municipal Court Revenue			
4602 Building Security Fund	12,966.96	18,023.00	71.9%
4604 Citations	484,444.23	550,000.00	88.1%
4606 Court Technology Fund	10,708.90	15,936.00	67.2%
4608 Jury Fund	291.02	200.00	145.5%
4610 Truancy Fund	14,568.28	0.00	100.0%
4612 State Court Costs	232,245.46	311,060.00	74.7%
4614 Child Safety Fee	200.00	800.00	25.0%
Total Municipal Court Revenue	755,424.85	896,019.00	84.3%
Sales Tax Revenue			
4702 Sales Tax General Fund	2,032,921.98	2,333,625.00	87.1%
4706 Sales Tax 4B Corporation	290,417.44	333,375.00	87.1%
4708 Sales Tax Mixed Beverage	32,676.16	38,000.00	86.0%
4710 Hotel Occupancy Tax	5,868.68	5,000.00	117.4%
Total Sales Tax Revenue	2,361,884.26	2,710,000.00	87.2%
Total Income	7,328,057.54	12,375,607.00	59.2%
Gross Profit	7,328,057.54	12,375,607.00	59.2%
Expense			
Capital Outlay			
5010 Street Maintenance	10,804.59	25,000.00	43.2%
5012 Streets & Road Improvement	846,302.59	2,107,000.00	40.2%
5022 Parks and Rec Improvements	724,854.81	2,000,000.00	36.2%
5024 Public Safety Improvements	0.00	0.00	0.0%
5026 Fleet Vehicles	109,939.51	62,000.00	177.3%
5030 Broadband Initiative	0.00	0.00	0.0%
5032 Denton County TRIP22	2,352,419.12	1,100,000.00	213.9%
5034 Animal Shelter Expansion	0.00	50,000.00	0.0%
Total Capital Outlay	4,044,320.62	5,344,000.00	75.7%
Debt Service			
5110 2015 Refunding Bond Series	314,700.00	314,875.00	99.9%
5112 2015 C.O. Series	276,700.00	276,875.00	99.9%
5114 2020 C.O. Series	256,350.00	257,025.00	99.7%
Total Debt Service	847,750.00	848,775.00	99.9%
General Government			
5202 Bank Service Charges	162.00	200.00	81.0%
5204 Books & Subscriptions	0.00	300.00	0.0%
5206 Computer Hardware/Software	35,903.48	60,000.00	59.8%
5208 Copier Rental	4,033.36	3,600.00	112.0%
5210 Dues & Memberships	3,208.45	3,500.00	91.7%
5212 EDC Tax Payment	290,427.44	333,375.00	87.1%
5214 Election Expenses	9,591.42	15,000.00	63.9%
5216 Volunteer/Staff Events	10,799.07	7,000.00	154.3%
5218 General Communications	25,486.06	32,000.00	79.6%
5222 Office Supplies & Equip.	1,228.35	3,000.00	40.9%
5224 Postage	3,245.03	7,000.00	46.4%
5226 Community Cause	4,230.70	2,000.00	211.5%
5228 Town Council/Board Expense	7,916.04	6,500.00	121.8%
5230 Training & Education	300.00	1,500.00	20.0%
5232 Travel Expense	1,536.12	1,500.00	102.4%
5234 Staff Uniforms	627.47	800.00	78.4%
5236 Transfer to Reserve	0.00	0.00	0.0%
Total General Government	398,694.99	477,275.00	83.5%

Town of Hickory Creek
Budget vs. Actual Year to Date 83.30%
October 2024 through July 2025

	Oct '24 - Jul 25	Budget	% of Budget
Municipal Court			
5302 Books & Subscriptions	0.00	100.00	0.0%
5304 Building Security	172.32	18,023.00	1.0%
5312 Court Technology	44,824.98	15,963.00	280.8%
5314 Dues & Memberships	50.00	150.00	33.3%
5318 Merchant Fees/Credit Cards	6,559.67	5,000.00	131.2%
5322 Office Supplies/Equipment	-4.83	100.00	-4.8%
5324 State Court Costs	286,745.69	311,060.00	92.2%
5326 Training & Education	450.00	1,000.00	45.0%
5328 Travel Expense	0.00	1,000.00	0.0%
5332 Warrants Collected	-1,294.36	2,500.00	-51.8%
Total Municipal Court	337,503.47	354,896.00	95.1%
Parks and Recreation			
5402 Events	0.00	1,500.00	0.0%
5408 Tanglewood Park	26,589.82	5,000.00	531.8%
5412 KHC B	200.00	500.00	40.0%
5414 Tree City USA	360.00	500.00	72.0%
5416 Town Hall Park	0.00	0.00	0.0%
Total Parks and Recreation	27,149.82	7,500.00	362.0%
Parks Corps of Engineer			
5432 Arrowhead	27,766.84	39,000.00	71.2%
5434 Harbor Grove	2,844.79	10,500.00	27.1%
5436 Point Vista	7,339.85	15,500.00	47.4%
5438 Sycamore Bend	9,596.95	44,000.00	21.8%
Total Parks Corps of Engineer	47,548.43	109,000.00	43.6%
Personnel			
5502 Administration Wages	333,704.86	390,727.00	85.4%
5504 Municipal Court Wages	102,077.81	125,393.00	81.4%
5506 Police Wages	1,060,302.32	1,283,873.00	82.6%
5507 Police Overtime Wages	55,318.45	36,000.00	153.7%
5508 Public Works Wages	240,626.30	286,154.00	84.1%
5509 Public Works Overtime Wage	3,989.49	4,500.00	88.7%
5510 Health Insurance	213,059.19	286,225.00	74.4%
5512 Longevity	14,718.00	14,750.00	99.8%
5514 Payroll Expense	29,348.66	30,000.00	97.8%
5516 Employment Exams	3,160.32	2,500.00	126.4%
5518 Retirement (TMRS)	295,107.60	317,550.00	92.9%
5520 Unemployment (TWC)	2,686.65	3,000.00	89.6%
5522 Workman's Compensation	42,068.60	43,070.00	97.7%
5524 Contract Employment	0.00	30,000.00	0.0%
Total Personnel	2,396,168.25	2,853,742.00	84.0%
Police Department			
5602 Auto Gas & Oil	43,643.01	50,000.00	87.3%
5606 Auto Maintenance & Repair	68,832.72	65,000.00	105.9%
5610 Books & Subscriptions	226.34	600.00	37.7%
5612 Computer Hardware/Software	80,388.22	75,500.00	106.5%
5614 Crime Lab Analysis	1,848.38	5,000.00	37.0%
5616 Drug Forfeiture	106,290.96	0.00	100.0%
5618 Dues & Memberships	125.00	500.00	25.0%
5626 Office Supplies/Equipment	1,782.11	2,000.00	89.1%
5630 Personnel Equipment	20,253.25	40,000.00	50.6%
5634 Travel Expense	679.08	1,500.00	45.3%
5636 Uniforms	13,731.06	12,000.00	114.4%
5640 Training & Education	23,401.11	15,000.00	156.0%
5644 Citizens on Patrol	0.00	100.00	0.0%
5646 Community Outreach	1,546.13	1,500.00	103.1%
5648 K9 Unit	1,728.58	3,500.00	49.4%
5650 Task Force Forfeiture	0.00	0.00	0.0%
Total Police Department	364,475.95	272,200.00	133.9%

Town of Hickory Creek
Budget vs. Actual Year to Date 83.30%
October 2024 through July 2025

	Oct '24 - Jul 25	Budget	% of Budget
Public Works Department			
5702 Animal Control Donation	0.00	1,000.00	0.0%
5704 Animal Control Equipment	1,015.52	2,500.00	40.6%
5706 Animal Control Supplies	5,043.48	5,000.00	100.9%
5708 Animal Control Vet Fees	16,322.96	25,000.00	65.3%
5710 Auto Gas & Oil	14,003.26	20,000.00	70.0%
5714 Auto Maintenance/Repair	12,952.95	10,000.00	129.5%
5716 Beautification	17,877.64	120,000.00	14.9%
5718 Computer Hardware/Software	5,571.80	3,500.00	159.2%
5720 Dues & Memberships	0.00	450.00	0.0%
5722 Equipment	489.99	2,500.00	19.6%
5724 Equipment Maintenance	15,585.42	35,000.00	44.5%
5726 Equipment Rental	2,648.46	1,000.00	264.8%
5728 Equipment Supplies	6,979.93	5,000.00	139.6%
5732 Office Supplies/Equipment	718.85	1,750.00	41.1%
5734 Communications	3,786.87	3,800.00	99.7%
5738 Training	760.00	800.00	95.0%
5740 Travel Expense	1,195.16	2,000.00	59.8%
5742 Uniforms	3,728.63	2,800.00	133.2%
5748 Landscaping Services	72,460.69	90,000.00	80.5%
Total Public Works Department	181,141.61	332,100.00	54.5%
Services			
5802 Appraisal District	13,829.64	17,500.00	79.0%
5804 Attorney Fees	137,682.46	100,000.00	137.7%
5806 Audit	17,500.00	15,500.00	112.9%
5808 Codification	0.00	2,000.00	0.0%
5812 Document Management	0.00	750.00	0.0%
5814 Engineering	233,385.54	95,000.00	245.7%
5816 General Insurance	62,303.72	60,014.00	103.8%
5818 Inspections	34,308.50	42,000.00	81.7%
5820 Fire Service	970,693.00	970,692.00	100.0%
5822 Legal Notices/Advertising	3,207.38	2,000.00	160.4%
5824 Library Services	1,570.30	1,200.00	130.9%
5826 Municipal Judge	12,745.00	13,800.00	92.4%
5828 Printing	2,097.41	2,500.00	83.9%
5830 Tax Collection	3,056.00	3,500.00	87.3%
5832 Computer Technical Support	45,953.92	45,000.00	102.1%
5838 DCCAC	0.00	3,780.00	0.0%
5840 Denton County Dispatch	47,487.00	45,183.00	105.1%
5844 Helping Hands	0.00	200.00	0.0%
5846 Span Transit Services	9,484.20	20,000.00	47.4%
5848 Recording Fees	494.00	500.00	98.8%
Total Services	1,595,798.07	1,441,119.00	110.7%
Special Events			
6012 Special Events	14,192.73	25,000.00	56.8%
Total Special Events	14,192.73	25,000.00	56.8%
Utilities & Maintenance			
5902 Bldg Maintenance/Supplies	138,411.91	185,000.00	74.8%
5904 Electric	20,502.04	27,000.00	75.9%
5906 Gas	3,026.76	3,000.00	100.9%
5908 Street Lighting	41,303.73	45,000.00	91.8%
5910 Telecom	14,966.82	25,000.00	59.9%
5912 Water	13,808.15	25,000.00	55.2%
Total Utilities & Maintenance	232,019.41	310,000.00	74.8%
Total Expense	10,486,763.35	12,375,607.00	84.7%
Net Ordinary Income	-3,158,705.81	0.00	100.0%
Net Income	-3,158,705.81	0.00	100.0%

Town of Hickory Creek

Expenditures over \$1,000.00

July 2025

Type	Date	Num	Name	Amount
Ordinary Income/Expense				
Expense				
Capital Outlay				
5012 Streets & Road Improvement				
Check	07/24/2025	Wire	Quick Set Concrete, Inc.	126,614.22
Total 5012 Streets & Road Improvement				126,614.22
5022 Parks and Rec Improvements				
Bill	07/01/2025	Inv #2...	Isbell Engineering Group, Inc.	7,650.00
Bill	07/20/2025	Inv #2...	Coleman & Assoc. Land Surveying	4,343.75
Total 5022 Parks and Rec Improvements				11,993.75
5026 Fleet Vehicles				
Check	07/14/2025	Debit	Enterprise Fleet Management	3,087.78
Total 5026 Fleet Vehicles				3,087.78
Total Capital Outlay				141,695.75
General Government				
5212 EDC Tax Payment				
Check	07/14/2025		Hickory Creek Economic Development	33,393.18
Total 5212 EDC Tax Payment				33,393.18
Total General Government				33,393.18
Municipal Court				
5312 Court Technology				
Bill	07/14/2025	Inv #1...	Tyler Technologies	5,360.00
Total 5312 Court Technology				5,360.00
5324 State Court Costs				
Check	07/14/2025		State Comptroller	70,198.76
Total 5324 State Court Costs				70,198.76
Total Municipal Court				75,558.76
Personnel				
5510 Health Insurance				
Check	07/21/2025	Debit	Renaissance Life & Health Insurance	1,372.10
Check	07/22/2025	6088	Cigna	23,735.92
Total 5510 Health Insurance				25,108.02
5518 Retirement (TMRS)				
Check	07/31/2025		TMRS	40,468.21
Total 5518 Retirement (TMRS)				40,468.21
Total Personnel				65,576.23
Police Department				
5602 Auto Gas & Oil				
Check	07/22/2025	Debit	Wright Express	4,803.70
Total 5602 Auto Gas & Oil				4,803.70
5606 Auto Maintenance & Repair				
Bill	07/01/2025	Inv #1...	Discount Tire	1,148.80
Bill	07/01/2025	Inv #1...	Discount Tire	1,148.80
Bill	07/01/2025	Doc N...	Blackbeard Marine	1,126.74
Bill	07/20/2025	Inv #1...	Christian Brothers Automotive	7,039.13
Bill	07/27/2025	Inv #1...	Christian Brothers Automotive	1,032.04
Bill	07/27/2025	Inv #1...	Christian Brothers Automotive	4,275.58
Bill	07/27/2025	Inv #1...	Christian Brothers Automotive	1,297.09
Check	07/29/2025	Debit	Discount Tire	1,959.24

4:35 PM

08/19/25

Accrual Basis

Town of Hickory Creek

Expenditures over \$1,000.00

July 2025

Type	Date	Num	Name	Amount
			Total 5606 Auto Maintenance & Repair	19,027.42
			5612 Computer Hardware/Software	
Bill	07/20/2025	Inv #1...	Amazon Capital Services	5,187.04
			Total 5612 Computer Hardware/Software	5,187.04
			5630 Personnel Equipment	
Bill	07/17/2025	Inv #12...	Command Communications	2,955.00
			Total 5630 Personnel Equipment	2,955.00
			Total Police Department	31,973.16
			Public Works Department	
			5710 Auto Gas & Oil	
Check	07/22/2025	Debit	Wright Express	1,032.63
			Total 5710 Auto Gas & Oil	1,032.63
			5714 Auto Maintenance/Repair	
Bill	07/01/2025	Inv #1...	Discount Tire	1,269.40
			Total 5714 Auto Maintenance/Repair	1,269.40
			5726 Equipment Rental	
Bill	07/24/2025	#1553...	Texas First Rentals LLC	2,608.63
			Total 5726 Equipment Rental	2,608.63
			5748 Landscaping Services	
Bill	07/22/2025		Garcia Landscaping	4,100.00
			Total 5748 Landscaping Services	4,100.00
			Total Public Works Department	9,010.66
			Services	
			5804 Attorney Fees	
Bill	07/01/2025	0635-...	Brown & Hofmeister, LLP	11,298.95
Bill	07/17/2025	July 20...	Boyle & Lowry, LLP	2,561.25
			Total 5804 Attorney Fees	13,860.20
			5814 Engineering	
Check	07/24/2025	Debit	Half Associates, Inc.	19,402.28
			Total 5814 Engineering	19,402.28
			5820 Fire Service	
Check	07/01/2025	ACH	City of Corinth	242,673.00
			Total 5820 Fire Service	242,673.00
			5826 Municipal Judge	
Check	07/01/2025		The Law Office of Cynthia Burkett	1,050.00
Check	07/31/2025		The Law Office of Cynthia Burkett	1,050.00
			Total 5826 Municipal Judge	2,100.00
			5840 Denton County Dispatch	
Bill	07/31/2025	Inv #CI...	Denton County	45,183.00
Bill	07/31/2025	Inv #CI...	Denton County	2,304.00
			Total 5840 Denton County Dispatch	47,487.00
			Total Services	325,522.48
			Utilities & Maintenance	
			5902 Bldg Maintenance/Supplies	
Bill	07/07/2025		Hudson Energy Services, LLC	2,557.72
Bill	07/16/2025	Inv #4...	Merit Services	3,484.71
Check	07/16/2025	Debit	Kenneth Anderson	33,250.00

4:35 PM

08/19/25

Accrual Basis

Town of Hickory Creek
Expenditures over \$1,000.00
July 2025

Type	Date	Num	Name	Amount
Bill	07/24/2025	Inv #1...	American Communications	4,343.00
Total 5902 Bldg Maintenance/Supplies				43,635.43
5908 Street Lighting				
Bill	07/07/2025		Hudson Energy Services, LLC	3,904.80
Total 5908 Street Lighting				3,904.80
Total Utilities & Maintenance				47,540.23
Total Expense				730,270.45
Net Ordinary Income				-730,270.45
Net Income				-730,270.45



TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276015

ACCOUNT NAME: 2020 CERTIFICATES OF OBLIGATIONS

STATEMENT PERIOD: 07/01/2025 - 07/31/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.4097%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 49 DAYS AND THE NET ASSET VALUE FOR 7/31/25 WAS 0.999915.

MONTHLY ACTIVITY DETAIL				
TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			765,735.77
07/24/2025	WIRE WITHDRAWAL	6182591	126,614.22 -	639,121.55
07/31/2025	MONTHLY POSTING	9999888	2,745.58	641,867.13
	ENDING BALANCE			641,867.13

MONTHLY ACCOUNT SUMMARY		
BEGINNING BALANCE		765,735.77
TOTAL DEPOSITS		0.00
TOTAL WITHDRAWALS		126,614.22
TOTAL INTEREST		2,745.58
ENDING BALANCE		641,867.13
AVERAGE BALANCE		733,061.13

ACTIVITY SUMMARY (YEAR-TO-DATE)			
ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
2020 CERTIFICATES OF OBLIGATIONS	1,598,869.56	2,078,899.65	22,485.16





TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276007

ACCOUNT NAME: ANIMAL SHELTER FACILITY

STATEMENT PERIOD: 07/01/2025 - 07/31/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.4097%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 49 DAYS AND THE NET ASSET VALUE FOR 7/31/25 WAS 0.999915.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			11,066.25
07/31/2025	MONTHLY POSTING	9999888	41.44	11,107.69
	ENDING BALANCE			11,107.69

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	11,066.25
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	41.44
ENDING BALANCE	11,107.69
AVERAGE BALANCE	11,066.25

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
ANIMAL SHELTER FACILITY	0.00	0.00	283.23





TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276016

ACCOUNT NAME: CORONAVIRUS LOCAL RECOVERY FUNDS

STATEMENT PERIOD: 07/01/2025 - 07/31/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.4097%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 49 DAYS AND THE NET ASSET VALUE FOR 7/31/25 WAS 0.999915.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			54,430.60
07/31/2025	MONTHLY POSTING	9999888	203.85	54,634.45
	ENDING BALANCE			54,634.45

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	54,430.60
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	203.85
ENDING BALANCE	54,634.45
AVERAGE BALANCE	54,430.60

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
CORONAVIRUS LOCAL RECOVERY FUNDS	0.00	5,212.95	1,459.57





TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276009

ACCOUNT NAME: HARBOR LANE - SYCAMORE BEND

STATEMENT PERIOD: 07/01/2025 - 07/31/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.4097%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 49 DAYS AND THE NET ASSET VALUE FOR 7/31/25 WAS 0.999915.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			92,860.79
07/31/2025	MONTHLY POSTING	9999888	347.79	93,208.58
	ENDING BALANCE			93,208.58

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	92,860.79
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	347.79
ENDING BALANCE	93,208.58
AVERAGE BALANCE	92,860.79

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
HARBOR LANE - SYCAMORE BEND	0.00	0.00	2,377.11





TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276001

ACCOUNT NAME: INVESTMENT FUND

STATEMENT PERIOD: 07/01/2025 - 07/31/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.4097%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 49 DAYS AND THE NET ASSET VALUE FOR 7/31/25 WAS 0.999915.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			9,104,142.38
07/02/2025	ACH WITHDRAWAL	6181790	100,000.00 -	9,004,142.38
07/16/2025	WIRE WITHDRAWAL	6182232	291,117.19 -	8,713,025.19
07/31/2025	MONTHLY POSTING	9999888	33,172.08	8,746,197.27
	ENDING BALANCE			8,746,197.27

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	9,104,142.38
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	391,117.19
TOTAL INTEREST	33,172.08
ENDING BALANCE	8,746,197.27
AVERAGE BALANCE	8,857,114.15

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
INVESTMENT FUND	2,105,212.95	4,428,256.89	271,953.19





TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276002

ACCOUNT NAME: TURBEVILLE RD IMPROVEMENT FUND

STATEMENT PERIOD: 07/01/2025 - 07/31/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.4097%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 49 DAYS AND THE NET ASSET VALUE FOR 7/31/25 WAS 0.999915.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			109,614.46
07/31/2025	MONTHLY POSTING	9999888	410.54	110,025.00
	ENDING BALANCE			110,025.00

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	109,614.46
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	410.54
ENDING BALANCE	110,025.00
AVERAGE BALANCE	109,614.46

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
TURBEVILLE RD IMPROVEMENT FUND	0.00	0.00	2,805.96





AGENDA INFORMATION SHEET

MEETING DATE: August 25, 2025

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

**AGENDA ITEM
SUMMARY:**

Victory Hickory Creek Development is proposing amending the current PD zoning designation to allow minor automotive repair on a maximum of 2 lots. Additionally, parking requirements for multi-tenant buildings shall be 1 space per 250 square feet. Minimum green space for the development shall not be less than 12% but the caliper and number of required trees shall be increased.

Date	Request	Meeting	Result
08/24/20	Annexation	Town Council	Approved
08/24/20	Zoning Designation	Town Council	Approved
03/16/21	Lennon Creek Final Plat	Planning and Zoning	Approval recommended
03/29/21	Lennon Creek Final Plat	Town Council	Approved
07/16/24	Lennon Creek II Preliminary Plat, Site Plan, Landscape Plan and Final Plat	Planning and Zoning	Extension granted per Local Government Code 212.009.
07/30/24	Lennon Creek II Preliminary Plat Lots 1-9	Planning and Zoning	Approval recommended
07/30/24	Lennon Creek II Site & Landscape Plan Lot 3, Block A	Planning and Zoning	Approval recommended
07/30/24	Lennon Creek II Final Plat Lot 3, Block A	Planning and Zoning	Approval recommended
08/05/24	Lennon Creek II Preliminary Plat Lots 1-9	Town Council	Approved
08/05/24	Lennon Creek II Site & Landscape Plan Lot 3, Block A	Town Council	Approved
08/05/24	Lennon Creek II Final Plat Lot 3, Block A	Town Council	Approved
01/21/25	Lennon Creek II Final Plat Lot 9, Block A	Planning and Zoning	Approval recommended contingent Half comments are addressed.
01/21/25	Lennon Creek II Site & Landscape Plan Lot 9, Block A	Planning and Zoning	Approval recommended with a vote of 4-2.
01/27/25	Lennon Creek II Final Plat Lot 9, Block A	Town Council	Approval
01/27/25	Lennon Creek II Site & Landscape Plan Lot 9, Block A	Town Council	Tabled
07/22/25	PD Zoning Amendment	Planning and Zoning	Approval recommended with a vote of 3-1 restricting minor automotive to Lots 2A and 8. Landscaping shall be installed along the rear lot lines of the development.
07/28/2025	PD Zoning Amendment	Town Council	Tabled

TOWN OF HICKORY CREEK, TEXAS
ORDINANCE NO. 2025-08-_____

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.

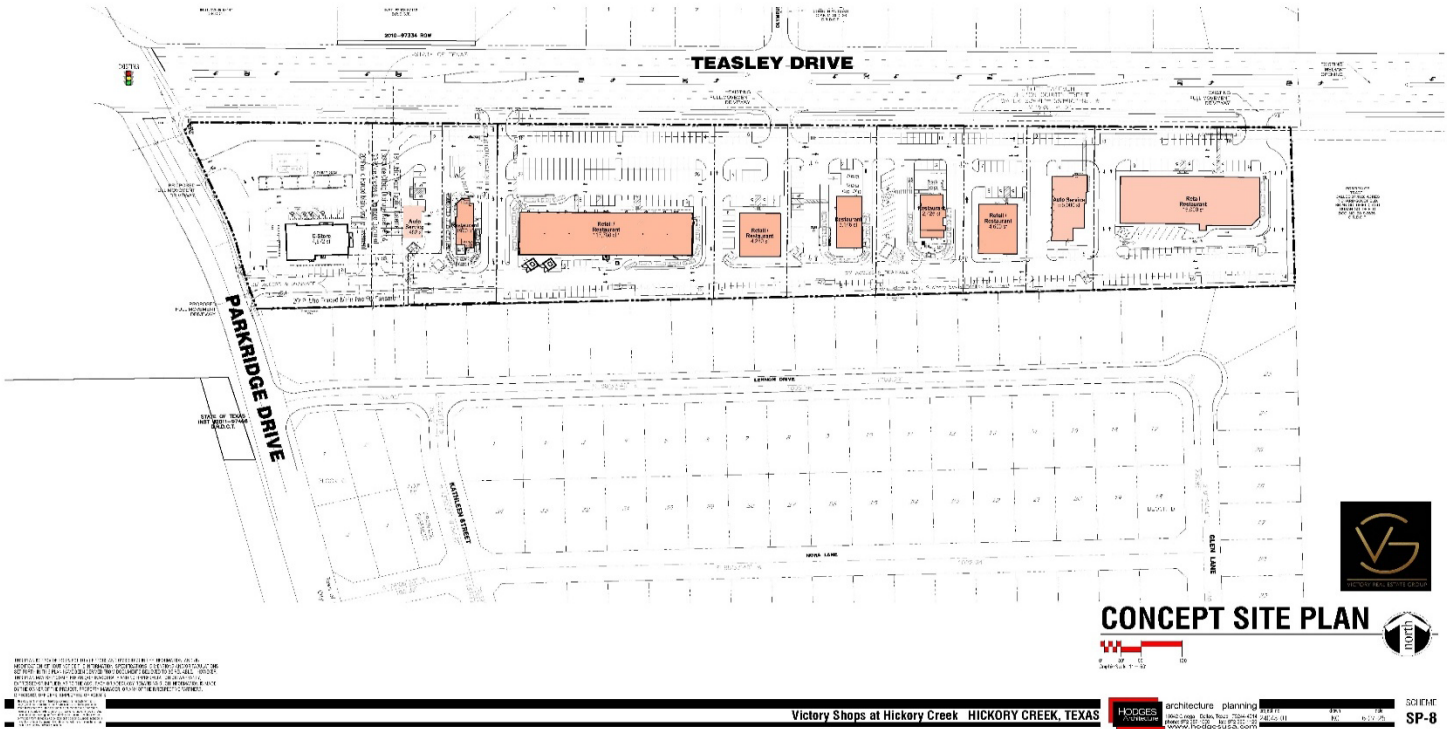
Exhibit B
Planned Development Standards

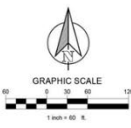
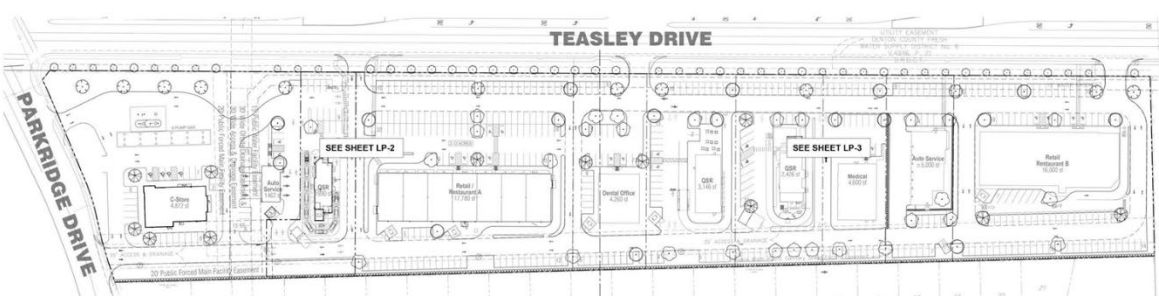
The Southeast corner of Teasley Drive and Parkridge Drive Zoned C-1 is a single lot with a maximum area of 60,000 square feet. The balance of the Property may be subdivided into a maximum of 10 lots.

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.

- Minor automotive repair on a maximum of two (2) lots is permitted within the boundary of the Property. Such minor automotive repair uses shall be limited to services such as quick lube/oil changes, tire services and sales, automotive diagnostics, and general maintenance or repair services such as brake repair and replacement, tire rotation and balancing, alignment, battery replacement, and other similar maintenance or light repair services that do not involve overnight vehicle storage, bodywork, or major engine/transmission repair.
- The minor automotive repair uses shall be located on Lot 2 for Take 5 and Lot 8 for Brakes Plus (the “Automotive Uses”). Any change to these Automotive Uses on these Lots shall require a Special Use Permit to be approved by City Council.
- The Automotive Uses on Lot 2 and Lot 8 shall provide final elevations as shown in Exhibit C to match the design intent for the Property
- The Automotive Use on Lot 8 shall provide landscape screening in front of their bays which shall be 15-gallon Skyrocket Junipers, planted every 4’ on center with drip irrigation.
- The Automotive Use Lot 2 shall provide landscape screening for the western bays if Lot becomes retail or restaurant uses. The landscape screening shall be 15-gallon Skyrocket Junipers, planted every 4’ on center with drip irrigation.
- 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 the Property shall not be less than twelve percent (12%).
- All required trees shall be a minimum of four inches (4") in caliper at the time of planting, exceeding the Town’s standard minimum of three inches (3").
- The total number of site trees required on the Property shall be increased by fifteen percent (15%) above the minimum number required by the Town’s Code.
- The Commercial shall provide landscape screening in front of the screen wall between the Residential and Commercial uses. This landscape screening shall be 15-gallon Skyrocket Junipers, planted every 4’ on center with drip irrigation. Each Lot shall install the landscape screening with the installation of the screen wall upon issuance of a building permit.

Exhibit C **Overall Concept and Landscape Plan, Concept Elevations Lots 2 and 8**





GENERAL GRADING AND PLANTING NOTES

1. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS.
2. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL GRADING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL MAINTAIN THE GRADING PLAN AND MAKE ANY NECESSARY ADJUSTMENTS.
7. ALL GRADING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN THE GRADING PLAN AND MAKE ANY NECESSARY ADJUSTMENTS.
9. ALL GRADING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL MAINTAIN THE GRADING PLAN AND MAKE ANY NECESSARY ADJUSTMENTS.

IRRIGATION SYSTEM

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS.
3. THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM AND MAKE ANY NECESSARY ADJUSTMENTS.
4. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION.
5. THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM AND MAKE ANY NECESSARY ADJUSTMENTS.

ROOT BARRIERS

1. ALL ROOT BARRIERS SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE ROOT BARRIERS AND MAKE ANY NECESSARY ADJUSTMENTS.

MULCHES

1. ALL MULCHES SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE MULCHES AND MAKE ANY NECESSARY ADJUSTMENTS.

PLANTING & IRRIGATION GUARANTEE

THE CONTRACTOR SHALL GUARANTEE THE PLANTING AND IRRIGATION SYSTEMS FOR A PERIOD OF 12 MONTHS.

LANDSCAPE CALCULATIONS

ZONING	FE
TOTAL SITE AREA	48,174.71 SF (1.10 AC)
LANDSCAPE AREA REQUIRED	88,778.21 SF (2.02 AC)
LANDSCAPE AREA PROVIDED	88,489.57 SF (2.01 AC)
TREES REQUIRED	119 (1.5 TREES PER 1 AC)
TREES PROVIDED	119 TREES
PARKING LOT TREES REQUIRED	30 TREES (1 PER 15 SPACES)
PARKING LOT TREES PROVIDED	71 TREES
STREET TREES REQUIRED	PROVIDED

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
SMALL TREES					
CT		Cercis canadensis / Texas Redbud	4" Cal.	Cont. or B&B	26
W2		Baccharis verticillata / Texas Holly	4" Cal.	Cont. or B&B	13
U		Leguminosae indica / Texas Crape Myrtle	4" Cal.	Cont. or B&B	9
LARGE TREES					
MO		Magnolia grandiflora / Southern Magnolia	4" Cal.	Cont. or B&B	13
PC		Philadelphus / Chinese Philadelphus	4" Cal.	Cont. or B&B	16
QP		Quercus polycephala / Mexican White Oak	4" Cal.	Cont. or B&B	13
QV		Quercus virginiana / Southern Live Oak	4" Cal.	Cont. or B&B	12
UC		Ulmus crassifolia / Cedar Elm	4" Cal.	Cont. or B&B	17
SHRUBS					
B		Baccharis verticillata / Texas Holly	2 gal.	Cont.	36
JS		Juniperus squarrosa / Spreading Juniper	15 gal.	Cont.	362
LC		Leucophyllum frutescens / Compact Texas Sage	2 gal.	Cont.	55

Victory Real Estate Group
2511 Turtle Creek Blvd., Suite 700
Dallas, Texas 75210

Victory Shops at
Hickory Creek
Tomball, Texas
Hickory Creek, Texas

OVERALL
LANDSCAPE
PLANTING PLAN

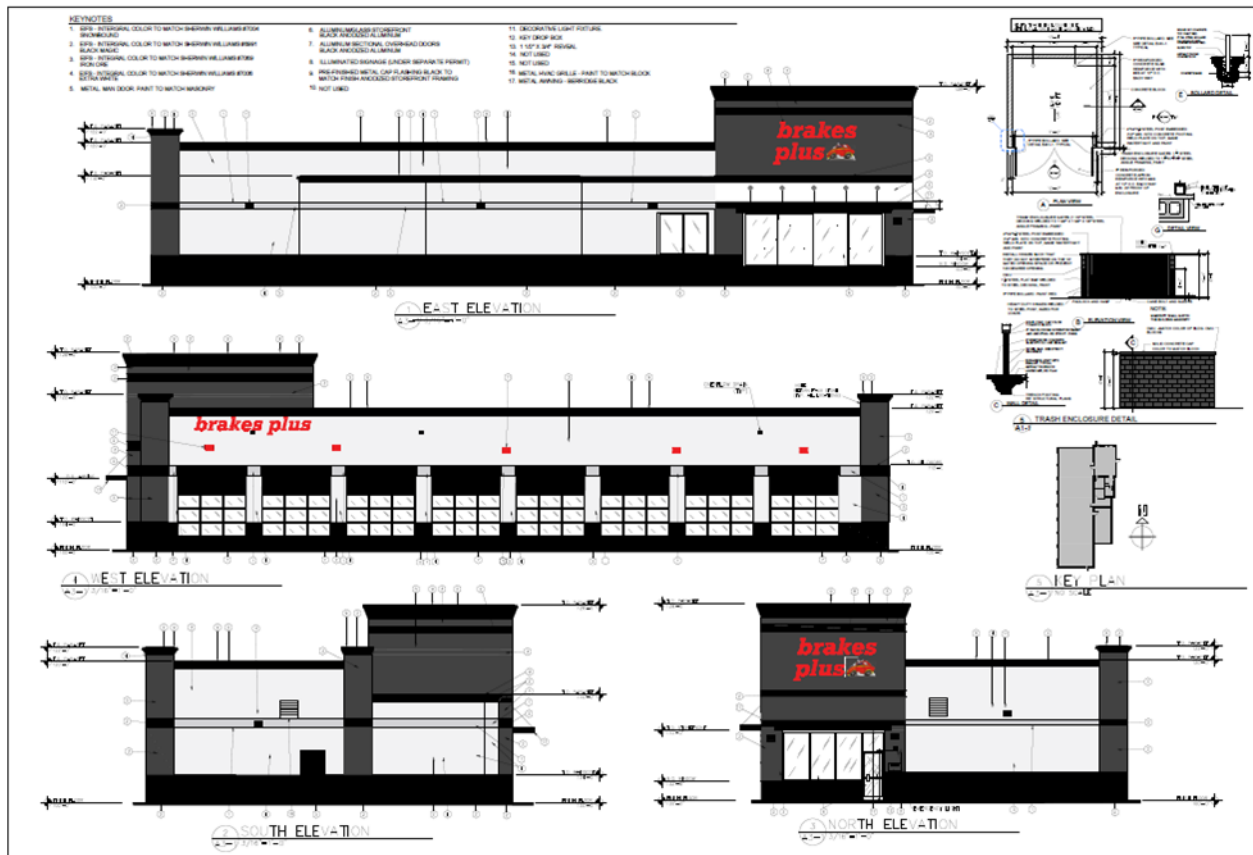
Date: 08/18/2025
Drawn By: JAL
Checked By: SS

LP-1

LOT 2



LOT 8





AGENDA INFORMATION SHEET

MEETING DATE: August 25, 2025

AGENDA ITEMS: Consider and act on a site and landscape plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.

AGENDA ITEM SUMMARY: Site and landscape plan tabled by the Town Council at the January 27, 2025 council meeting.

Date	Request	Meeting	Result
08/24/20	Annexation	Town Council	Approved
08/24/20	Zoning Designation	Town Council	Approved
03/16/21	Lennon Creek Final Plat	Planning and Zoning	Approval recommended
03/29/21	Lennon Creek Final Plat	Town Council	Approved
07/16/24	Lennon Creek II Preliminary Plat, Site Plan, Landscape Plan and Final Plat	Planning and Zoning	Extension granted per Local Government Code 212.009.
07/30/24	Lennon Creek II Preliminary Plat Lots 1-9	Planning and Zoning	Approval recommended
07/30/24	Lennon Creek II Site & Landscape Plan Lot 3, Block A	Planning and Zoning	Approval recommended
07/30/24	Lennon Creek II Final Plat Lot 3, Block A	Planning and Zoning	Approval recommended
08/05/24	Lennon Creek II Preliminary Plat Lots 1-9	Town Council	Approved
08/05/24	Lennon Creek II Site & Landscape Plan Lot 3, Block A	Town Council	Approved
08/05/24	Lennon Creek II Final Plat Lot 3, Block A	Town Council	Approved
01/21/25	Lennon Creek II Final Plat Lot 9, Block A	Planning and Zoning	Approval recommended contingent Halff comments are addressed.
01/21/25	Lennon Creek II Site & Landscape Plan Lot 9, Block A	Planning and Zoning	Approval recommended with a vote of 4-2.
01/27/25	Lennon Creek II Final Plat Lot 9, Block A	Town Council	Approved
01/27/25	Lennon Creek II Site & Landscape Plan Lot 9, Block A	Town Council	Tabled
07/28/25	Lennon Creek II Site & Landscape Plan Lot 9, Block A	Town Council	Tabled



July 22, 2025
AVO 37638.200

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

**Re: Victory Phase 2 Hickory Creek (Lot 9, Block A – Lennon II Addition)
Site Plan and Landscape Plan
2nd Review – All Previous Comments Addressed**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Preliminary Plat, Site Plan and Landscape Plan application for Victory Hickory Creek, Lot 9, Block A Lennon II Addition on December 18, 2024. The surveyor is Eagle Surveying, LLC and the engineer is Claymoore Engineering. The owner is Victory Real Estate Group.

2nd Submittal Received: January 21, 2025

Halff has reviewed the Site Plan and Landscape Plan and recommended contingent approval on February 11, 2025. As of July 22, 2025, all remaining comments have been addressed and Halff recommends approval of the Site Plan and Landscape Plan. Please note the Stormwater Management Plan and Drainage/Downstream Assessment is under review by separate letter, and acceptance of Site Plan and Landscape Plan should be contingent upon acceptance of a Preliminary Stormwater Management Plan.

General

1. Refer to Town checklist markup for additional comments.
1st Review Response: Acknowledged
2nd Review: Addressed.
2. Refer to attached markups for all additional comments.
1st Review Response: Acknowledged.
2nd Review: Addressed.
3. Please address comments and markups on the attached markups and provide response letter and annotated responses on plans.
1st Review Response: Acknowledged.
2nd Review: Response Letter Provided. Annotated responses on plans not provided. Acceptance given.
4. Please address all comments and markups provided by LCMUA and LCFD on site plan by separate letter/plan markup. Town approval of site plan and landscape plan is contingent upon addressment and resolution of these entities' comments.
2nd Review Response: All LCMUA and CLFD comments have been addressed.

Preliminary Plat

1. Preliminary Plat was approved on July 25, 2024.

1st Review Response: Noted.

2nd Review: Addressed.

Site Plan

1. For the Title Block in the lower right corner, please include the subdivision/addition name with lot and block number are missing, acreage needs to be revised to reflect the lot's acreage (not full block), and development name should be updated as appropriate.

1st Review Response: Title Block has been revised as requested.

2nd Review: Addressed.

2. Please consider relocation of the two handicap parking spaces across the front drive/fire lane. See Markup.

1st Review Response: ADA spaces have been relocated as requested.

2nd Review: Addressed.

3. Please include minimum building setback lines for side lot per Zoning Ordinance requirements.

1st Review Response: Side lot setback has been added.

2nd Review: Addressed.

4. Please verify the designated delivery or loading and unloading area (i.e. delivery/freight trucks), the current note appears to be pulled from the Phase 1 site plan and is inaccurate for this site's layout.

1st Review Response: Note has been updated for this site.

2nd Review: Addressed.

5. Please provide the 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. If none, please confirm. Building elevations show lighting for building. All signage and exterior building lighting is subject to approval by the Building Inspections Department.

1st Review Response: Acknowledged. Sign, lighting, and exterior building lighting plans will be submitted during building permitting by Architect.

2nd Review: Addressed.

6. Please include location and sizes of storm drains, culverts, inlets and other drainage features on or adjacent to the site.

1st Review Response: Existing storm drain and proposed storm structures have been shown on updated plan.

2nd Review: Addressed.

7. Please include locations, widths, and types of all existing and proposed easements.

1st Review Response: Existing and proposed easements are shown on the plan.

2nd review Response: Addressed.

8. Per Article XIII, Section 3(2), "all commercial areas adjacent to residential areas shall be separated from the residential area by the erection of a sight barrier fence which must be a minimum of eight feet in height, fully opaque, and constructed of 100 percent masonry materials." Please include such barrier along the southern site/lot boundary to at least the extent of proposed construction (including fire lane/access drives). Refer to markup.

1st Review Response: 8 foot height wall has been called out and will be by separate permit.

2nd Review: Addressed.

9. All work within TxDOT right-of-way (ROW) will require a permit/approval from TxDOT. Please consult the Denton Area Office for permit requirements.

1st Review Response: Work within TxDOT right of way will be coordinated with the Denton office.

2nd Review: Addressed.

10. Please include a drive lane extension stub at the northeastern end of the lot for future connection to adjoining commercial property to the east.

1st Review Response: Discussion with Developer and adjacent land owner are currently ongoing for coordination of connection point.

2nd Review: Comment partially addressed. Regardless of location, future connection/extension stub to abutting eastern property will be required. Please update once agreement has been made.

2nd Review Response: Off-site Drainage Easements have had exhibits created and are being executed between developer and abutting property owner.

11. As in the previous Phase of this development for Lot 3, Town Engineer expresses concern to having dual, drive-thru lanes on either side of the building, which may create a cyclical queuing effect in busy hours or for high-demand restaurants/businesses. Best practice is to locate drive-in/drive-thru lane facilities that do not impede vehicular traffic flow or pedestrian movement and safety. Current layout may force cars to queue in front of parking spaces, including possible blocking of handicap spaces, and along the fire lane (front lot) and dumpster pad (back lot) and potentially impede traffic flow and pedestrian movement/safety. Request developer/engineer address this concern, show data on queue lanes provided being sufficient or provide information on the expected restaurant user/business popularity.

1st Review Response: Pedestrian cut thru has been eliminated to help alleviate concern of traffic. Drive-thru lanes have sufficient lengths to provide adequate stacking.

2nd Review: Addressed.

Tree Preservation and Landscape Plan

1. Please show and label all screening walls, fences, retaining walls, headlight screens and service area screens, including heights and types, as needed on the Landscape Plan. Refer to Site Plan comment regarding required masonry screen wall along southern boundary.

1st Review Response: Walls have been coordinated with Site Plan and shown on Landscape plan.

2nd Review: Addressed.

2. Please correct discrepancy in dumpster enclosure height between the site plan and landscape plan.

1st Review response: Dumpster height has been coordinated with Site Plan.

2nd Review: Addressed.

3. Please update the quantity of trees shown in the plant material tables vs what is shown in the plan and called for in "Trees Provided" section.

1st Review Response: Quantity of trees has been updated.

2nd Review: Addressed.

4. Please see markups for comment requesting confirmation there is no site distance issue with trees and shrubs at the exit of the south/eastern drive thru lane.

1st Review Response: Acknowledged, no site distance issue with landscaping.

2nd Review: Addressed.



Sincerely,

HALFF

TBPELS Engineering Firm No. 312

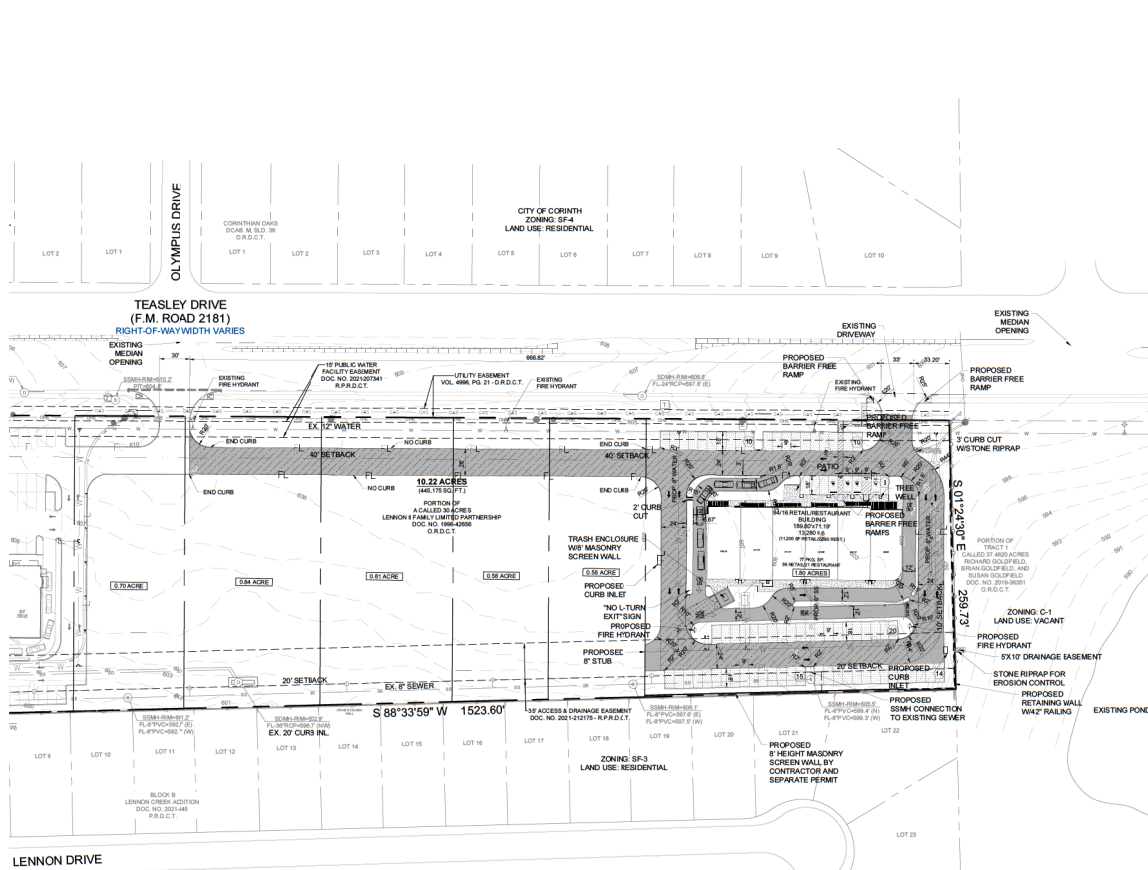
A handwritten signature in black ink, appearing to read "Kevin Gronwaldt", written over a horizontal line.

Kevin Gronwaldt, PE, LGPP
Consulting Engineer for the Town of Hickory Creek

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

Attachment:

PLotted BY: DAN CASALERO
PLOT DATE: 1/18/2025 10:51 AM
LOCATION: Z:\PROJECTS\PROJECTS\2024-061 VICTORY REAL ESTATE GROUP VICTORY HICKORY CREEK\ADD SHEETS\PHASE 2 CIVIL\SP-1 SITE PLANDING
LAST SAVED: 1/16/2025 4:52 PM



PARKING DATA TABLE	
PARKING REQUIRED	77 SPACES
1 SPACE PER 100 SF RESTAURANT, 1 SPACE PER 200 SF RETAIL	
PARKING PROVIDED	77 SPACES TOTAL
STANDARD PARKING SPACE	73 SPACES TOTAL
ADA PARKING SPACE	4 SPACES TOTAL

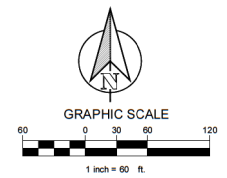
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°24'30" E	69.87'
L2	N 22°58'00" W	135.67'
L3	N 25°23'11" W	21.60'
L4	N 38°04'38" E	17.10'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	21.34'	1530.00'	6°47'56"	N 18°32'53" W
C2	73.39'	660.69'	7°07'15"	N 12°23'14" W
C3	59.06'	309.59'	11°06'03"	N 17°22'40" W

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
 - ALL RIGID PAVEMENT WITHIN THE TCWN RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER TCWN STANDARDS AND DETAILS.
 - ALL HVAC UNITS TO BE ROOF MOUNTED.
 - LOADING AND DELIVERIES WILL BE MADE FROM THE MIDDLE DRIVE AND NOT BLOCK A FIRE LANE.

SITE DATA TABLE	
SITE AREA	1.80 AC (78,310 SF)
LEGAL DESCRIPTION	30 ACRES LENNON II FAMILY LIMITED PARTNERSHIP
EXISTING ZONING	C-1 COMMERCIAL
PROPOSED USE	RETAIL RESTAURANT
PROPOSED BUILDING AREA	13,280 SF
PROPOSED BUILDING HEIGHT	19' - 10"
FLOOR COVERAGE	16.96%
FLOOR AREA RATIO	3.17: 1
IMPERVIOUS COVERAGE	62.53% SF (78.9%)

- NO FLOODPLAIN ON PROPERTY
- THIS DEVELOPMENT CONFORMS TO THE PREVIOUSLY APPROVED DOWNTOWN ASSESSMENT AND PROPOSES NO SUBSTANTIAL CHANGES OR DEVIATES FROM THE ACCEPTED DOWNTOWN ASSESSMENT. ALL DRAINAGE IMPROVEMENTS ARE IN LINE WITH THE ASSUILT PLANS BY WEI.



LEGEND	
---	PROPERTY LINE
---	CURB & GUTTER
---	STANDARD DUTY CONCRETE PAVEMENT
---	HEAVY CONCRETE PAVEMENT
---	DUMPSTER DUTY CONCRETE PAVEMENT
---	CONCRETE SIDEWALK PAVEMENT
---	FIRE LANE PAVEMENT
---	PROPOSED FULL DEPTH SAWCUT
---	PROPOSED PARKING COUNTS

DEVELOPER
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD.
SUITE #700
DALLAS, TX 75219
PH. 972.707.9555
CONTACT: BRAD DEVALT

ENGINEER
CLAYMOORE ENGINEERING
1803 CENTRAL DR.
SUITE #400
BEDFORD, TX 76021
PH. 817.281.0572
CONTACT: DREW DONOSKY, PE
EMAIL: DREW@CLAYMOOREENG.COM

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE 104
DENTON, TEXAS 76201
PH. 940.222.3009

SITE PLAN		
VICTORY PHASE 2 RETAIL		
1.80 ACRES LOT 9, BLOCK A		
BEING A PORTION OF A CALLED 30 ACRE TRACT OF LAND CONVEYED TO LENNON II LIMITED PARTNERSHIP BY DEED RECORDED IN DOC. NO. 1996-42666 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
TOWN	STATE	
HICKORY CREEK	TEXAS	
COUNTY	SURVEY	ABSTRACT NO.
DENTON	M.E.P. & P.R.R.	915



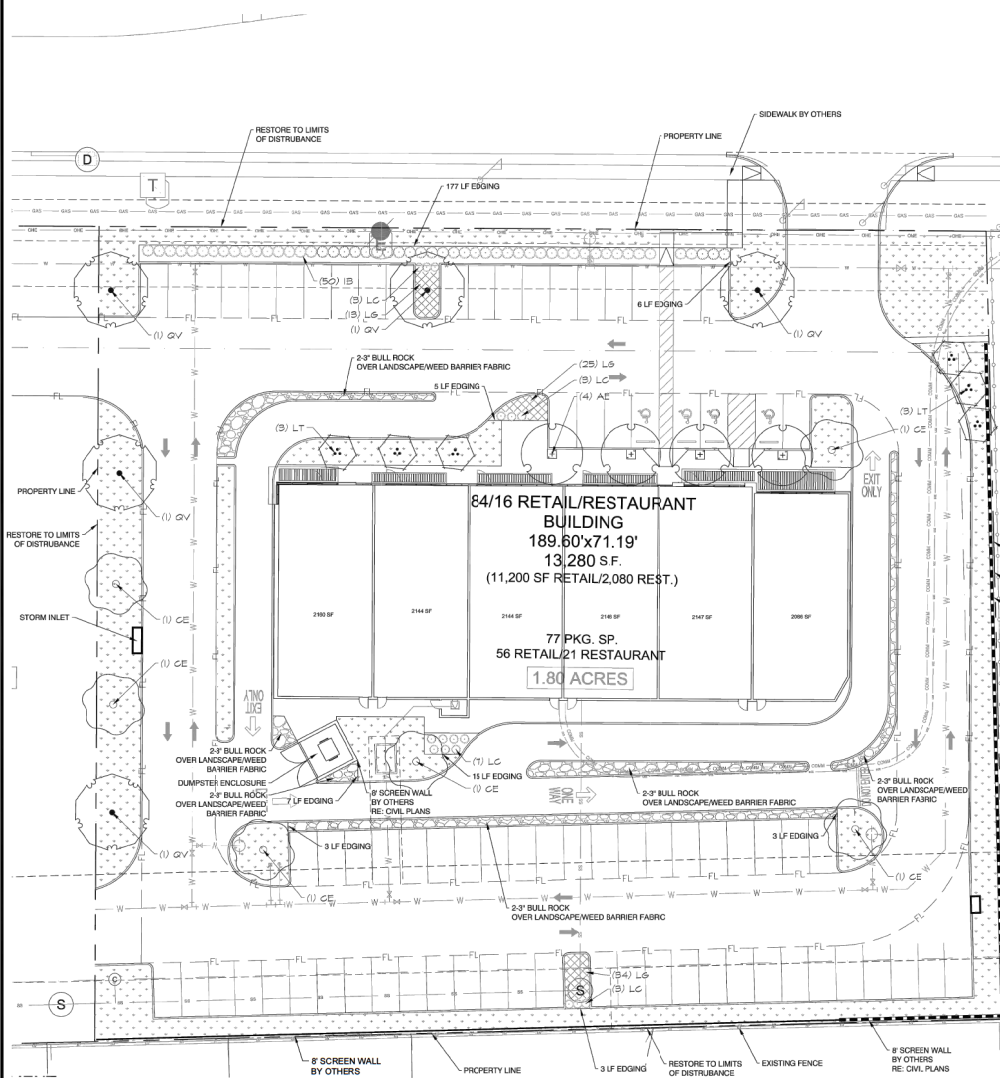
RETAIL DEVELOPMENT
SEC TEASLEY DRIVE (FM2181) AND
PARRIDGE DRIVE
HICKORY CREEK, TEXAS

SITE PLAN

DESIGN: ASD
DRAWN: DCA
CHECKED: ASD
DATE: 1/18/2025

SHEET
SP-1





FILE NO: 2024-061



GENERAL GRADING AND PLANTING NOTES

- [illegible]

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CAL.</u>	<u>CONT.</u>	<u>SIZE</u>
TREES						
	LT	6	Liquidambar x "Toto" Japanese Grape Myrtle Multi-Trunk	2" Cal.	Cont.	5' HT MIN OVERALL
	QV	6	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	10'-12'
	CE	6	Ulmus crassifolia Gedder Elm	3" Cal.	Cont. or B&B	10'-12'
	AE	4	Ulmus parvifolia 'Emer II' Ailes Lacebark Elm	3" Cal.	Cont. or B&B	10'-12'

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>SIZE</u>
SHRUBS						
	IB	50	Illex cornuta Burfordii Nano Dwarf Burford Holly	5 GAL	36" OC	24" Min. Ht.
	LC	17	Loxopetalum chinense Chinese Fringe Flower	5 GAL	36" OC	24" Min. Ht.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
GROUND COVERS						
	CT	1,860 sf	Cynodon dactylon Tif 4ft	sod		
	L6	T2	Bermuda Grass Liriope gigantea dwarf Liriope	1 gal	24" DC	Container

LANDSCAPE CALCULATIONS

ZONING:	C-COMMERCIAL
ADJACENT PARCELS ALSO TO EAST & WEST HAVE C-COMMERCIAL ZONING	
ADJACENT PARCELS TO SOUTH HAVE SF-3-RESIDENTIAL ZONING	
BUILDING FOOTPRINT:	13,290 SF
TOTAL SITE AREA:	1.86 AC (78,394 SF)
DIA:	84,250 SF
LANDSCAPE AREA REQUIRED:	11,907 SF (15% OF GROSS SITE AREA)
LANDSCAPE AREA PROVIDED:	14,565 SF (18.3%)
SITE TREES REQUIRED:	18 TREES (10 TREES/ACRE)
SITE TREES PROVIDED:	22 TREES (ALL TREES ARE INCLUDED TO FULFILL A REQUIREMENT)

FRONTAGE LENGTH	261 LF (NOT INCLUDING WIDTH OF DRIVEWAY)
HEDGE REQUIRED	MIN. 3' HIGH CONTINUOUS EVERGREEN SHRUBS
HEDGE PROVIDED:	52 EVERGREEN SHRUBS, MIN 3' HT.

PARKING LOT LANDSCAPING:	
QUANTITY OF PARKING SPACES:	78 PARKING SPACES
INTERNAL ISLAND TREES REQUIRED:	1 TREE PER 15 PARKING SPOTS (5 CANOPY TREES)
INTERNAL ISLAND TREES PROVIDED:	5 CANOPY TREES
INTERNAL ISLAND SHRUBS REQUIRED:	1 SHRUB PER 5 PARKING SPOTS (16 SHRUBS)
INTERNAL ISLAND SHRUBS PROVIDED:	16 SHRUBS

REFUSE CONTAINER SCREEN
6' HEIGHT SCREEN REQUIRED: SCREEN WALL PROVIDED

NO EXISTING TREES ON SITE

ROOT BARRIERS

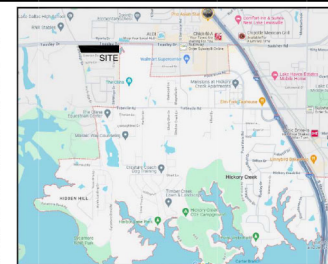
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.


MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE 'GENERAL GRADING AND PLANTING NOTES' AND SPECIFICATIONS).

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL, BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDBED AREAS SHALL BE IRRIGATED WITH SPINNIER ROTOR HEADS AT 40 PSI OR LESS COVERAGE.
4. ALL MAINS FLARED AREAS SHALL BE HEAD-TO-HEAD TESTED, SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER HEAD DROPS SPECIFIC TO THAT HEADWORK.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTORHEADS, EFFICIENT VALVES, SENSORY INPUT DEVICES, AND MULTI-PROGRAM COMPUTERIZED CONTROLLER FEEDBACKS INCLUDING SENSORY INPUT CAPABILITIES.




		TOWN OF HICKORY CREEK 10/1/2025 CIGNA Medical Summary	
		Current PPO	
In-Network Benefits		CIGNA Current/Renewal	
Plan Name		PPO 37799598	
Network Name		CIGNA Open Access Plus	
Deductible Type		Non_Collective	
Ind. Deductible (In/Out)		\$1,000 / \$2,000	
Fam. Deductible (In/Out)		\$2,000 / \$4,000	
Coins - Carrier (In)		80%	
Ind. OOP Max (In/Out)		\$3,000 / \$45,000	
Fam OOP Max (In/Out)		\$6,000 / \$90,000	
PCP CoPay (In)		\$30	
Specialist CoPay (In)		\$60	
Telehealth (In)		\$30	
Lab and X-ray (In)(In Office)		\$30	
Advanced Imaging (Surgical/Facility)		20%	
Rx Drug Card (In)		\$10/\$45/\$90/\$150	
Specialty Med (In)			
Urgent Care (In)		\$75	
ER (In/Out)		\$500 + 20%	
Inpatient Hosp. (In)		20%	
Outpatient Surgery (In)		20%	
Monthly Rates	Enrollment	Current	Renewal
Employee	18	\$647.19	\$711.95
Employee + Spouse	2	\$1,287.89	\$1,416.76
Employee + Child	3	\$1,120.28	\$1,232.39
Employee + Family	5	\$1,860.65	\$2,046.85
Total Monthly Premium		\$26,889.29	\$29,580.04
Total Annual Premium		\$322,671.48	\$354,960.48
Annual \$ Change from Current		\$0.00	\$32,289.00
Annual % Change from Current		0%	10%
*Administrative Fee Credit: 3%			\$8,800.00
*Net Annual Premium			\$346,160.48
*Net Annual % Change from Current			7.28%
ER. Mo. Contribution 100% EE, 50% Dep			
Employee		\$647.19	\$711.95
Employee + Spouse		\$967.54	\$1,064.36
Employee Children		\$883.74	\$972.17
Family		\$1,253.92	\$1,379.40
Total Employer Monthly Cost		\$22,505.31	\$24,757.32
*Net Employer Mo. Cost w 3% Credit			\$24,023.99
Employee Monthly Cost			
Employee		\$0.00	\$0.00
Employee + Spouse		\$320.35	\$352.41
Employee Children		\$236.55	\$260.22
Family		\$606.73	\$667.45
Employee Bi-weekly (26) Cost			
Employee		\$0.00	\$0.00
Employee + Spouse		\$147.85	\$162.65
Employee Children		\$109.17	\$120.10
Family		\$280.03	\$308.05
A. * 3% Administrative Renewal Fee Credit			
B. CIGNA will issue a lump sum \$1,500 Wellness Fund Credit which can be used to promote healthier lifestyles for members, including but not limited to gym memberships, company events, etc (flyer attached).			


Town of Hickory Creek

Group Dental

Effective Date: October 1, 2025

 HUB	Cigna Current	Cigna Renewal	MetLife (Bundled Discount)
Plan Type	PPO	PPO	PPO
	<u>INN / OON</u>	<u>INN / OON</u>	<u>INN / OON</u>
Deductible - Individual	\$50 / \$50	\$50 / \$50	\$25 / \$25
Deductible - Family	\$150 / \$150	\$150 / \$150	\$75 / \$75
Calendar Year Maximum	\$3,000	\$3,000	\$3,000
Orthodontia Lifetime Max	\$2,000	\$2,000	\$2,500
Orthodontia - Children/Adult	Children Only	Children Only	Children & Adults
Preventive	100% / 100%	100% / 100%	100% / 100%
Basic	80% / 80%	80% / 80%	80% / 80%
Major	50% / 50%	50% / 50%	50% / 50%
Orthodontia	50% / 50%	50% / 50%	50% / 50%
Endodontics	Basic	Basic	Basic
Periodontics	Basic	Basic	Basic
Implants	Not Covered	Major	Major
TMJ	Not Covered	Not Covered	Not Covered
OON Reimbursement	90th Percentile	90th Percentile	90th Percentile
Rate Guarantee Period	Current	12 Months	24 Months
Rate Cap(s)	N/A	N/A	N/A
<u>Lives</u>			Bundle Discounted Rates
Employee 19	\$35.31	\$37.21	\$38.76
Employee + Spouse 2	\$82.53	\$86.97	\$79.28
Employee + Child(ren) 2	\$82.53	\$86.97	\$92.77
Employee + Family 5	\$127.84	\$134.72	\$143.30
Estimated Monthly Cost	\$1,640.21	\$1,728.47	\$1,797.04
Estimated Annual Cost	\$19,682.52	\$20,741.64	\$21,564.48
Annual \$ Change	\$0.00	\$1,059.12	\$1,881.96
Annual % Change	0%	5.4%	10%


**Town of Hickory Creek
Group Vision
Effective Date: October 1, 2025**

	Cigna Current	CIGNA Renewal	MetLife
Network/Plan	EyeMed	EyeMed	MetLife
Plan Eligibility	FT EE's/30+ Hrs	FT EE's/30+ Hrs	FT EE's/30+ Hrs
Exam Frequency	1 Per 12 Months	1 Per 12 Months	1 Per 12 Months
Contact / Lens Frequency	1 Per 12 Months	1 Per 12 Months	1 Per 12 Months
Frames Frequency	1 Per 24 Months	1 Per 24 Months	1 Per 12 Months
<u>In-Network Copays</u>	<u>In-Network</u>	<u>In-Network</u>	<u>In-Network</u>
Exam	\$10 Copay	\$10 Copay	\$10/\$15 Copay
Frames	\$180 Allowance	\$180 Allowance	\$220/\$200 Allowance
Contact Lenses	\$180 Allowance	\$180 Allowance	\$200 Allowance
Rate Guarantee	Current	12 Months	24 Months
<u>Lives</u>			
Employee 16	\$8.64	\$9.07	\$9.24
Employee + Spouse 3	\$16.41	\$17.23	\$18.52
Employee + Child(ren) 4	\$17.27	\$18.13	\$15.68
Employee + Family 5	\$22.02	\$23.12	\$25.85
Estimated Monthly Cost	\$366.65	\$384.93	\$395.37
Estimated Annual Cost	\$4,399.80	\$4,619.16	\$4,744.44
Annual \$ Change	\$0.00	\$219.36	\$344.64
Annual % Change	0.0%	5.0%	7.8%


Town of Hickory Creek

Group Life & AD&D


Effective Date: October 1, 2025

	Renaissance Current & Renewal	Renaissance Alternate	MetLife Alternate
Plan Eligibility	FT EE's/30+ Hrs	FT EE's/30+ Hrs	FT EE's/30+ Hrs
Benefit Amount	2X Salary	2X Salary	2X Salary
Maximum Benefit	\$250K	\$300K	\$300K
Guaranteed Issue	\$225K	\$225K	\$300K
Reduction Schedule	To 65% at 65, 50% at 70	To 65% at 65, 50% at 70	To 65% at 65, 50% at 70
Rate Guarantee	12 Months	12 Months	24 Months
Life Volume	\$3,900,000	\$3,900,000	\$3,900,000
AD&D Volume	\$3,900,000	\$3,900,000	\$3,900,000
Life Rate per \$1000	\$0.105	\$0.105	\$0.152
AD&D Rate per \$1000	\$0.025	\$0.025	\$0.020
Estimated Monthly Cost	\$507.00	\$507.00	\$670.80
Estimated Annual Cost	\$6,084.00	\$6,084.00	\$8,049.60
Annual \$ Change	\$0.00	\$0.00	\$1,965.60
Annual % Change	0.00%	0.00%	32.31%

**Town of Hickory Creek
Group Short-Term Disability
Effective Date: October 1, 2025**

	Renaissance Current	Renaissance Renewal	Renaissance Alternate	MetLife Current	MetLife Alternate
Benefit Percentage	60%	60%	60%	60%	60%
Weekly Benefit	\$1,500	\$1,500	\$2,000	\$1,500	\$2,000
Elimination Period (Accident/Sickness)	14 Days / 14 Days	14 Days / 14 Days	14 Days / 14 Days	14 Days / 14 Days	14 Days / 14 Days
Duration	11 Weeks	11 Weeks	11 Weeks	11 Weeks	11 Weeks
Pre-existing Condition Limitation	None	None	None	None	None
Employer Contribution	100%	100%	100%	100%	100%
Taxable Benefit	Yes (100% ER Paid)	Yes (100% ER Paid)	Yes (100% ER Paid)	Yes (100% ER Paid)	Yes (100% ER Paid)
Rate Guarantee	12 Months	12 Months	12 Months	12 Months	12 Months
Weekly Benefit	\$22,479	\$22,479	\$22,479	\$22,479	\$22,479
STD Rate per \$10 of WB	\$0.190	\$0.181	\$0.181	\$0.131	\$0.134
Estimated Monthly Cost	\$427.10	\$406.87	\$406.87	\$294.47	\$301.22
Estimated Annual Cost	\$5,125.21	\$4,882.44	\$4,882.44	\$3,533.70	\$3,614.62
Annual \$ Change	\$0.00	-\$242.77	-242.77	-\$1,591.51	-\$1,510.59
Annual % Change	0.00%	-4.74%	-4.74%	-31.05%	-29.47%

Town of Hickory Creek
Group Long-Term Disability
Effective Date: October 1, 2025

 HUB	Renaissance Current	Renaissance Renewal	Renaissance Alternate	MetLife Current	MetLife Alternate
Monthly Benefit Percentage	60%	60%	60%	60%	60%
Monthly Maximum	\$6,000	\$6,000	\$8,000	\$6,000	\$8,000
Elimination Period	90 Days	90 Days	90 Days	90 Days	90 Days
Duration	RBD to SSNRA	RBD to SSNRA	RBD to SSNRA	RBD to SSNRA	RBD to SSNRA
Own Occupation Period	2-Year Own Occ	2-Year Own Occ	2-Year Own Occ	2-Year Own Occ	2-Year Own Occ
Employee Assistance Plan	Included	Included	Included	Included	Included
Pre-existing Condition Limitation	3/12	3/12	3/12	3/12	3/12
Mental Limitation	24 Months	24 Months	24 Months	24 Months	24 Months
Substance Abuse Limitation	24 Months	24 Months	24 Months	24 Months	24 Months
Employer Contribution	100%	100%	100%	100%	100%
Taxable Benefit	Yes (100% ER Paid)	Yes (100% ER Paid)	Yes (100% ER Paid)	Yes (100% ER Paid)	Yes (100% ER Paid)
Participation Requirement	100%	100%	100%	100%	100%
Rate Guarantee	12 Months	12 Months	12 Months	24 Months	24 Months
Monthly Covered Payroll	\$161,511	\$161,511	\$161,511	\$161,511	\$161,511
LTD Rate per \$100 of CP	\$0.360	\$0.342	\$0.342	\$0.195	\$0.203
Estimated Monthly Cost	\$581.44	\$552.37	\$552.37	\$314.95	\$327.87
Estimated Annual Cost	\$6,977.28	\$6,628.41	\$6,628.41	\$3,779.36	\$3,934.41
Annual \$ Change	\$0.00	-\$348.86	-\$348.86	-\$3,197.92	-\$3,042.87
Annual % Change	0	-5.00%	-5.00%	-45.83%	-43.61%

**NOTICE OF A PUBLIC HEARING OF THE
TOWN COUNCIL OF THE
TOWN OF HICKORY CREEK, TEXAS**

The Town of Hickory Creek Town Council will conduct a public hearing on August 25, 2025 at 6:00 p.m. to hear public comments regarding the Town of Hickory Creek 2025-2026 Fiscal Year Budget. The meeting will be held at Hickory Creek Town Hall located at 1075 Ronald Reagan Avenue, Hickory Creek, Texas.

This budget will raise more total property taxes than last year's budget by \$116,392 or 4.44%, and of that amount, \$116,932 is tax revenue to be raised from new property added to the tax roll this year.

A copy of the proposed budget is available for public review in the administrative offices of the Town of Hickory Creek, or on the town website at www.hickorycreek-tx.gov. All interested parties are encouraged to attend.

Kristi K. Rogers, Town Secretary
Town of Hickory Creek

TOWN OF HICKORY CREEK
ORDINANCE NO. 2025-08-_____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR FILING OF BUDGET AND ORDINANCE; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY 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, the budget for the Town of Hickory Creek, Texas, has been on file at town hall for at least fifteen days prior to a public hearing held on such budget; and

WHEREAS, public notice of a public hearing on the proposed annual budget, stating the date, time, and place and subject matter of the public hearing, was given as required by the laws of the State of Texas; and

WHEREAS, the town has acknowledged that this budget will raise more total property taxes than last year's budget by \$116,932 or 4.44% and of that amount \$116,932 is tax revenue to be raised from new property added to the tax roll this year.

WHEREAS, a public hearing was conducted on said budget and all interested persons were given an opportunity to be heard for or against any item therein; 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 the Open Meetings Act; and

WHEREAS, on this 25th day of August 2025, the Town Council of the Town of Hickory Creek, Texas, agenda item _____ was presented by motion by _____ which was properly seconded by _____ providing for the adoption of the budget for fiscal period October 1, 2025 to September 30, 2026; a vote being called, the members of the Council voted as follows:

	Aye	Nay
Councilmember Randy Gibbons	_____	_____
Councilmember Nick Wohr	_____	_____
Councilmember Chris Gordon	_____	_____
Mayor Pro Tem Paul Kenney	_____	_____
Councilmember Ian Theodore	_____	_____

and the motion carried by a vote of _____ in favor to _____ against, accordingly the ordinance passed.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Hickory Creek, Texas:

SECTION 1

That the Town Council adopts and incorporates all the findings as stated above as if specifically described herein by reference as if copied in their entirety.

SECTION 2 **BUDGET ADOPTED**

The budget attached hereto as exhibit "A" and incorporated herein by this reference is approved and adopted for the fiscal year beginning October 1, 2025 and ending September 30, 2026, and there is hereby appropriated from the funds indicated and for such purposes, respectively, such sums of money for such projects, operations, activities, purchases and other expenditures as proposed in the attached budget.

SECTION 3 **EXPENDITURE OF FUNDS**

No funds of the Town shall be made except in compliance with the budget and applicable state law; provided, however, that in the case of grave public necessity expenditures to meet unforeseen conditions, may from time to time be authorized by the Town.

SECTION 4 **FILING OF BUDGET AND ORDINANCE**

The Mayor shall file or cause to be filed a true and correct copy of the approved budget, along with this Ordinance, with the Town Secretary and in the office of the Denton County Clerk.

SECTION 5 **SAVINGS CLAUSE**

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 the town budget, 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 court.

SECTION 6 **SEVERABILITY**

The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole, or in part, the remaining and lawful provisions shall be of full force and effect and the town shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 7
ENGROSSMENT AND ENROLLMENT

The town secretary is hereby directed to engross and enroll this ordinance by copying the descriptive caption and effective date clause in the minutes of the town council and by filing this ordinance in the ordinance records of the town.

SECTION 8
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas, this the 25th day of August, 2025.

Lynn C. Clark, Mayor
Town of Hickory Creek

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek

APPROVED AS TO FORM:

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



This budget will raise more total property taxes than last year's budget by \$116,932 or 4.44%, and of that amount \$116,932 is tax revenue to be raised from new property added to the tax roll this year.

Town of Hickory Creek
2025-2026 Fiscal Year
Proposed Budget
August 5, 2025

		2024-25 FY Adopted Budget 8/26/24	2025-26 FY Proposed Budget	Variations from 2024-25 FY Adopted Budget
Ad Valorem Tax Revenue	2023-24 FY Actuals			
4002 M&O	1,645,695.96	1,785,273.00	1,907,287.00	
4004 M&O Penalties & Interest	7,497.56	4,500.00	4,500.00	
4006 Delinquent M&O	-4,232.25	1,000.00	1,000.00	
4008 I&S Debt Service	827,309.00	848,773.00	843,692.00	
4010 I&S Penalties & Interest	3,810.99	3,000.00	3,000.00	
4012 Delinquent I&S	-2,048.83	500.00	500.00	
Total Ad Valorem Tax Revenue	2,478,032.43	2,643,046.00	2,759,979.00	4.42%
Building Department Revenue				
4102 Building Permits	714,498.14	275,000.00	195,000.00	
4104 Certificate of Occupancy	6,500.00	3,500.00	3,000.00	
4106 Contractor Registration	5,700.00	2,500.00	3,500.00	
4108 Preliminary/ Final Plat	4,250.00	0.00	0.00	
4110 Preliminary/Final Site Plan	7,226.00	0.00	0.00	
4112 Health Inspections	10,580.00	10,000.00	11,960.00	
4122 Septic Permits	2,125.00	2,000.00	500.00	
4124 Sign Permits	2,750.00	2,000.00	2,250.00	
4126 Special Use Permit	0.00	200.00	200.00	
4128 Variance Fee	2,750.00	1,500.00	1,500.00	
4130 Vendor Fee	925.00	550.00	325.00	
4132 Alarm Permit Fees	300.00	250.00	300.00	
Total Building Department Revenue	757,604.14	297,500.00	218,535.00	-26.54%
Franchise Fee Revenue				
4214 Electric	212,302.68	225,000.00	175,000.00	
4216 Gas	81,977.51	90,000.00	95,000.00	
4218 Telecom	31,703.78	30,000.00	23,500.00	
4220 Solid Waste	63,717.90	65,000.00	65,000.00	
Total Franchise Fee Revenue	389,701.87	410,000.00	358,500.00	-12.56%
Interest Revenue				
4330 General Fund Interest	51.93	25.00	25.00	
4332 Investment Interest	702,829.03	250,000.00	200,000.00	
Total Interlocal Revenue	702,880.96	250,025.00	200,025.00	
Interlocal Revenue				
4402 Corp Contract Current Year	64,215.04	64,215.00	64,215.00	
Total Interest Revenue	64,215.04	64,215.00	64,215.00	0.00%

Town of Hickory Creek

2025-2026 Fiscal Year

Proposed Budget

August 5, 2025

		2024-25 FY Adopted Budget 8/26/24	2025-26 FY Proposed Budget	Variations from 2024-25 FY Adopted Budget
Miscellaneous Revenue	2023-24 FY Actuals			
4502 Animal Adoption & Impound	21,325.48	23,500.00	4,000.00	
4506 Animal Shelter Donations	1,155.35	1,000.00	2,000.00	
4508 Annual Park Passes	27,803.60	30,000.00	55,000.00	
4510 Arrowhead Park Fees	100,138.75	40,000.00	50,000.00	
4512 Beer & Wine Permit	60.00	150.00	150.00	
4516 Corp Parks Fund Reserve	0.00	0.00	0.00	
4518 Drug Forfeiture	12,717.42	0.00	0.00	
4520 Drug Seizure	1,972.88	0.00	0.00	
4524 Fund Balance Reserve	0.00	3,322,563.00	3,815,000.00	
4526 Mineral Rights	388.48	500.00	0.00	
4530 Other Receivables	132,749.25	75,000.00	50,000.00	
4534 PD State Training	3,318.33	0.00	0.00	
4536 Point Vista Park Fees	14,989.25	9,000.00	8,000.00	
4546 Street Improvement Restricted	0.00	0.00	0.00	
4550 Sycamore Bend Park Fees	46,158.24	30,000.00	42,000.00	
4554 Building Security Fund Reserve	0.00	0.00	0.00	
4556 Court Technology Fund Reserve	0.00	0.00	0.00	
4558 Harbor Lane/Sycamore Bend	1,750.00	0.00	0.00	
4560 2020 CO Proceeds	0.00	1,368,089.00	Delete	
4562 Coronavirus Local Recovery	0.00	0.00	Delete	
4564 Task Force Forfeiture	0.00	0.00	0.00	
4566 Interlocal Agreements	198,467.24	205,000.00	213,680.00	
4568 Opioid Settlements	1,008.22	0.00	0.00	
Total Miscellaneous Revenue	564,002.49	5,104,802.00	4,239,830.00	-16.94%
Municipal Court Revenue				
4602 Building Security Fee	18,527.31	18,023.00	25-26 Deletion	
4604 Citations	586,227.52	550,000.00	675,000.00	
4606 Court Technology	15,044.50	15,936.00	25-26 Deletion	
4608 Jury Fee	552.89	200.00	200.00	
4610 Truancy Fee	18,540.36	0.00	0.00	
4612 State Court Costs	301,330.52	311,060.00	381,780.00	
4614 Child Safety Fees	372.94	800.00	800.00	
4616 CBSTF	25-26 Addition	25-26 Addition	41,715.00	
Total Municipal Court Revenue	940,596.04	896,019.00	1,099,495.00	22.71%
Sales Tax Revenue				
4702 Sales Tax General Fund	2,222,654.16	2,333,625.00	2,387,897.00	
4706 Sales Tax 4B Corporation	317,522.04	333,375.00	341,128.00	
4708 Sales Tax Mixed Beverage	40,490.05	38,000.00	38,000.00	
4710 Hotel Occupancy Tax	6,084.78	5,000.00	5,000.00	
Total Sales Tax Revenue	2,586,751.03	2,710,000.00	2,772,025.00	2.3%
Total Revenue	8,483,784.00	12,375,607.00	11,712,604.00	-5.36%

Town of Hickory Creek
2025-2026 Fiscal Year
Proposed Budget
August 5, 2025

		2024-25 FY Adopted Budget 8/26/24	2025-26 FY Proposed Budget	Variations from 2024-25 FY Adopted Budget
Capital Outlay Expense				
5010 Street Maintenance	2023-24 FY Actuals 7,390.59	25,000.00	25,000.00	
5012 Streets & Road Improvement	190,975.66	2,107,000.00	650,000.00	
5022 Parks and Rec Improvements	108,712.30	2,000,000.00	2,498,844.00	
5024 Public Safety Improvements	79,255.63	0.00	0.00	
5026 Fleet Vehicles	310,674.42	62,000.00	90,000.00	
5030 Broadband Initiative	204,195.38	0.00	Delete	
5032 Denton County TRIP22 Projects	-32,396.19	1,100,000.00	550,000.00	
5034 Animal Shelter Expansion	0.00	50,000.00	Delete	
Total Capital Outlay	868,807.79	5,344,000.00	3,813,844.00	-28.63%
Debt Service Expense				
5110 2015 Refunding Bond Series	317,291.66	314,875.00	311,218.00	
5112 2015 C.O. Series	272,641.69	276,875.00	275,218.00	
5114 2020 C.O. Series	255,791.65	257,025.00	257,268.00	
Total Debt Service	845,725.00	848,775.00	843,704.00	-0.60%
General Government Expense				
5202 Bank Service Charges	145.00	200.00	200.00	
5204 Books & Subscriptions	0.00	300.00	300.00	
5206 Computer Hardware/Software	45,491.99	60,000.00	60,000.00	
5208 Copier Rental	4,093.53	3,600.00	3,600.00	
5210 Dues & Memberships	3,091.46	3,500.00	3,800.00	
5212 EDC Tax Payment	317,537.01	333,375.00	341,128.00	
5214 Election Expenses	0.00	15,000.00	20,000.00	
5216 Volunteer/Staff Events	5,236.10	7,000.00	12,000.00	
5218 General Communications	28,315.08	32,000.00	32,000.00	
5222 Office Supplies & Equip.	2,000.31	3,000.00	3,000.00	
5224 Postage	10,374.47	7,000.00	5,000.00	
5226 Community Cause	2,273.60	2,000.00	3,500.00	
5228 Town Council/Board Expense	4,991.98	6,500.00	7,500.00	
5230 Training & Education	1,830.33	1,500.00	2,500.00	
5232 Travel Expense	109.73	1,500.00	2,500.00	
5234 Staff Uniforms	787.30	800.00	700.00	
5236 Transfer to Reserve	0.00	0.00	0.00	
Total General Government	426,277.89	477,275.00	497,728.00	4.29%
Municipal Court Expense				
5302 Books & Subscriptions	80.21	100.00	100.00	
5304 Building Security	10,068.84	18,023.00	25-26 Deletion	
5306 CBSTF	25-26 Addition	25-26 Addition	41,715.00	
5312 Court Technology	8,672.05	15,963.00	25-26 Deletion	
5314 Dues & Memberships	205.00	150.00	200.00	
5318 Merchant Fees/Credit Cards	7,700.01	5,000.00	5,000.00	
5322 Office Supplies/Equipment	960.18	100.00	750.00	
5324 State Court Costs	313,719.17	311,060.00	381,780.00	
5326 Training & Education	450.00	1,000.00	1,000.00	
5328 Travel Expense	0.00	1,000.00	1,000.00	
5332 Warrants Collected	-2,603.82	2,500.00	2,500.00	
Total Municipal Court	339,251.64	354,896.00	434,045.00	22.30%
Parks and Recreation Expense				
5402 Events	658.75	1,500.00	1,500.00	
5408 Tanglewood Park	12,071.53	5,000.00	5,000.00	
5412 KHCB	200.00	500.00	500.00	
5414 Tree City USA	400.00	500.00	500.00	
5416 Town Hall Park	189.00	0.00	1,500.00	
Total Parks and Recreation	13,519.28	7,500.00	9,000.00	20.00%

Town of Hickory Creek

2025-2026 Fiscal Year

Proposed Budget

August 5, 2025

		2024-25 FY Adopted Budget 8/26/24	2025-26 FY Proposed Budget	Variations from 2024-25 FY Adopted Budget
Parks Corps of Engineer Expense	2023-24 FY Actuals			
5412 Arrowhead	38,086.17	39,000.00	20,000.00	
5414 Harbor Grove	3,667.98	10,500.00	4,500.00	
5416 Point Vista	11,524.55	15,500.00	12,000.00	
5418 Sycamore Bend	60,728.58	44,000.00	118,500.00	
Total Parks Corps of Engineer	114,007.28	109,000.00	155,000.00	42.20%
Personnel Expense				
5502 Administration Wages	438,087.83	390,727.00	428,372.00	
5504 Municipal Court Wages	86,090.86	125,393.00	118,010.00	
5506 Police Wages	1,147,277.36	1,283,873.00	1,656,025.00	
5507 Police Overtime Wages	51,618.78	36,000.00	48,000.00	
5508 Public Works Wages	280,753.64	286,154.00	306,518.00	
5509 Public Works Overtime Wages	5,525.22	4,500.00	6,000.00	
5510 Health Insurance	238,185.91	286,225.00	330,590.00	
5512 Longevity	14,180.00	14,750.00	16,680.00	
5514 Payroll Expense	33,156.49	30,000.00	32,000.00	
5516 Employment Exams	1,692.50	2,500.00	2,500.00	
5518 Retirement (TMRs)	300,645.52	317,550.00	384,978.00	
5520 Unemployment (TWC)	3,268.30	3,000.00	3,500.00	
5522 Workman's Compensation	53,186.00	43,070.00	48,378.00	
5524 Contract Labor	24-25 Addition	30,000.00	30,000.00	
Total Personnel	2,653,668.41	2,853,742.00	3,411,551.00	19.55%
Police Department Expense				
5602 Auto Gas & Oil	61,134.08	50,000.00	50,000.00	
5606 Auto Maintenance & Repair	101,905.85	65,000.00	65,000.00	
5610 Books & Subscriptions	571.71	600.00	600.00	
5612 Computer Hardware/Software	69,076.25	75,500.00	75,000.00	
5614 Crime Lab Analysis	2,929.50	5,000.00	4,000.00	
5616 Drug Forfeiture	42,071.29	0.00	0.00	
5618 Dues & Memberships	0.00	500.00	500.00	
5626 Office Supplies/Equipment	1,769.04	2,000.00	2,000.00	
5630 Personnel Equipment	37,234.57	40,000.00	20,000.00	
5634 Travel Expense	1,351.14	1,500.00	1,500.00	
5636 Uniforms	11,811.91	12,000.00	12,000.00	
5640 Training & Education	8,153.42	15,000.00	15,000.00	
5644 Citizens on Patrol	0.00	100.00	500.00	
5646 Community Outreach	618.13	1,500.00	1,500.00	
5648 K9 Unit	1,645.03	3,500.00	3,500.00	
5650 Task Force Forfeiture	0.00	0.00	0.00	
Total Police Department	340,271.92	272,200.00	251,100.00	-7.75%
Public Works Department Expense				
5702 Animal Control Donation	697.61	1,000.00	2,000.00	
5704 Animal Control Equipment	3,018.64	2,500.00	2,000.00	
5706 Animal Control Supplies	9,041.10	5,000.00	5,000.00	
5708 Animal Control Vet Fees	15,464.99	25,000.00	18,500.00	
5710 Auto Gas & Oil	19,845.45	20,000.00	20,000.00	
5714 Auto Maintenance/Repair	22,424.29	10,000.00	15,000.00	
5716 Beautification	24,002.81	120,000.00	216,102.00	
5718 Computer Hardware/Software	6,914.23	3,500.00	3,500.00	
5720 Dues & Memberships	404.00	450.00	450.00	
5722 Equipment	-7,131.05	2,500.00	2,500.00	
5724 Equipment Maintenance	34,013.53	35,000.00	20,000.00	
5726 Equipment Rental	97.90	1,000.00	500.00	
5728 Equipment Supplies	5,231.49	5,000.00	5,000.00	
5732 Office Supplies/Equipment	1,651.17	1,750.00	1,500.00	
5734 Communications	4,394.86	3,800.00	4,500.00	
5738 Training	815.00	800.00	850.00	
5740 Travel Expense	28.15	2,000.00	2,000.00	
5742 Uniforms	1,997.38	2,800.00	2,500.00	
5748 Landscaping Services	69,735.03	90,000.00	90,000.00	
Total Public Works Department	212,646.58	332,100.00	411,902.00	24.03%

Town of Hickory Creek
2025-2026 Fiscal Year
Proposed Budget
August 5, 2025

		2024-25 FY Adopted Budget 8/26/24	2025-26 FY Proposed Budget	Variations from 2024-25 FY Adopted Budget
Services Expense	2023-24 FY Actuals			
5802 Appraisal District	16,514.64	17,500.00	19,220.00	
5804 Attorney Fees	93,542.56	100,000.00	150,000.00	
5806 Audit	15,500.00	15,500.00	17,500.00	
5808 Codification	2,641.19	2,000.00	2,000.00	
5812 Document Management	0.00	750.00	750.00	
5814 Engineering	174,388.49	95,000.00	150,000.00	
5816 General Insurance	51,906.86	60,014.00	65,000.00	
5818 Inspections	60,141.00	42,000.00	42,000.00	
5820 Fire Service	970,692.00	970,692.00	970,692.00	
5822 Legal Notices/Advertising	1,827.90	2,000.00	4,000.00	
5824 Library Services	1,504.40	1,200.00	1,200.00	
5826 Municipal Judge	13,675.00	13,800.00	15,000.00	
5828 Printing	1,543.03	2,500.00	2,500.00	
5830 Tax Collection	2,979.00	3,500.00	4,000.00	
5832 Computer Technical Support	44,615.46	45,000.00	46,000.00	
5838 Denton County Children's Advocacy	0.00	3,780.00	2,400.00	
5840 Denton County Dispatch	38,508.00	45,183.00	40,382.00	
5842 Denton County MHMR	25-26 Addition	25-26 Addition	3,200.00	
5844 Helping Hands	0.00	200.00	25-26 Deletion	
5846 Span Transit Services	4,574.24	20,000.00	10,000.00	
5848 Recording Fees	470.00	500.00	500.00	
Total Services	1,495,023.77	1,441,119.00	1,546,344.00	7.30%
Special Events				
6012 Special Events	10,019.50	25,000.00	25,000.00	
Total Special Events	10,019.50	25,000.00	25,000.00	0.00%
Utilities & Maintenance Expense				
5902 Bldg. Maintenance/Supplies	135,297.29	185,000.00	200,586.00	
5904 Electric	27,409.70	27,000.00	25,000.00	
5906 Gas	2,711.05	3,000.00	3,000.00	
5908 Street Lighting	48,799.79	45,000.00	42,000.00	
5910 Telecom	42,751.66	25,000.00	17,800.00	
5912 Water	27,696.27	25,000.00	25,000.00	
Total Utilities & Maintenance	284,665.76	310,000.00	313,386.00	1.09%
Total Expense	7,603,884.82	12,375,607.00	11,712,604.00	-5.36%
Net Ordinary Income	879,899.18	0.00	0.00	