



**NOTICE OF  
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, AUGUST 16, 2022, 6:00 PM**

**AGENDA**

**Call to Order**

**Roll Call**

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

**Invocation**

**Public Comment**

This item allows the public an opportunity to address the Planning and Zoning Commission. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the commission. Comments will be limited to three minutes. Open Forum is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

**Consent Agenda**

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

- [1.](#) June 21, 2022 Minutes

**Regular Agenda**

2. Discuss, consider and act on the appointment of Planning and Zoning Commission Chair and Vice-Chair.
- [3.](#) Conduct a Public Hearing to hear public opinion on a request from Reserve at Hickory Creek, LLC to designate the zoning as PD (Planned Development) on an 18.8530 acre tract of land situated in the H.H. Swisher Survey, Abstract Number 1220, Denton County, Texas, conveyed to Reserve at Hickory Creek LLC, according to the document filed of record in Document Number 2021-133395 Deed Records Denton County, Texas, Town of Hickory

Creek, Denton County, Texas and consider and act on the same. The property is located at 1745 Turbeville Road.


4. Discuss, consider and act on a recommendation for a preliminary plat of Reserve at Hickory Creek, being an 18.8530 acre tract of land situated in the H.H. Swisher Survey, Abstract Number 1220, Town of Hickory Creek, Denton County, Texas. The property is located at 1745 Turbeville Road.
5. Discuss, consider and act on a recommendation for the preliminary site and landscape plan for the Reserve at Hickory Creek, being an 18.8530 acre tract of land situated in the H.H. Swisher Survey, Abstract Number 1220, Town of Hickory Creek, Denton County, Texas. The property is located at 1745 Turbeville Road.
6. Discuss, consider and act on a recommendation for a final plat for the Lakesound Addition, Lot 1, Block A in the H. Swisher Survey, Abstract No 1220, Town of Hickory Creek, Denton County Texas. The property is located in the 3400 block of FM 2181.
7. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the Lakesound Addition, Lot 1, Block A in the H. Swisher Survey, Abstract No 1220, Town of Hickory Creek, Denton County Texas. The property is located in the 3400 block of FM 2181.

### **Adjournment**

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

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

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on August 12, 2022 at 10:45 a.m.



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Chris Chaudoir  
Town of Hickory Creek

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, JUNE 21, 2022**

**MINUTES**

**Call to Order**

Meeting was called to order by Chairman Hawkes at 6:00 p.m.

**Roll Call**

**PRESENT**

Commissioner Rodney Barton  
Commissioner Jaycee Holston  
Chairman Bryant Hawkes  
Commissioner Don Rowell  
Commissioner David Gilmore

**ABSENT**

Commissioner Dustin Jensen  
Vice-Chairman Tim May

**ALSO PRESENT**

Trey Sargent, Town Attorney  
John Smith, Town Administrator  
Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman Hawkes.

**Invocation**

Invocation given by Commissioner Gilmore.

**Public Comment**

No Public Comment

**Consent Agenda**

1. May 17, 2022 Meeting Minutes

Motion to accept the minutes as presented made by Commissioner Holston, Seconded by Commissioner Rowell.

Voting Yea: Commissioner Barton, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Gilmore. Motion passed.

**Regular Agenda**

2. Conduct a public hearing regarding a request for a Special Use Permit from Bonnie Brown on behalf of Alpha & Omega Equipment Sales and Rental for the construction of a new facility for the sales, rental, outdoor display and routine service of construction equipment at 8560 S. Stemmons Freeway, and consider and act upon a recommendation for the same. The legal description of the property is A0958A McCarroll, Tract 29(pt), Town of Hickory Creek, Denton County, Texas.

Karl Meeks, 1022 Hickory Creek Road, gave a presentation on the area, Alpha & Omega's other yards, and the problems he sees with the proposed use including the look of the lot and fence, booms in the air, unattractive yards, lights, effects on the surrounding homes, traffic, damage to the streets, the entrance on Hickory Creek Road aligning with his driveway, etc. He does not believe this is the right use for the property, he would prefer retail.

Public Hearing opened at 6:14 p.m. and closed at 6:15.

Jackie Johnson, Alpha & Omega, stated the business is revenue generating and is a good fit in any community. Chris Morphew, owner of Reliant Construction and general contractor for the project, stated he has built several similar buildings and presented photos of some of them. The entrance across from Mr. Meek's property is a secondary entrance. All the vegetation on the west side (rear) will not be removed and there will be a 6 foot masonry fence with some added vegetation. The lot is fully irrigated. Mr. Johnson explained the Odessa location Mr. Meeks presented photos of is appropriate for the location it is in and not what they intend for Hickory Creek. This will be a state of the art signature yard.

Commissioner Holston asked what Mr. Meeks could expect to see when he came out of his driveway. Mr. Morphew explained that they would be using trees and shrubs that give coverage year round, live oaks, evergreens, etc. There will be an ornamental fence along Hickory Creek Road. that continues around the corner along the service road. The back will be the solid masonry. Most of the equipment on the lot will not be the taller equipment, most probably will be 10 feet at the tallest. Mr. Morphew and Commissioner Rowell discussed the details of the locations in Sanger and Odessa including the use of asphalt millings in the display areas. Commissioner Gilmore asked what the Code required (asphalt or concrete), and why they would use asphalt millings. Mr. Morphew explained that millings are easier to repair over time. Asphalt millings are cushioned and have an 8 inch soot base underneath to prevent ruts forming. Mr Morphew stated if concrete is required, they can go that route. The building will be white R Panel metal and thin brick. There is a porch on the front and a covered extension for a wash bay on the south. Run off will tie into the storm drain. The rear is the white metal panel.

Commissioner Holston asked how much noise the neighbors could expect: hours of operations will be 8-5 Monday to Friday.

Commissioner Gilmore asked about the timeline for construction. Mr Morphew said during the initial stages the property would be maintained so that grass would not grow. Construction will probably take 6 to 7 months total and construction hours will not



go past 5 p.m. They will get the landscaping and parking lot done first so the vegetation will get a chance to grow during construction. The ornamental fence on the south side is 6 foot wrought iron. Commissioner Holston suggested the residents on Hickory Creek Road may be happier with a solid fence. There was general discussion about the requirement for masonry walls between commercial and residential properties. Mr. Johnson stated they may be able to use a combination of wrought iron and masonry columns along Hickory Creek Road.

Commissioner Holston asked if repair work would be done on site. Mr. Johnson explained they do repair work both on site or at the customer's location. All traffic will enter and exit onto the service road from the primary cuts. The entrance on Hickory Creek Road is secondary and could be eliminated if the Fire Department agrees that it is not needed. Eighteen wheelers would not be able to utilize Hickory Creek Road in any case.

Commissioner Gilmore asked about signage and its relation to the houses. Mr. Morphew stated the neighbors behind would never see a sign. There is a sign on the building's tower that faces Stemmons with backlighting. Additional signage can be kept shorter, such as a monument or blade sign. The lot will have lights but they can also be kept to a lower height level.

Commissioner Holston asked Mr. Meeks what could be done to make the project more livable to him. Mr Meeks stated that all the competition yards kept the booms in an upright positions, presumably to attract attention. Mr. Johnson promised him that the boom lifts could be kept in a lower position. Mr. Smith spoke of some of the discussions that had been had with the applicant and some of the considerations the Commission may make for the SUP recommendation to the Council. Mr. Morphew stated a monument sign would also be acceptable. Mr. Meeks was concerned that the site plan was not detailed enough to show all his concerns, how the traffic would flow, and again expressed concerns about being able to see the boom lifts even if there were a 10 foot solid fence along Hickory Creek Road. The property slopes uphill and anything across the street will be visible even with a fence. Mr. Morphew said they would be doing some grading. Mr Johnson explained that the majority of the equipment is about 5 feet tall with the remaining being 10 feet tall at the most.

Commissioner Gilmore felt there was not enough information. Mr. Smith reminded the Commission they were looking at a Special Use Application that did not require the in-depth information required by a Site Plan. They are considering if the use would be allowable before the applicant moves forward.

Commissioner Holston stated that Mr. Meeks knew when he bought in a commercial district that change would occur and the field across the street would not always remain vacant, but she would like to help him make the change more acceptable. Most of the commission agreed that it was not a use they would like to live across from but they are in residential districts. Commission Rowell stated he used Hickory Creek Road regularly and sometimes had issues getting onto the service road. He had also been going through Alpha & Omega's website and did not see any other locations bordering a residential district. Mr. Johnson stated there were residences down the street from the Odessa location.

The commissions held a general discussion on the speed limit on the service road and the possibility of requesting a lower one.

Commissioner Gilmore moved to recommend to council approval of the Special Use permit for 8560 S. Stemmons Freeway on behalf of Alpha & Omega for the sales and rental of construction equipment with the following stipulations:

- Solid masonry fence on south and west sides of property;
- Low level lighting after dark;
- Remove the entrance located on Hickory Creek Road;
- All equipment booms to be kept in the lowered position at all times; and
- Concrete surfacing on entire yard.

Seconded by Commissioner Barton.

Voting Yea: Commissioner Barton, Commissioner Holston, Chairman Hawkes, Commissioner Gilmore

Voting Nay: Commissioner Rowell. Motion passed

### **Adjournment**

Motion to adjourn made by Commissioner Barton, Seconded by Commissioner Holston.

Voting Yea: Commissioner Barton, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Gilmore. Motion passed unanimously.

Meeting adjourned at 7:07 p.m.

Approved:

Attest:

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Bryant Hawkes, Chairman  
Planning and Zoning Commission

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Chris Chaudoir, Administrative Assistant  
Town of Hickory Creek

**TOWN OF HICKORY CREEK, TEXAS**  
**ORDINANCE NO. 2022-08-\_\_\_\_\_**

**AN ORDINANCE OF THE TOWN COUNCIL OF HICKORY CREEK, TEXAS, AMENDING AS HERETOFORE AMENDED, ITS COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN BY DESIGNATING CERTAIN TRACTS OF LAND DESCRIBED AS AN APPROXIMATELY 18.8530 GROSS ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; AS PD (PLANNED DEVELOPMENT); PROVIDING THAT SUCH TRACTS OF LAND SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PLANNED DEVELOPMENT ZONING DISTRICT DESIGNATION FOR THE SUBJECT PROPERTY; PROVIDING A PRELIMINARY SITE PLAN; PROVIDING DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR THE TOWN OF HICKORY CREEK TO BRING SUIT IN DISTRICT COURT TO ENJOIN THE PERSON, FIRM, PARTNERSHIP, CORPORATION, OR ASSOCIATION FROM ENGAGING IN THE PROHIBITED ACTIVITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the owner/representative of an approximately 18.8530 gross acres of land described on Exhibit "A" attached hereto and incorporated herein (the "Property"), has applied for a zoning designation of PD (Planned Development) District; and

**WHEREAS**, such application further requested an amendment to the official Zoning District Map of the Town in accordance with the zoning ordinance of the Town; and

**WHEREAS**, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of the Town, and after considering the information submitted at that public hearing and all other relevant information and materials, the Planning and Zoning Commission of the Town has forwarded to the Town Council its favorable recommendation regarding the 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**  
**REZONING**

The zoning ordinance of the Town of Hickory Creek, Texas, the same being the Town's Comprehensive Zoning Ordinance, as it exists on the date of the adoption of this Ordinance (the "Comprehensive Zoning Ordinance") is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, definitions, phrases, and words are not amended but are hereby ratified and affirmed:

- A. The zoning of the Property hereby designates PD (Planned Development) District for use in accordance with the requirements of this Ordinance and all other applicable ordinances, rules, and regulations of the Town. Requirements of this Ordinance are more specifically described and set forth in Exhibits "B" and "C", which are attached hereto and incorporated herein for all purposes and shall apply to the "PD" Planned Development unless otherwise specified in such Exhibits.
- B. The development standards for this Planned Development are attached hereto as Exhibit "B" and are incorporated herein 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.

- C. A conceptual site plan for the Property is attached hereto as Exhibit "C" and incorporated herein as if copied in its entirety.

**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 22<sup>nd</sup> day of August, 2022.

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

ATTEST:

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

APPROVED AS TO FORM:

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Dorwin L. Sargent III, Town Attorney  
Town of Hickory Creek, Texas

**Exhibit A**  
**Legal Description**

**BEING** a tract of land situated in the H.H. Swisher Survey, Abstract Number 1220, Denton County, Texas, conveyed to Reserve at Hickory Creek LLC, according to the document filed of record in Document Number 2021-133395 Deed Records Denton County, Texas (D.R.D.C.T.) said tract being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found in the north line of Turbeville Road for the southeast corner of that tract of land conveyed to KSW Holdings Hickory Creek, LP. according to the document filed of record in Document Number 2018-111193 (D.R.D.C.T.) same being the common southwest corner of this tract;

**THENCE** with the east line of said KSW Holdings tract, same being common with the west line of this tract the following five (5) courses and distances:

North 0°52'13" West, a distance of 820.00 feet;

North 89°07'47" East, a distance of 10.00 feet;

North 0°52'13" West, a distance of 10.00 feet;

South 89°07'47" West, a distance of 10.00 feet;

North 0°52'13" West, a distance of 432.47 feet to a 1/2" iron rod found in the south line of that tract of land conveyed to Shirley Mae Goldfield & Alan Harvey Goldfield according to the document filed of record in Document Number 2013-575.60 (D.R.D.C.T.), for the northeast corner of the above-mentioned KSW Holdings tract, same being the northwest corner of this tract;

**THENCE** North 89°49'53" East, with the south line of said Goldfield tract, same being common with the north line of this tract, a distance of 653.80 feet to the northwest corner of Enclave of Hickory Creek, an addition to the Town of Hickory Creek according to the plat filed of record in Document Number 2013-198 Plat Records Denton County, Texas and being the common northeast corner of this tract;

**THENCE** South 0°47'22" East, with the west line of said Enclave of Hickory Creek, same being common with the east line of this tract, a distance of 1256.06 feet to an "X" cut in concrete, set at the base of a wall, in the north line of the above-mentioned Turbeville Road for the southeast corner of this tract;

**THENCE** with said north line the following three (3) courses and distances:

South 89°50'23" West, a distance of 200.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 89°06'11" West, a distance of 416.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 87°58'34" West, a distance of 34.78 feet to the **POINT OF BEGINNING** and containing 821,237 square feet or 18.8530 acres of land.



**Exhibit B**  
**DEVELOPMENT STANDARDS**

Planned Development District (“PD”) for all uses in “TH-1” Townhouse District (the “Ordinance”) with exceptions and conditions as noted below. The Development Standards shall cover the property as detailed in the legal description attached as Exhibit A and depicted in Exhibit C hereto (the “Concept Plan”)

1. Area, unit, building, and lot regulations shall be modified to allow for the following:
  - a. Maximum unit count shall not exceed 245 residential lots. No additional density requirements shall apply.
  - b. Each residential unit shall be platted lot.
  - c. No minimum front, side, or rear yard setback.
  - d. No minimum side yard setback adjacent to the street.
  - e. Minimum lot width is 20 feet.
  - f. Minimum lot depth is 50 feet.
  - g. Minimum lot area is 1,000 square feet.
  - h. No maximum lot coverage requirement.
  - i. Minimum square footage for each unit shall be 1,000 square feet.
  - j. Minimum separation between building shall be 10 feet, measured from wall to wall.
  - k. Fire rated walls are required.
  - l. Individual units shall be sprinkled for fire suppression with annual inspections required.
  - m. Maximum number of continuously attached units shall not exceed eight (8).
  - n. Maximum of 3 stories, no additional height restrictions.
  - o. Three story residential units shall be positioned in the interior of the development.
  - p. Proposed building shall be setback a minimum of 20’ from exterior boundary of the development.
  - q. All building elevations shall be 100% masonry.
  - r. All single family attached will have rear entry garage access from a dedicated public street or alley.
  
2. All streets, alleys, and on-street parking shall be public and not privately owned and maintained and shall be a minimum of six (6”) inches thick of concrete using 4000-psi reinforced concrete.
  - a. Residential Street: Twenty-Six-foot (26’) pavement, measured from back of curb to back of curb, in variable width right-of-way (ROW) with Five-foot (5’) Utility Easement. ROW line will be minimum one and one-half (1.5’) feet behind the back of curb.
  - b. Mews Alley: Twenty-Four-foot (24’) pavement, with no curbs, within thirty-foot (30’) right-of way.
  - c. Alley: Sixteen-foot (16’) pavement, with no curbs, within eighteen-foot (18’) right-of-way with five-foot (5’) Utility Easement.
  - d. All curbs shall be mountable by design.
  - e. Speed limit within the development shall not exceed 20 mph.
  
3. Any parks and/open space requirements shall be fully satisfied by the green space and amenities depicted on the Concept Plan.

4. Parking Requirements shall only consist of the following:
  - a. Minimum 2-car garage per unit located a minimum of three (3') from dedicated public street or alley right-of-way be provided for each dwelling unit.
  - b. Minimum 0.5 parking spaces per unit for guest parking, no maximum.
5. The developer of the Property shall install a minimum eight (8') foot board on board wood fence along the west property lines with development. The existing fence along the east, north and south property lines shall be utilized with the development and satisfy the screening requirement. No additional screening requirements shall apply.
6. Fencing for all other residential lots shall be eight feet (8'), board on board, pre stained spruce or better fence with steel posted mounted on the inside so as not to be visible from street. All lots adjacent to any greenbelt, area, open space, or park shall require a standard height of five feet (5') ornamental metal fencing. Gates in residential fencing to public spaces shall be prohibited.
7. For single-family lots, and prior to any occupancy of the dwelling, a minimum of one (1) tree with a minimum caliper of three (3'') inches, measured at a point six (6') feet above ground level shall be required for all lots and shall be located within the front of the lot, or nearby common area. Trees may be ornamental or shade tree.
8. The developer of the Property shall create a homeowners' association to maintain the common areas, open spaces, landscaping, screening, and other commonly owned facilities. The developer is responsible for drafting the HOA documents pertaining to the HOA's responsibilities to maintain these areas and include notification to homeowners within the Property. Prior to approval of the Final Plat, a document establishing the HOA shall be submitted to the Town for review and approved by the Town for conformance with all requirements and other applicable ordinances.
9. Exhibit C (Concept Plan) is attached to depict the general location and size of lots. Until final platting of the Property, flexibility to change the layout of Exhibit C shall be allowed assuming the other terms herein are met. If a discrepancy arises between the TH-1 standards and this PD, then the Concept Plan shall supersede.
10. The Property shall comply with all other Subdivision Requirements as outlined in the Code of Ordinances of the Town of Hickory Creek.
11. Zoning and primary platting reviews and Town approvals for this development shall occur simultaneously. Early grading shall also be allowed by the Town following the Town's initial review of the grading and drainage plans.
12. The Reserve at Hickory Creek development shall be subject to a tree inventory, tree preservation, and tree mitigation requirements of the Town of Hickory Creek.

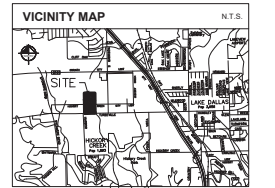
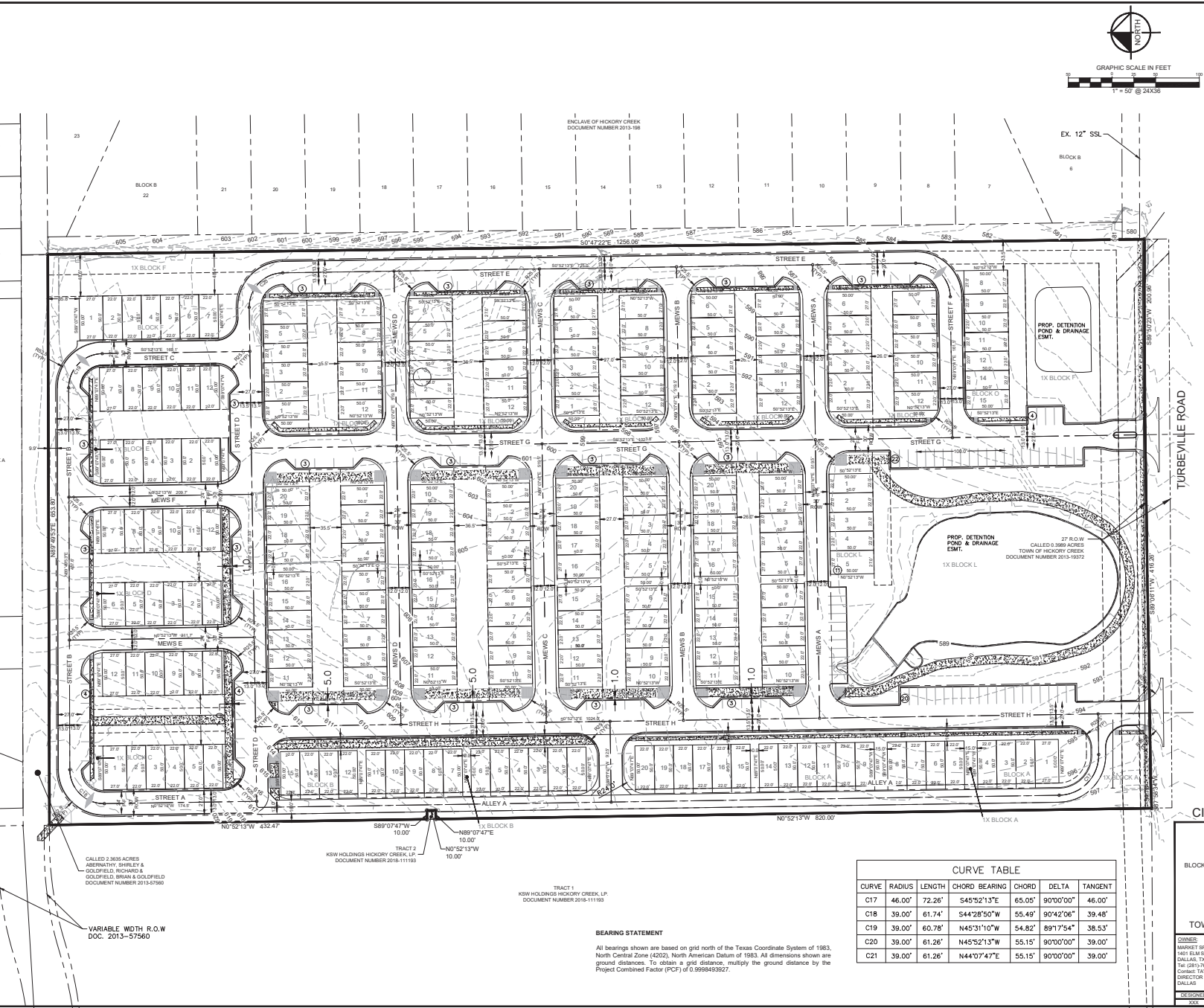
# Exhibit C Conceptual Site Plan



Exhibit C - Concept Plan  
**Reserve at Hickory Creek**  
 Hickory Creek, Texas  
 March 2022



THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREON, IS AN INSTRUMENT OF SERVICE, IS ISSUED ONLY FOR THE SPECIFIC PURPOSE AND GOVT. TO WHICH IT WAS PREPARED, AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND, NOR DOES IT REPRESENT A COMMITMENT BY THE ENGINEER OR ARCHITECT TO BE BOUND BY THE TERMS OF THIS INSTRUMENT OF SERVICE. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.



**LEGEND**

---	PROPOSED FLOOD HAZARD AREA
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---	PROPOSED DETENTION POND & DRAINAGE ESMIT

**NOTES:**

ALL CORNERS ARE A 3/8 INCH IRON ROD WITH CAP STAMPED "NMA" UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LOT TABLE

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

THE CARE, OWNERSHIP AND MAINTENANCE OF COMMON AREA LOTS INCLUDING (LOT 1X & 2X, BLOCK A), (LOT 1X, BLOCK B), (LOT 1X, BLOCK C), (LOT 1X, BLOCK D), (LOT 1X, BLOCK E), (LOT 1X, BLOCK F), (LOT 1X, BLOCK G), (LOT 1X, BLOCK H), (LOT 1X, BLOCK I), (LOT 1X, BLOCK J), (LOT 1X, BLOCK K), (LOT 1X, BLOCK L), (LOT 1X, BLOCK M), (LOT 1X, BLOCK N), (LOT 1X, BLOCK O), (LOT 1X, BLOCK P), (LOT 1X, BLOCK Q), (LOT 1X, BLOCK R), (LOT 1X, BLOCK S), (LOT 1X, BLOCK T), (LOT 1X, BLOCK U), (LOT 1X, BLOCK V), (LOT 1X, BLOCK W), (LOT 1X, BLOCK X), (LOT 1X, BLOCK Y), (LOT 1X, BLOCK Z), (LOT 1X, BLOCK AA), (LOT 1X, BLOCK AB), (LOT 1X, BLOCK AC), (LOT 1X, BLOCK AD), (LOT 1X, BLOCK AE), (LOT 1X, BLOCK AF), (LOT 1X, BLOCK AG), (LOT 1X, BLOCK AH), (LOT 1X, BLOCK AI), (LOT 1X, BLOCK AJ), (LOT 1X, BLOCK AK), (LOT 1X, BLOCK AL), (LOT 1X, BLOCK AM), (LOT 1X, BLOCK AN), (LOT 1X, BLOCK AO), (LOT 1X, BLOCK AP), (LOT 1X, BLOCK AQ), (LOT 1X, BLOCK AR), (LOT 1X, BLOCK AS), (LOT 1X, BLOCK AT), (LOT 1X, BLOCK AU), (LOT 1X, BLOCK AV), (LOT 1X, BLOCK AW), (LOT 1X, BLOCK AX), (LOT 1X, BLOCK AY), (LOT 1X, BLOCK AZ), (LOT 1X, BLOCK BA), (LOT 1X, BLOCK BB), (LOT 1X, BLOCK BC), (LOT 1X, BLOCK BD), (LOT 1X, BLOCK BE), (LOT 1X, BLOCK BF), (LOT 1X, BLOCK BG), (LOT 1X, BLOCK BH), (LOT 1X, BLOCK BI), (LOT 1X, BLOCK BJ), (LOT 1X, BLOCK BK), (LOT 1X, BLOCK BL), (LOT 1X, BLOCK BM), (LOT 1X, BLOCK BN), (LOT 1X, BLOCK BO), (LOT 1X, BLOCK BP), (LOT 1X, BLOCK BQ), (LOT 1X, BLOCK BR), (LOT 1X, BLOCK BS), (LOT 1X, BLOCK BT), (LOT 1X, BLOCK BU), (LOT 1X, BLOCK BV), (LOT 1X, BLOCK BW), (LOT 1X, BLOCK BX), (LOT 1X, BLOCK BY), (LOT 1X, BLOCK BZ), (LOT 1X, BLOCK CA), (LOT 1X, BLOCK CB), (LOT 1X, BLOCK CC), (LOT 1X, BLOCK CD), (LOT 1X, BLOCK CE), (LOT 1X, BLOCK CF), (LOT 1X, BLOCK CG), (LOT 1X, BLOCK CH), (LOT 1X, BLOCK CI), (LOT 1X, BLOCK CJ), (LOT 1X, BLOCK CK), (LOT 1X, BLOCK CL), (LOT 1X, BLOCK CM), (LOT 1X, BLOCK CN), (LOT 1X, BLOCK CO), (LOT 1X, BLOCK CP), (LOT 1X, BLOCK CQ), (LOT 1X, BLOCK CR), (LOT 1X, BLOCK CS), (LOT 1X, BLOCK 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CITY PROJECT NUMBER: 2021-133395

**PRELIMINARY PLAT**  
 FOR  
**RESERVE AT HICKORY CREEK**  
 BLOCK A, LOT 1-12, BLOCK B LOT 1-15, BLOCK C, LOT 1-12, BLOCK D LOT 1-15,  
 BLOCK E, LOT 1-12, BLOCK F, LOT 1-5, BLOCK G, LOT 1-20,  
 230 RESIDENTIAL LOTS/ 16 BLOCKS/ 17 OPEN SPACES  
 BEING 18.85ACRES  
 OF THE  
 HH Swisher Survey SURVEY, ABSTRACT NO. 1220  
 IN THE  
**TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS**

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C17	46.00'	72.26'	S45°52'13"E	65.05'	90°00'00"	46.00'
C18	39.00'	61.74'	S44°28'50"W	55.49'	90°42'06"	39.48'
C19	39.00'	60.78'	N45°31'10"W	54.82'	89°17'54"	38.53'
C20	39.00'	61.26'	N45°52'13"W	55.15'	90°00'00"	39.00'
C21	39.00'	61.26'	N44°07'47"E	55.15'	90°00'00"	39.00'

**BEARING STATEMENT**

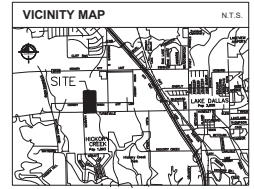
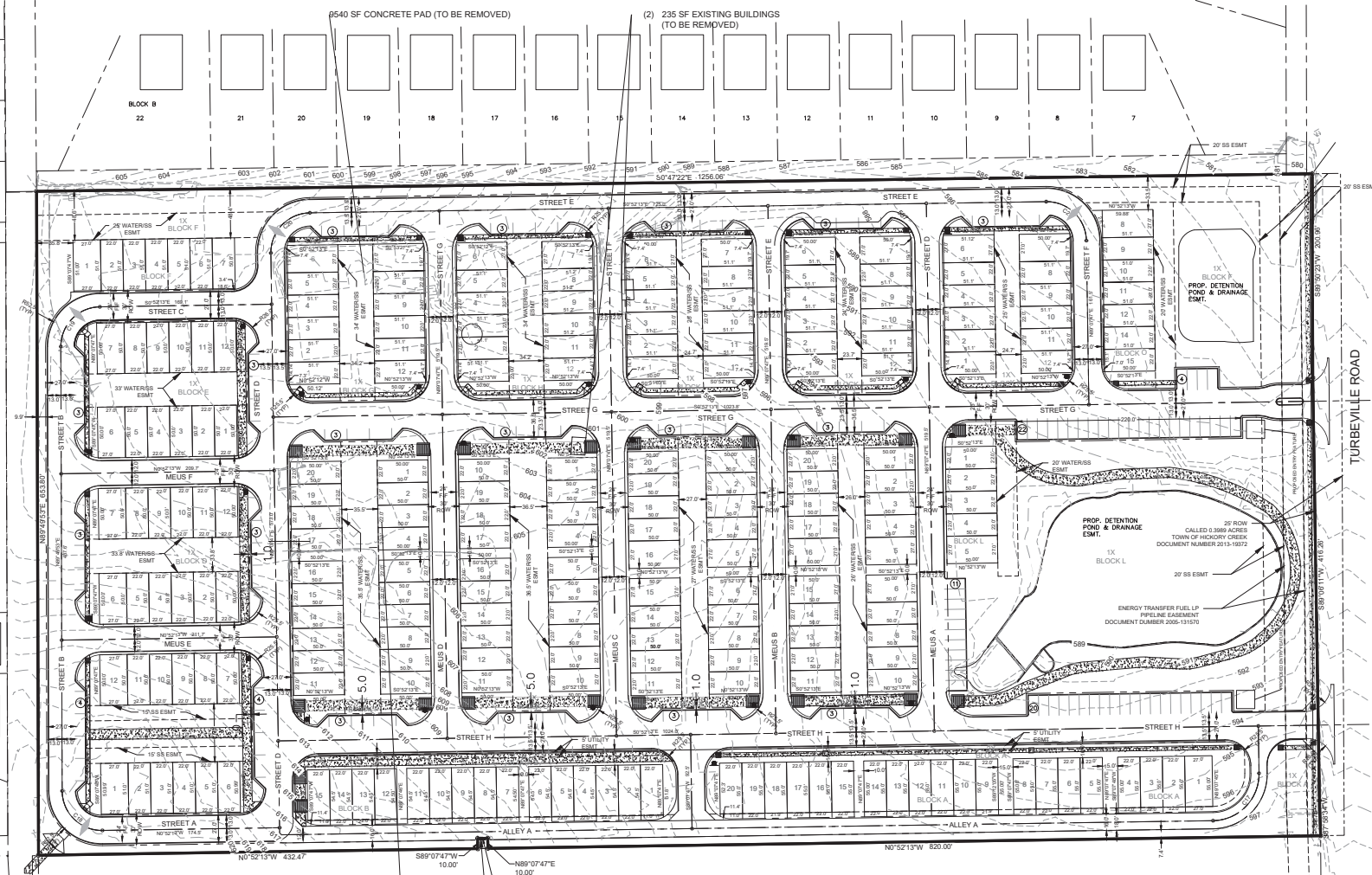
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999493927.

<b>OWNER</b>	<b>DEVELOPER</b>	<b>ENGINEER/SURVEYOR</b>
MARKET SPACE CAPITAL 4601 ELM ST. #201 DALLAS, TX 75202 Tel: (972) 788-9784 Contact: TAYLOR STINNETT DIRECTOR OF OPERATIONS DALLAS	MARKET SPACE CAPITAL 4601 ELM ST. #201 DALLAS, TX 75202 Tel: (972) 788-9784 Contact: TAYLOR STINNETT DIRECTOR OF OPERATIONS DALLAS	406 N. Oaklawn Dr. Suite 105 Dallas, TX 75202 Tel: (469) 261-2200 Contact: 469-501-2200
DESIGNED	DRAWN	CHECKED
SCALE	DATE	PLAN PROJECT NO.
AS SHOWN	MAY 2022	2022-133395





THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS ISSUED ONLY FOR THE SPECIFIC PROJECT AND CLIENT, AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



GRAPHIC SCALE IN FEET  
 1" = 50' @ 24X36

**LEGEND**

[Symbol]	BOUNDARY LINE
[Symbol]	RIGHT OF WAY
[Symbol]	EXISTING LOT
[Symbol]	PROPOSED LOT
[Symbol]	PROPOSED DETENTION POND
[Symbol]	PROPOSED DRAINAGE ESM.
[Symbol]	PROPOSED STORMWATER FACILITIES
[Symbol]	PROPOSED ENERGY STORAGE
[Symbol]	PROPOSED STREET NAME CHANGE

**LINE TYPE LEGEND**

[Line Style]	BOUNDARY LINE
[Line Style]	RIGHT OF WAY
[Line Style]	EXISTING LOT
[Line Style]	PROPOSED LOT
[Line Style]	PROPOSED DETENTION POND
[Line Style]	PROPOSED DRAINAGE ESM.
[Line Style]	PROPOSED STORMWATER FACILITIES
[Line Style]	PROPOSED ENERGY STORAGE
[Line Style]	PROPOSED STREET NAME CHANGE

- SITE PLAN NOTES:**
- ALL CORNERS ARE 5/8" IRON ROD SET WITH A PLASTIC CAP STAMPED "504" UNLESS OTHERWISE NOTED.
  - THE CARE, OWNERSHIP AND MAINTENANCE OF COMMON AREA LOTS INCLUDING (LOT 1X, BLOCK A), (LOT 1X, BLOCK B), (LOT 1X, BLOCK C), (LOT 1X, BLOCK D), (LOT 1X, BLOCK E), (LOT 1X, BLOCK F), (LOT 1X, BLOCK G), (LOT 1X, BLOCK H), (LOT 1X, BLOCK I), (LOT 1X, BLOCK J), (LOT 1X, BLOCK K), (LOT 1X, BLOCK L), (LOT 1X, BLOCK M), (LOT 1X, BLOCK N), (LOT 1X, BLOCK O), (LOT 1X, BLOCK P) AND GREEN SPACES WITHIN THE RIGHT-OF-WAY DEDICATION ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND EXCEPT WITHIN AREA TO BE MAINTAINED BY THE HOA BUT NOT OWNED.
  - ACCORDING TO MAY 1965 AMENDMENTS DATED 4/18/2010 AND 4/8/2010 AND 4/19/2020 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD HAZARD RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA LABELLED AS ("ZONE A1" - BARE FLOOD ELEVATIONS DECISION AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - PROPOSED DETENTION PONDS WILL REQUIRE A STORMWATER FACILITIES MAINTENANCE AGREEMENT TO BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR CIVIL INFRASTRUCTURE.
  - A FLOODPLAIN EASEMENT SHALL ENCOMPASS THE FULLY DEVELOPED 100-YEAR WATER SURFACE ELEVATION PLUS ONE FOOT OF FREEBOARD OR 10 FEET OF HORIZONTAL DISTANCE, WHICHEVER IS GREATER. THE ENTIRETY OF LOT 1X, BLOCK I SHALL BE CONSIDERED A DRAINAGE, DETENTION AND FLOODPLAIN EASEMENT ONLY A PORTION OF LOT 1X, BLOCK I SHALL BE CONSIDERED A DRAINAGE, DETENTION AND FLOODPLAIN EASEMENT AND THE FINAL LIMITS WILL BE DETERMINED DURING THE DEVELOPMENT OF THE CONSTRUCTION PLANS. THE PROPOSED DETENTION PONDS SHALL HAVE AN EMERGENCY SPILLWAY ENCOMPASSED BY THE DRAINAGE EASEMENT AND DIRECTLY FLOW TO ENTER A STREAM OR ACCESS THE PUBLIC ROW.
  - EACH RESIDENTIAL LOT SHALL HAVE A REINFORCED CONCRETE SIDEWALK TO ACCESS THE PUBLIC ROW.
  - THIS LOT IS ZONED BY AN EXISTING PD.
  - ALL SCREENING WALLS AND FENCING AROUND THE PROJECT SHALL BE PER THE APPROVED PD DESIGN STANDARDS.

**FENCING AND LOT NOTES:**

FENCING FOR THE CHILDREN'S PLAYGROUND CAN BE WITHOUT IRON FENCING FOR NORTHERN DETENTION POND SHALL BE WITHOUT IRON FENCING.

THE WESTERN PROPERTY LINE SHALL BE 8 FOOT TALL BOARD ON BOARD WOOD FENCING.

THE EXISTING FENCING ALONG THE NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES SHALL REMAIN WITH MINOR MODIFICATIONS DUE TO THE PROPOSED DRIVEWAY CONNECTIONS.

ALL REAR YARD RESIDENTIAL LOT FENCING SHALL BE A MINIMUM OF 6 FOOT BOARD ON BOARD WOOD FENCING WITH A MAXIMUM HEIGHT BEING 8 FEET.

ALL FRONT YARD RESIDENTIAL LOT FENCING THAT FACES AN OPEN SPACE SHALL BE 5 FOOT ORNAMENTAL METAL FENCING.

ALL PROPOSED RESIDENTIAL STRUCTURES SHALL BE 100% MASONRY WITH REAR ENTRY GARAGE ACCESS FROM A DEDICATED PUBLIC STREET OR ALLEY.

ALL OPEN SPACE LOTS SHALL BE LANDSCAPED PER THE DEVELOPMENT AGREEMENT AND TOWN ORDINANCES.

**SITE DATA SUMMARY TABLE:**

ZONING PD	
PROPOSAL USE: RESIDENTIAL	
BUILDING AREA: VARIES	
BUILDING HEIGHT: 3-STORY MAX	
AREA OF IRREVERSIBLE SURFACE: 28,200 SF	
TOTAL REQUIRED AND PROVIDED PARKING SPACES TO ADJACENT DISTRICTS, INCLUDING REQUIRED AND PROVIDED CAR PARKING	
TWO GARAGE SPACES PER TOWN ORDINANCE (NO ADD SPACE REQUIRED)	
NUMBER OF DWELLING UNITS: 230	

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C17	46.00'	72.26'	S45°52'13"E	65.05'	90°00'00"	46.00'
C18	39.00'	61.74'	S44°28'50"W	55.49'	90°42'06"	39.48'
C19	39.00'	60.78'	N45°31'10"W	54.82'	89°17'54"	38.53'
C20	39.00'	61.26'	N45°52'13"W	55.15'	90°00'00"	39.00'
C21	39.00'	61.26'	N44°07'47"E	55.15'	90°00'00"	39.00'

**BEARING STATEMENT**

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.998493927.

CITY PROJECT NUMBER: 2021-133395

**SITE PLAN**  
 FOR  
**RESERVE AT HICKORY CREEK**  
 BLOCK A, LOT 1-20, BLOCK B LOT 1-15, BLOCK C, LOT 1-12, BLOCK D LOT 1-15,  
 BLOCK E, LOT 1-12, BLOCK F, LOT 1-15, BLOCK G, LOT 1-15, BLOCK H, LOT 1-20,  
 230 RESIDENTIAL LOTS, 16 BLOCKS, 17 OPEN SPACES  
 BEING 18.85ACRES

OUT OF THE  
 H.H. Swisher Survey 5-11-2019, ABSTRACT NO. 1220  
 IN THE  
 TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

<b>OWNER:</b> MARKET SPACE CAPITAL 1401 EAST 75TH STREET DALLAS, TX 75202 Tel: (214) 726-8714 Contact: TAYLOR STINNETT DIRECTOR OF OPERATIONS DALLAS Contact: 469-501-2200	<b>DEVELOPER:</b> MARKET SPACE CAPITAL 1401 EAST 75TH STREET DALLAS, TX 75202 Tel: (214) 726-8714 Contact: TAYLOR STINNETT DIRECTOR OF OPERATIONS DALLAS Contact: 469-501-2200	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 400 N. Oakhurst Dr. Suite 105 Dallas, TX 75202 Tel: (469) 251-2200 Contact: 469-501-2200
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	IAN PROJECT NO.
XXX	XXX	XXX	AS SHOWN	MAY 2022	PROJECT NUMBER



August 10, 2022  
AVO 37638.200

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

**RE: The Reserve at Hickory Creek – Preliminary Plat  
2<sup>nd</sup> Review**

Dear Ms. Chaudoir:

Halff Associates received a request from the Town of Hickory Creek to review a Preliminary Plat application for The Reserve at Hickory Creek on August 3, 2022. The surveyor/engineer is Kimley-Horn and Associates, Inc. The owner/applicant is Market Space Capital.

2<sup>nd</sup> Review Submittal Received: August 11, 2022

**Halff has reviewed the Preliminary Plat and offers the following comments. Please note the Preliminary Drainage Study is under review by separate letter, and acceptance of the Preliminary Plat should be contingent upon acceptance of the Preliminary Drainage Study.**

Refer to the markup for all comments.

**Preliminary Plat**

1. Please note the proposed detention ponds will require a Stormwater Facilities Maintenance Agreement (to also include the retaining walls). This will not be executed until acceptance of Construction Plans.  
*2<sup>nd</sup> Review: Applicant has acknowledged.*
2. Include dimension, description and recording information for ROW and easements adjacent to the property being developed.  
*2<sup>nd</sup> Review: Addressed.*
3. Please show the limits of the 100-year floodplain and floodway as defined by FEMA.  
*2<sup>nd</sup> Review: No FEMA floodplain within or adjacent to property.*
4. A floodplain easement will be required to encompass the fully developed 100-year water surface elevation plus one foot of freeboard or 10 feet of horizontal distance, whichever is greater.  
*2<sup>nd</sup> Review: Applicant has acknowledged and will include in final plat and construction plans. The boundary of the floodplain easement will be determined as part of the ongoing drainage study.*
5. The planned detention ponds will require an emergency spillway encompassed by a drainage easement that directs overflow either to the stream or to ROW.  
*2<sup>nd</sup> Review: Applicant has acknowledged and will include in final plat and construction plans.*
6. The location and width of sidewalks are required. Sidewalks are required to connect each lot to a public sidewalk within ROW or easement. Sidewalk easements must cover the sidewalk plus 2 feet each side.  
*2<sup>nd</sup> Review: Applicant will include sidewalk easements in the final plat after the location of sidewalks is determined in the construction plans. A note was added to the preliminary plat to require sidewalks to each residential lot.*

7. Include gross acreage for all non-residential lots, acreage for residential use, acreage of streets, parks and other non-residential uses.  
**2<sup>nd</sup> Review: Not addressed. Sheet 1 has a note referring to a Lot Table on Sheet 2, which I assume contains this information. However, there is no Lot Table on the plat Sheet 2 submitted.**
8. Property ownership and recording information is missing for all adjacent properties.  
**2<sup>nd</sup> Review: Addressed.**
9. Correct the approval block to be per Town ordinance.  
**2<sup>nd</sup> Review: Addressed.**
10. Use “X” lot nomenclature. For instance, instead of “OSAD-01, Block L,” use Lot “6X, Block L.”  
**2<sup>nd</sup> Review: Addressed.**
11. Describe the lots and blocks contained in this plat in the Title Block (Lots 1-5, 1X, Block L, etc.)  
**2<sup>nd</sup> Review: Addressed.**
12. Update the notes to reflect information for this plat.  
**2<sup>nd</sup> Review: Addressed.**
13. Include note about building setback lines not being shown because there is no minimum setback in the Planned Development zoning.  
**2<sup>nd</sup> Review: Not addressed.**
14. Identify and dimension all proposed easements.  
**2<sup>nd</sup> Review: Not addressed.**
15. Drainage easements for detention ponds should encompass the pond plus 10’ around the perimeter.  
**2<sup>nd</sup> Review: Acknowledged. Applicant has shown drainage easements covering the full X lots containing detention ponds. Required boundary will be determined by ongoing drainage study and will be adjusted if necessary for final plat.**
16. Turbeville Road ROW is missing dimension and recording information.  
**2<sup>nd</sup> Review: Addressed.**
17. Please make dimensions of streets clearer. Check all dimensions for accuracy and consistency. Clearly show 27 feet to back-of-curb to back-of-curb and 13 feet to front-of-curb each side of the centerline.  
**2<sup>nd</sup> Review: Not addressed. It looks as though they point to the same location and thus the two dimensions don’t add up to the overall dimension. Please move these to point to curb locations or otherwise make this clearer.**
18. Proposed ROW should be minimum 1.5 feet behind back of curb throughout. Some corner clips are within 1.5 feet.  
**2<sup>nd</sup> Review: Addressed.**
19. Alleys require minimum 18-foot ROW. Show the ROW on each side and dimension.  
**2<sup>nd</sup> Review: Not addressed. ROW line not shown on west side of alley and 5-foot utility easement required by PD standards not shown.**
20. What is the plan for the alley at the 10-foot square leave out from the property on the west boundary? The plan currently shows the pavement edge going across the property line.  
**2<sup>nd</sup> Review: Not addressed.**
21. Show a radius at the alley intersections.  
**2<sup>nd</sup> Review: Not addressed. Showing ROW with radius but pavement is not.**
22. Minimum guest parking required by PD is met (0.5 spaces per dwelling x 230 dwellings = 115 required. 116 provided). Check requirements for handicap accessible parking spaces and provide accordingly if required. Notwithstanding TDLR requirements, provide at least one van-accessible space in each of the parking space banks on either side of the detention pond on Street H and Street G.  
**2<sup>nd</sup> Review: Not addressed.**
23. Correct the typical sections on Sheet 2:



- a. Labels show Section A-A, B-B, and C-C. These are not shown on the plan view. Change titles to reflect Street, Mews Alley, and Alley.
- b. Correct the proposed ROW and add dimensioning to clearly show lanes and ROW for the street typical section.
- c. Correct the alley pavement width to 16 feet.

2<sup>nd</sup> Review: Addressed.

24. Streets must be named in Preliminary Plat per Town Subdivision Ordinance.
25. Please identify the gray boxes in the legend or remove if inadvertent.
26. No Lot Table on Sheet 2 as noted in the second note.
27. Please update the date of preparation.

### Site Plan

1. Describe the lots and blocks contained in this plat in the Title Block (Lots 1-5, 1X, Block L, etc.)  
2<sup>nd</sup> Review: Addressed.
2. Identify and dimension all easements.  
2<sup>nd</sup> Review: Addressed.
3. Show sidewalks with crosswalk locations.  
2<sup>nd</sup> Review: Sidewalks shown, though details will need to be refined in construction plans. Signs cannot be placed in curb ramps; all curb ramps must have a receiving ramp on the opposite side of the street; need midblock crosswalks to connect sidewalks on each side of Streets H and G. This is not a full review of the sidewalk layout, but are some of the main items noted on a cursory review of the layout.
4. Include building locations, sizes, and dimensions. Can use a typical drawing to show typical building sizes on various proposed lots.  
2<sup>nd</sup> Review: Not addressed.
5. Include Site Data Summary Table:
  - a. Zoning
  - b. Proposed Use
  - c. Building Area
  - d. Building Height
  - e. Area of impervious surface
  - f. Total required and provided parking (per PD and/or ordinance), including required and provided ADA parking
  - g. Number of dwelling units2<sup>nd</sup> Review: Not addressed.
6. Update notes for this site plan.  
2<sup>nd</sup> Review: Addressed.
7. Include all line types. ROW is missing from the Legend.  
2<sup>nd</sup> Review: Partially addressed. ROW line type added, though there are other symbols and shading not identified, such as sidewalk and signs.
8. Dimension the distance to nearest street for both proposed street connections.  
2<sup>nd</sup> Review: Not addressed.
9. If FEMA floodplain is located within the site, show the boundary.  
2<sup>nd</sup> Review: Addressed. No FEMA floodplain on this site plan.
10. Include land use, zoning, subdivision name, recording info, and ownership of adjacent properties.  
2<sup>nd</sup> Review: Not addressed.
11. In the Fencing and Lot Notes, modify the fifth note regarding rear-yard fencing requirements to meet the standards set by the PD, namely that the wood fencing must be pre-stained spruce or better

with steel posts mounted on the inside so as not to be visible from the street. In the sixth note, include a sentence stating that gates in residential fencing to public spaces shall be prohibited.

2<sup>nd</sup> Review: Not addressed.

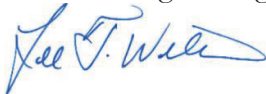
#### Landscape Plan

1. Show and label fences, screening walls, etc.  
2<sup>nd</sup> Review: Not addressed.
2. Show floodplain, drainage ways, and/or creeks, if any.
3. 2<sup>nd</sup> Review: Addressed.
4. Correct the scale.
5. 2<sup>nd</sup> Review: Addressed.
6. Tree survey including existing and preserved trees' location, size, and species not included with this submittal.  
2<sup>nd</sup> Review: Not addressed.
7. Proposed plant materials and landscaping materials not included with this submittal.  
2<sup>nd</sup> Review: Not addressed.
8. Please include a note to indicate the type and placement of irrigation system.  
2<sup>nd</sup> Review: Not addressed.
9. Show or note that for single-family lots, and prior to any occupancy of the dwelling, a minimum of one (1) tree with a minimum caliper of three (3) inches, measured at a point six (6) feet above ground level shall be required for all lots and shall be located within the front of the lot, or nearby common area. Trees may be ornamental or shade tree.  
2<sup>nd</sup> Review: Not addressed.

Sincerely,

#### **HALFF ASSOCIATES, INC.**

TBPELS Engineering Firm No. 312



Lee Williams, PE

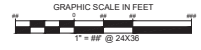
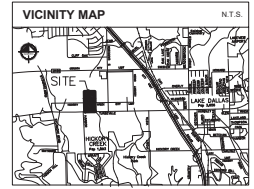
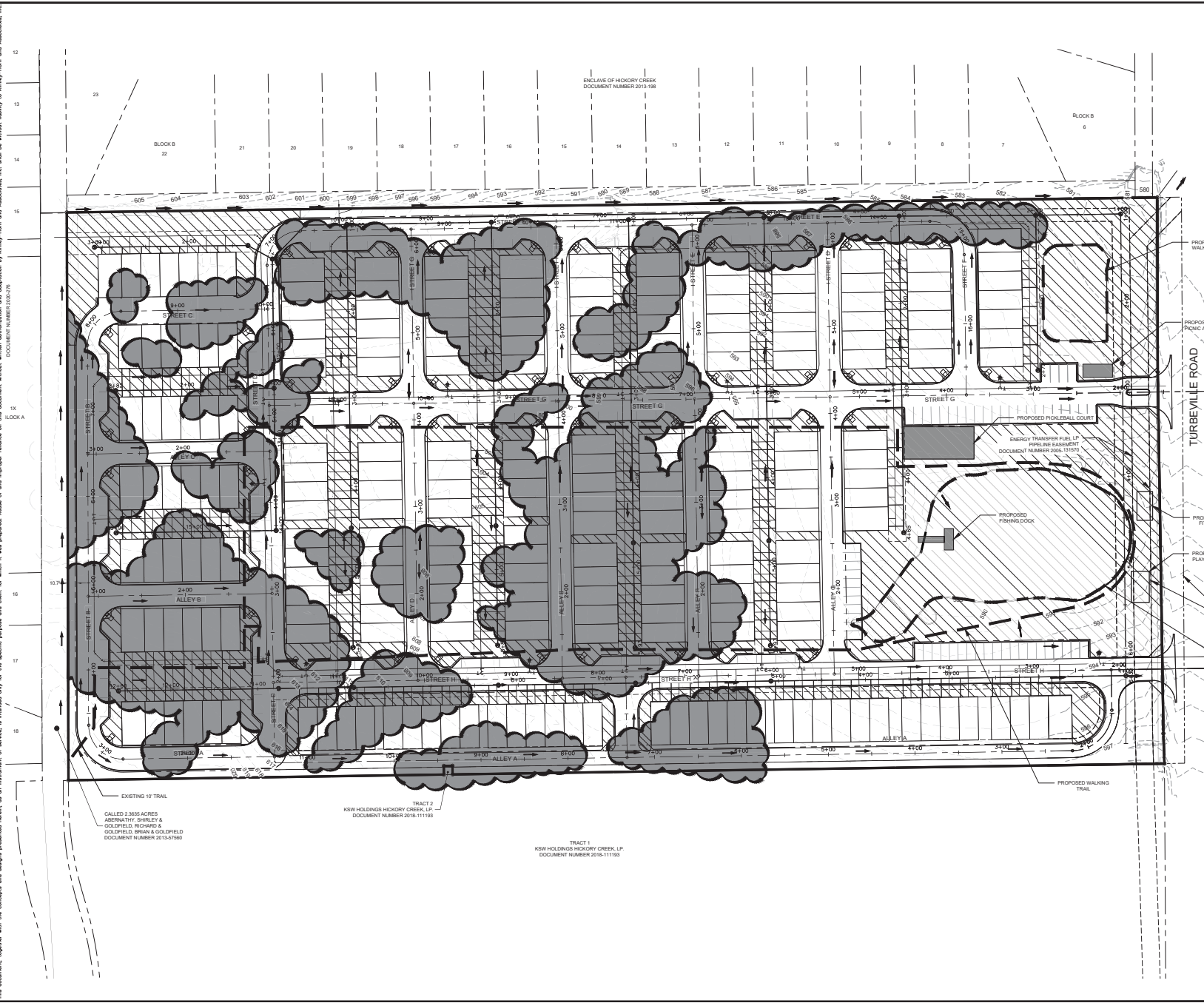
Town Engineer for the Town of Hickory Creek

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

Attachments: Preliminary Plat Markup



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS ISSUED ONLY FOR THE SPECIFIC PURPOSE AND GREAT FOR WHICH IT WAS PREPARED, REFERENCE TO ANY PREVIOUS EDITIONS OF THIS DOCUMENT IS HEREBY DISCLAIMED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND ASSUMPTIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



**LINE TYPE LEGEND**

	BOUNDARY LINE
	EXISTING TREE TO REMOVE
	OPENSOURCE/LANDSCAPED AREA
	RIGHT-OF-WAY

**LANDSCAPE LEGEND**

	BOUNDARY LINE
	EXISTING TREE TO REMOVE
	OPENSOURCE/LANDSCAPED AREA
	RIGHT-OF-WAY

NOTES: THE CLOUDED AREAS DESIGNATE TREES TO BE REMOVED. TREES ALONG PROPERTY LINES ARE APPROXIMATE AS A TREE SURVEY HAS NOT BEEN COMPLETED.

CALLER 8.3989 ACRES  
TOWN OF HICKORY CREEK  
DOCUMENT NUMBER 2013-10372

CITY PROJECT NUMBER: 2021-133395

**PRELIMINARY LANDSCAPE PLAN**  
FOR  
**RESERVE AT HICKORY CREEK**

230 RESIDENTIAL LOTS/ 16 BLOCKS / 17 OPEN SPACES  
BEING 18.85 ACRES  
OUT OF THE  
H.H. Swisher Survey SURVEY, ABSTRACT NO. 1220  
IN THE  
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

<b>OWNER</b>		<b>DEVELOPER</b>		<b>ENGINEER/SURVEYOR</b>	
MARKET SPACE CAPITAL 1401 EAST ST. #2012 DALLAS, TX 75202 Tel: (972) 726-8784 Contact: TAYLOR STINNETT DIRECTOR OF OPERATIONS - DALLAS		MARKET SPACE CAPITAL 1401 EAST ST. #2012 DALLAS, TX 75202 Tel: (972) 726-8784 Contact: TAYLOR STINNETT DIRECTOR OF OPERATIONS - DALLAS		 400 N. Oklahoma Dr. Suite 105 Carroll, TX 75006 Tel: (409) 501-2200 Contact: 409-501-2200	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	AN PROJECT NO.
XXX	XXX	AS SHOWN		MAY 2022	PROJECT NUMBER



August 12, 2022

Town of Hickory Creek

RE: Lakesound Plat and Site Plan Extension Request

Dear Chris:

Due to constraints of addressing initial Site Plan and Plat review comments, Leon Capital Group requests that the consideration of Plat approval be extended to the next available meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Lyday', with a long horizontal flourish extending to the right.

Scott Lyday  
Managing Director, Design & Construction  
Leon Capital Group