



**NOTICE OF  
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, FEBRUARY 17, 2026, 6:00 PM**

**AGENDA**

**Call to Order**

**Roll Call**

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

**Invocation**

**Items of Community Interest**

Pursuant to Texas Government Code Section 551.0415 the Planning and Zoning Commission may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

**Public Comment**

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

**Consent Agenda**

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

1. January 20, 2026 Meeting Minutes

## **Regular Agenda**

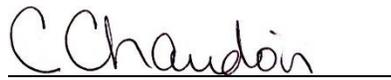
2. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake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

## **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 February 10, 2026 at 4:30 p.m.

A handwritten signature in cursive script that reads "C Chaudoir". The signature is written in black ink and is positioned above a horizontal line.

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, JANUARY 20, 2026**

**MINUTES**

**Call to Order**

Meeting called to order at 6:01 p.m.

**Roll Call**

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

**ABSENT**

Commissioner Dustin Jensen  
Commissioner Collin Johnson  
Commissioner Bill Nippert

**ALSO PRESENT**

Kaitlyn Cerney, Town Attorney, in at 6:03 pm  
Chris Chaudoir, Administrative Assistant

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

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

**Invocation**

Invocation given by Vice Chairman Gilmore.

**Items of Community Interest**

No Items of Interest

**Public Comment**

No Public Comment

**Consent Agenda**

1. December 2, 2025 Special Meeting Minutes

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

**Regular Agenda**

2. Discuss, consider and act on a recommendation for a Preliminary Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.

Ms. Chaudoir explained the history of the Hickory Estates Addition and its dedication as filed with Denton County. In 1960, Hickory Estates Addition was not traditionally platted, just subdivided into tracts with streets dedicated solely to the residents, not the public. As individual tracts were developed, each applicant applied with a different plat name.

The property owner, Shannon Chaffin, 219 Arbor Creek, Carrollton, was available to answer questions. Site and landscaping plans will be submitted with the building application. The existing structure and trees will remain.

Motion to recommend for approval pending satisfaction of engineer comments made by Vice Chairman Gilmore, Seconded by Commissioner Martinez.

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

3. Discuss, consider and act on a recommendation for a Final Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.

Motion to recommend approval made by Commissioner Kihl, Seconded by Vice Chairman Gilmore.

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

4. Discuss, consider and act on a recommendation for a Preliminary Plat for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.

Commissioner Kihl asked if the DCTA drainage issues had been resolved. Ian Norfolk, the Civil Engineer, explained that they met with DCTA the previous day. Comments were received and they would be submitting responses shortly. The only unresolved issue is the downstream drainage. There will be a detention pond onsite with less water directed off site than the current displacement. The pond is in the rear with a swale in the front.

Motion to recommend approval with the Half corrections resolved and approval of the downstream variance made by Vice Chairman Gilmore, Seconded by Commissioner Kihl.

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

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

The commission and the applicant, Paul Bosco discussed the Halff comments. The applicant had paper copies with him and would submit them the next day. Mr. Bosco said their engineers had submitted the complete application in December and questioned the timeline for comment receipt. The applicant, the commission and staff discussed the paperwork, any discrepancies and timelines.

Mr. Bosco requested the item be tabled.

### **Adjournment**

Motion to adjourn made by Commissioner Kihl, Seconded by Commissioner Martinez.

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

Meeting adjourned at 6:42 p.m.

Approved:

Attest:

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Tim May, Chairman  
Planning and Zoning Commission

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Chris Chaudoir, Administrative Assistant  
Town of Hickory Creek



## AGENDA INFORMATION SHEET

Project Name: 104 Carlisle – Hickory Creek Addition

Meeting Date: February 17, 2026

Agenda Item:

2. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.

Background:

3 unplatted vacant lots at the corner of Lake Dallas Drive and Carlisle Drive are being platted into 1 commercial lot. Zoning is C-1 with a Special Use Permit for sales and service of automobiles and watercraft approved June 24, 2024. Preliminary plat forwarded to Council in January or approval. Site and landscape tabled as incomplete at that time.

Updated plans submitted and Halff review comments received 2/10/26.

Date	Request	Meeting	Result
6/18/24	SUP for P Bosco	PnZ	Approval recommended
6/24/24	SUP for P Bosco	Town Council	Approved
1/20/26	Preliminary Plat	PnZ	Approval recommended pending Halff comments
1/20/26	Site & Landscape plans	PnZ	Tabled
1/26/26	Preliminary Plat	Council	Approved
2/17/26	Site & Landscape plans	PnZ	
2/23/26	Site & Landscape plans	Council	

Summary:

Halff recommends approval contingent on addressing partially resolved comments and the Drainage Study.



www.okje.com  
Texas Firm F-12214

ENGINEERS & ENVIRONMENTAL

OKJE  
500 Mosley Rd  
Cross Roads, TX 76277  
Phone 940-387-0825  
Fax 940-387-0830

PRELIMINARY  
THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF SAN ANTONIO,  
P.E. 93550 ON 2/09/2026. IT IS  
NOT TO BE USED FOR  
CONSTRUCTION, BIDDING, OR  
PERMIT PURPOSES.

104 CARLISLE - TOWN OF  
HICKORY CREEK

104 CARLISLE DR  
HICKORY CREEK, TX 76066  
DENTON COUNTY, TX

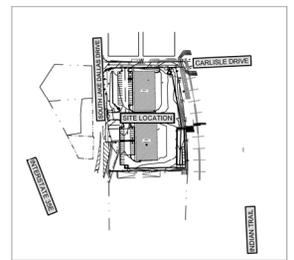
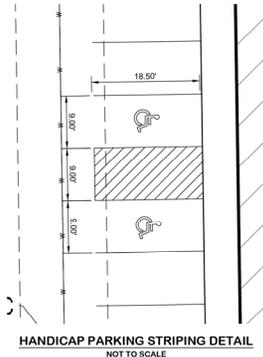
BLACKBEAR DURCO, LLC 3.16 ACRES LOWRY COBB SURVEY, ABSTRACT NO. 294		
Issued Date:	9/25/2025	
Project No:	250074	
Drawn By:	MM	
Checked By:	N	
Designed By:	MM	
Issue Record		
#	Description	Date
1	70% SUBMITTAL	11/3/2025
2	ONCOR'S REVIEW	11/24/2025
3	CITY SUBMITTAL	12/14/2025
4	CITY SUBMITTAL	2/09/2026

SITE PLAN

C-03

### LEGEND - SITE PLAN

- LOT BOUNDARY
- SIDEWALK
- PARKING SPACES
- BUILDING
- FIRE LANE
- FIRELANE SLIPPER
- CURB AND GUTTER
- POND WALLS/RETAINING WALL
- ① NUMBER OF PARKING SPACES
- ♿ HANDICAP PARKING
- ☑ DUMPSTER
- EXISTING SIDEWALK PAVEMENT
- BUILDING



PROJECT: 104 CARLISLE DR.  
TOWN OF HICKORY CREEK, TX  
ZONING: C-1 COMMERCIAL

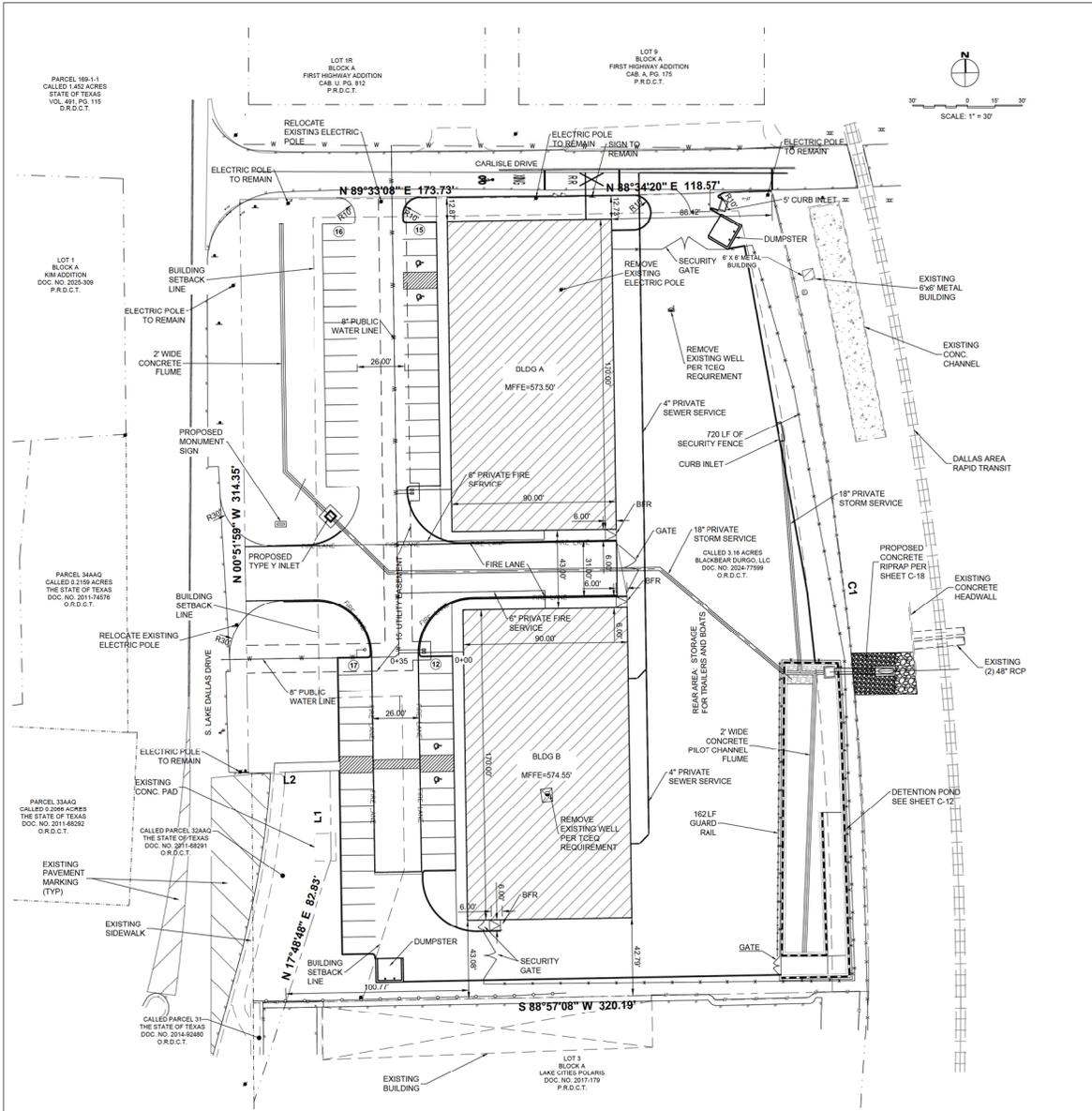
SITE DATA SUMMARY:	
TOTAL LOT AREA	137,311 SF = 3.160 ACRES
ROW DEDICATE	0 SF = 0 ACRES
DETENTION POND BUILDING LOT COVERAGE	6,044.09 SF
A	15,298 SF
B	15,300 SF
TOTAL LOT COVERAGE	36,643 SF
BLDG A	11.10%
BLDG B	11.10%
PARKING REQUIRED BASED ON:	
1 PER 200 SF OFFICE	60 PARKING SPACES TOTAL
1 PER 1,000 SF WAREHOUSE	4 SPACES TOTAL
BUILDING A: 3,600 SF OFFICE MAXIMUM = 8 TOTAL BUILDING A: 30	
11,700 SF WAREHOUSE = 11.7	
BUILDING B: 3,600 SF OFFICE MAXIMUM = 8 TOTAL BUILDING B: 30	
11,700 SF WAREHOUSE = 11.7	
PARKING SPACES PROVIDED INCLUDING THE HC PARKING: 60 PARKING SPACES REQUIRED: 60	
IMPERVIOUS COVER: 92,678 SF = 67.25%	
BUILDING HEIGHT: 4 SPACES TOTAL	
BUILDING A: 36 FEET	
BUILDING B: 36 FEET	

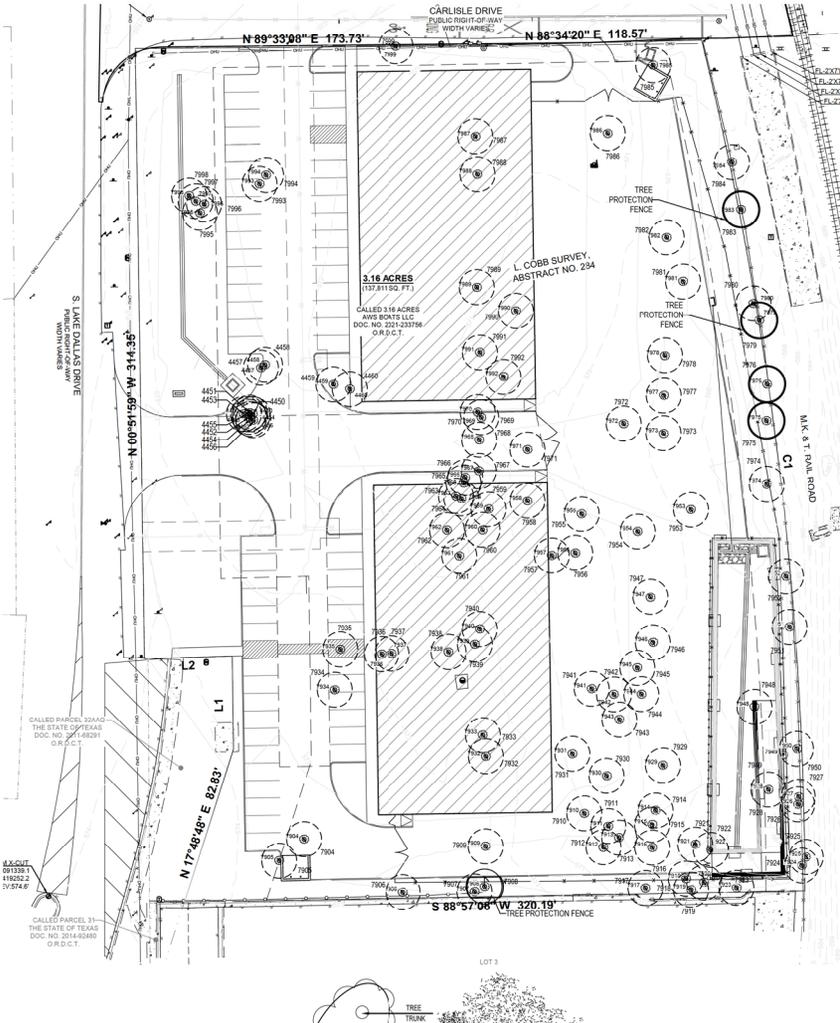
NOTES:  
1. REFER TO STRUCTURAL PLANS FOR BUILDING DIMENSIONS. ALL FOC ARE 0.5' TO BACK OF CURB UNLESS OTHERWISE NOTED.  
2. THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED APRIL 18, 2011 AND IS LOCATED IN COMMUNITY NUMBER 481150 AS SHOWN ON MAP NUMBER 48121C0355.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°46'49" W	47.95'
L2	S 88°29'58" W	45.22'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	1860.08'	442.65'	91°3'38.05"	S 06°54'48" E
				CHORD LENGTH: 411.607'

DUMPSTER ENCLOSURE SHALL BE 14'x14' EXTERIOR DIMENSIONS, 8' TALL MASONRY WALL TO MATCH BUILDING MASONRY WITH PAINTED STEEL GATES

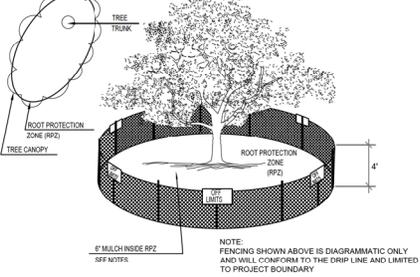
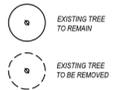




TREE NUMBER	SIZE	SPECIES	CLASSIFICATION	STATUS	HEALTH	HEALTH/NOTES	PROTECTED INCHES REMOVED	REPLACEMENT RATE	REQUIRED INCHES OF REPLACEMENT	TREE CREDITS	EXEMPTION
4450	8	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
4451	10	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
4452	10	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
4453	10	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY		14	X1.5	21		
4454	10	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
4455	10	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
4456	20	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
4457	24	Slk	PROTECTED	TO REMOVE	UN-HEALTHY	Tree has fallen over	24	X1.5	36	36	
4458	20	Hobbytree	PROTECTED	TO REMOVE	HEALTHY		15	X1.5	23		
4459	40	Box DAC	PROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion - Cardiovascular Heart Ret	40	X1.5	60	60	
4460	20	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe	20	X1.5	30	30	
4461	10	Peon	PROTECTED	TO REMOVE	HEALTHY		10	X1.5	15		
7005	30	Bar Oak	PROTECTED	TO REMOVE	UN-HEALTHY	Tree is Dead	15	X1.5	24	24	
7006	4	Yucca	UNPROTECTED	TO REMOVE	HEALTHY						
7007	12	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion - Xylm & Phloem Block (Dead)					
7008	8	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion				6	
7910	8	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7911	10	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7912	6	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7913	8	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7914	6	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7915	6	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7916	14	Color Elm	PROTECTED	TO REMOVE	UN-HEALTHY	Xylm & Phloem Blockage - Tree is Dying	14	X1.5	31	21	
7917	24	Bar Oak	PROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe in Tree - Xylm & Phloem Blockage (Dead)					
7918	6	Red Oak	PROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion (Dead)					
7919	12	Box DAC	UNPROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion (Dead)					
7920	14	Color Elm	PROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe in Tree - Xylm & Phloem Blockage (Dead)					
7921	6	Box DAC	UNPROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe in Tree - Xylm & Phloem Blockage (Dead)					
7922	10	Box DAC	UNPROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe in Tree - Xylm & Phloem Blockage (Dead)					
7923	14	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Tree dying from toadpo					
7924	26	Blackjack Oak	PROTECTED	TO REMOVE	HEALTHY	Xylm & Phloem Blockage - Trunk is Dying				8	
7925	8	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion					
7926	6	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion					
7927	12	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Parasite active at base of tree - Bark Erosion					
7928	12	Box DAC	PROTECTED	TO REMOVE	UN-HEALTHY	Tree dying from toadpo	8	X1.5	12	12	
7929	8	Chinese Parasite	UNPROTECTED	TO REMOVE	UN-HEALTHY						
7930	12	Oak	PROTECTED	TO REMOVE	HEALTHY		12	X1.5	18		
7931	12	Oak	PROTECTED	TO REMOVE	HEALTHY	Mistletoe - Bark Erosion	12	X1.5	18	45	
7932	28	Box DAC	PROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe - Bark Erosion	28	X1.5	42	42	
7934	12	Pecan	PROTECTED	TO REMOVE	HEALTHY	Mistletoe - Bark Erosion	12	X1.5	18		
7935	12	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe					
7936	12	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe					
7937	10	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe					
7938	8	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe					
7939	24	Box DAC	PROTECTED	TO REMOVE	HEALTHY		24	X1.5	36		
7940	14	Box DAC	PROTECTED	TO REMOVE	HEALTHY		14	X1.5	21	21	
7941	8	Elm	PROTECTED	TO REMOVE	HEALTHY	Shredder in Pison by - Bark Erosion	8	X1.5	12		
7942	14	Box DAC	UNPROTECTED	TO REMOVE	UN-HEALTHY	Parasite active at base of tree - Xylm Blockage					
7943	10	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY		12	X1.5	18		
7944	10	Blackjack Oak	PROTECTED	TO REMOVE	HEALTHY		12	X1.5	18		
7945	30	Post Oak	PROTECTED	TO REMOVE	HEALTHY		30	X1.5	45		
7946	35	Blackjack Oak	PROTECTED	TO REMOVE	HEALTHY		35	X1.5	52.5		
7947	10	Blackjack Oak	PROTECTED	TO REMOVE	HEALTHY		30	X1.5	45		
7948	14	Box DAC	PROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion - Xylm & Phloem Block (Dead)					
7949	6	Yucca	UNPROTECTED	TO REMOVE	HEALTHY						
7950	6	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Xylm & Phloem Blockage (Dead)					
7951	10	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion					
7952	18	Red Oak	PROTECTED	TO REMOVE	HEALTHY		18	X1.5	18		
7953	14	Line Oak	PROTECTED	TO REMOVE	HEALTHY		14	X1.5	21		
7954	20	Blackjack Oak	PROTECTED	TO REMOVE	HEALTHY		20	X1.5	30		
7955	12	Post Oak	PROTECTED	TO REMOVE	UN-HEALTHY	Shredder in Pison by - Bark Erosion (Dead)	12	X1.5	18	18	
7956	12	Red Oak	PROTECTED	TO REMOVE	HEALTHY		12	X1.5	18		
7957	12	Bar Oak	PROTECTED	TO REMOVE	HEALTHY		12	X1.5	18		
7958	14	Bar Oak	PROTECTED	TO REMOVE	HEALTHY		14	X1.5	21		
7959	6	Box DAC	PROTECTED	TO REMOVE	UN-HEALTHY	Dead	6	X1.5	9	9	
7960	14	Box DAC	PROTECTED	TO REMOVE	UN-HEALTHY	Dead	14	X1.5	21	21	
7961	6	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7962	6	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7963	8	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7964	8	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7965	8	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7966	8	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7967	20	Box DAC	PROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion - Parasite at Rootline	20	X1.5	30	30	
7968	12	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7969	6	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Xylm & Phloem Blockage - Heart Ret					
7970	6	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion - Xylm & Phloem Block - Heart Ret	12	X1.5	18		
7971	12	Elm	PROTECTED	TO REMOVE	HEALTHY		14	X1.5	21	21	
7972	14	Oak	PROTECTED	TO REMOVE	HEALTHY	Top of Tree is Dead	12	X1.5	18		
7973	12	Oak	PROTECTED	TO REMOVE	HEALTHY		12	X1.5	18		
7974	12	Color Elm	PROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe - Bark Erosion					
7975	8	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7976	8	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7977	24	Bar Oak	PROTECTED	TO REMOVE	HEALTHY		24	X1.5	36		
7978	24	Color Elm	PROTECTED	TO REMOVE	UN-HEALTHY		24	X1.5	36		
7979	10	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Visible Fungus in Rootline & Branch Colers					
7981	14	Hobbytree	PROTECTED	TO REMOVE	HEALTHY		14	X1.5	21		
7982	30	Bar Oak	PROTECTED	TO REMOVE	HEALTHY		30	X1.5	45	4	
7983	10	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY						
7984	8	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Xylm & Phloem Blockage (Dead)					
7985	18	Box DAC	PROTECTED	TO REMOVE	HEALTHY	Mistletoe	18	X1.5	27	27	
7986	28	Box DAC	PROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe	28	X1.5	39	39	
7987	26	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe - Top of Tree Dead	26	X1.5	39	39	
7988	10	Box DAC	PROTECTED	TO REMOVE	UN-HEALTHY	Mistletoe - Bark Erosion - Top of tree is Dead	30	X1.5	45	45	
7989	10	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY	Pathogen activity at Rootline	40	X1.5	60	60	
7990	12	Hobbytree	UNPROTECTED	TO REMOVE	HEALTHY	Pathogen activity at Rootline	22	X1.5	33	33	
7991	30	Hobbytree	PROTECTED	TO REMOVE	HEALTHY	Fungus in Rootline - Bark Erosion	30	X1.5	45	45	
7992	22	Hobbytree	UNPROTECTED	TO REMOVE	UN-HEALTHY	Tree eroded in Pison by	28	X1.5	42	42	
7993	28	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Pathogen activity at Rootline	22	X1.5	33	33	
7994	22	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Pathogen activity at Rootline	22	X1.5	33	33	
7995	16	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion (Dead)	16	X1.5	24	24	
7996	16	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion (Dead)	18	X1.5	27	27	
7997	18	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion (Dead)	18	X1.5	27	27	
7998	18	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Bark Erosion (Dead)	18	X1.5	27	27	
7999	48	Hobbytree	PROTECTED	TO REMOVE	UN-HEALTHY	Inappropriately pruned by public utility pruners	48	X1.5	72	68	
TOTAL	1617						TOTAL 1051		TOTAL 1567.5	TOTAL 28	TOTAL 903

TOTAL REPLACEMENT REQUIRED: 1,567.5 CALIPER INCHES  
 TOTAL REPLACEMENT TREES REPRESENTED: 54 CALIPER INCHES  
 TOTAL REPLACEMENT INCHES TO BE EXEMPT: 80  
 FEE IN LIEU OF REPLACEMENT TO BE PAID: \$10.5 CALIPER INCHES  
 TOTAL TREE CREDITS: 28 CREDITS

EXISTING TREE LEGEND



01 TREE PROTECTION FENCE A

NOT TO SCALE

- EXISTING TREE NOTES**
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
  - IF ANY ROOT STRUCTURE IS DAMAGED DURING ALLOWED EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
  - NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN TO THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
  - ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOULDER OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH FRANKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
  - MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR EARTH MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIPLINE OF ANY TREE.
  - EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, REMERS, ETC.
  - TREE ATTACHMENTS: ID SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
  - VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.
  - BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM OF FORTY EIGHT (48") INCHES.
  - TRENCHING: ANY REROUTING TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DONE BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
  - TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE 1/2" WIDTH WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GROUND. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 24 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
  - PROTECTIVE FENCING: ALL TREES TO REMAIN AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREES DRIPLINE. THE PROTECTIVE FENCING MAY BE COMPOSED OF SNOW FENCING, ORANGE W/WH CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SMALLER FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAILS.
  - BARK PROTECTION: INSTITUTIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF ANTICIPATED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAILS.
  - CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT  
 STUDIO GREEN SPOT, INC.  
 1762 W. MCGREGOR TDR  
 ARLING, TEXAS 77013  
 (409) 369-4448  
 CHRIS@STUDIOGREENSPOT.COM



01.28.2026

**BOSCO DEVELOPMENT**  
 SOUTH LAKE DALLAS DRIVE  
 TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

ISSUE:  
 FOR APPROVAL 08.18.2025  
 PER CITY COMMENTS 10.20.2025  
 PER CITY COMMENTS 01.28.2026

DATE:  
 01.28.2026

SHEET NAME:  
 TREE PRESERVATION PLAN

SHEET NUMBER:

MICHAEL AND ISA CERTIFIED ARBORIST  
 PH-7676A

01 TREE PRESERVATION PLAN

SCALE: 1"=20'



L.1



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1762 W. MACDERMOTT DR.  
AILEEN, TEXAS 75015  
(409) 369-4448  
CHRS@STUDIOGREENSPOT.COM



**BOSCO DEVELOPMENT**  
SOUTH LAKE DALLAS DRIVE  
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% BROADCAST WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PLANTING AREAS SHALL HAVE 12 INCHES OF AMENDED BED PREP. NEED FIBRIC AND 4 INCHES OF HARDWOOD MULCH.

**GENERAL LAWN NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION KNOWN AS BOTTOM AND SOIL FREE FROM LIMBS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED. ANY FRESH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROOFS 3" DIAMETER AND LARGER, DIRT COLDS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

**SOLID SOD NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREA.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP PRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL BRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF NECESSATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**LANDSCAPE TABULATIONS**

REQUIREMENT: A MINIMUM OF TEN TREES PER ACRE SHALL BE PROVIDED AND 15 PERCENT OF THE LOT SHALL BE LANDSCAPE AREA.

LOT AREA: 137,847 S.F.	TOTAL TREE PRESERVATION CREDITS: 34 CREDITS
REQUIRED: (30) TREES (3" CAL.) LA - 20,967 S.F. (15%)	PROVIDED: (20) TREE PRESERVATION CREDITS PROVIDING 37 NEW TREES (SEE IS TO TREES PER ACRE LA - 32,281 S.F. (23%))

REQUIREMENT: ANY PARKING LOT VISIBLE FROM THE PUBLIC ROUTE OR HIGHWAY SHALL BE SCREENED WITH SHRUBS WITH A MINIMUM MATURE HEIGHT OF 36 INCHES AND INSTALLATION HEIGHT OF 18 INCHES OR GREATER.

REQUIRED: SHRUB SCREENING	PROVIDED: SHRUB SCREENING
REQUIREMENT: PARKING LOTS ISLANDS WITH A MINIMUM OF ONE CANOPY TREE FOR EVERY 15 PARKING SPACES AND ONE SHRUB FOR EVERY 5 PARKING SPACES. ALL INTERIOR LANDSCAPED AREAS TO BE COVERED BY TREES, SHRUBS OR GROUND COVER.	TOTAL PARKING: 64 SPACES
REQUIRED: (5) CANOPY TREES (3" CAL.) (11) SHRUBS	PROVIDED: (5) CANOPY TREES (3" CAL.) (11) SHRUBS

REQUIREMENT: A MINIMUM OF ONE TREE PER 4,500 S.F. OF VEHICULAR SURFACE AREA AND ONE SHRUB PER 1,500 S.F. OF VEHICULAR SURFACE AREA.

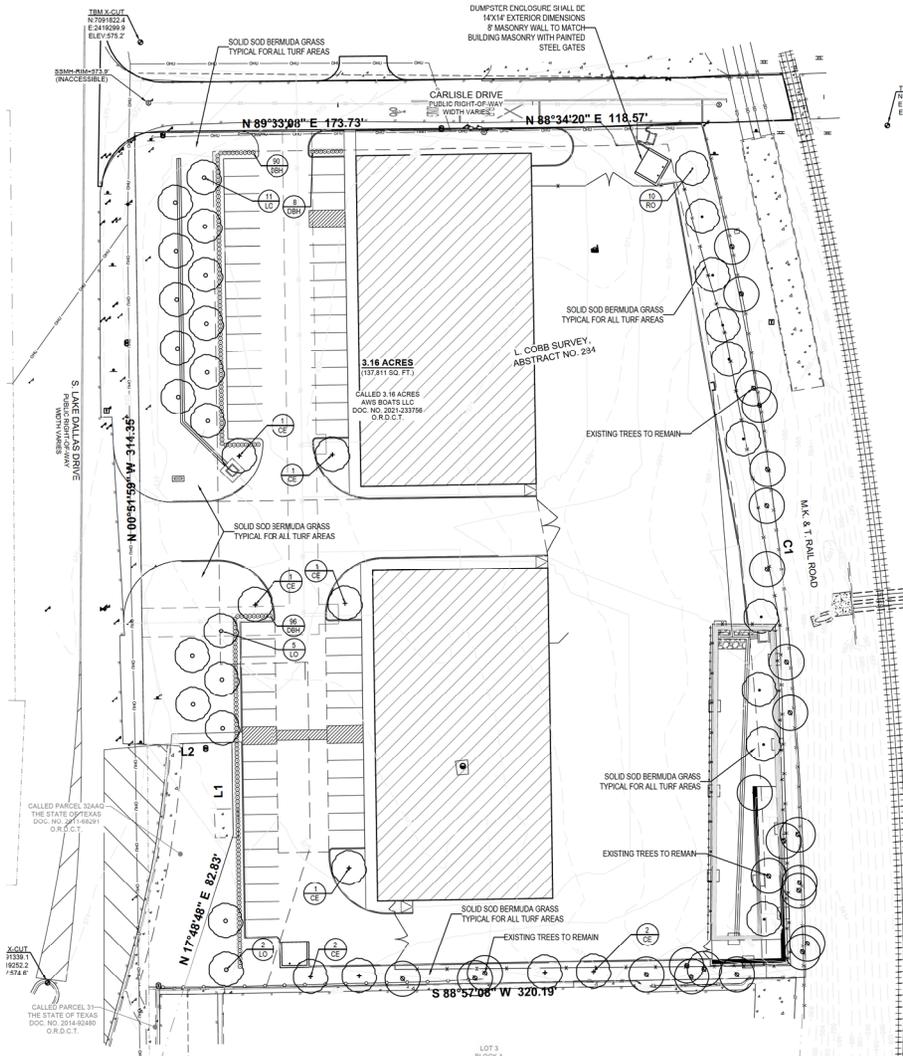
TOTAL VEHICULAR SURFACE AREA: 60,129 S.F.	REQUIRED: (14) CANOPY TREES (3" CAL.) (4) SHRUBS	PROVIDED: (14) CANOPY TREES (3" CAL.) (17) SHRUBS
---	--	---

TOTAL TREES REPLANTED FOR MITIGATION OF REMOVAL: 37 CANOPY TREES (3" CAL.) 37 TREES AT 3" CALIPER = 111 MITIGATION INCHES PROVIDED FROM AN OVERALL 566 INCHES REQUIRED. TOTAL MITIGATION FEE 440 INCHES TOTAL.

**PLANT MATERIAL SCHEDULE**

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container, 12" ht., 5" spread, 6" straight clear trunk
	LO	15	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 12" ht., 5" spread, 6" straight clear trunk
	RO	10	Red Oak	<i>Quercus rubra</i>	3" cal.	container, 12" ht., 5" spread, 6" straight clear trunk
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	DBH	134	Dwarf Burford Holly	<i>Ilex cornuta</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			'419' Bermuda grass	<i>Cynodon dactylon</i> '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be masting within varieties.



**01 LANDSCAPE PLAN**  
SCALE: 1"=20'-0"

ISSUE:  
FOR APPROVAL OR 18 2025  
PER CITY COMMENTS: 10-20-2025

DATE:  
10.20.2025

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:  
L.2





5904 S. Cooper Street Suite 104-252  
Arlington, TX 76017  
(817) 422-1259  
www.mkrad.com

Tree Health Assessment – 104 Carlisle Drive, Lake Dallas, Texas  
ISA Certified Arborist Michael David  
Certification ID PN-7676A

- The DBH measurements for some trees were found to be inaccurate. MKRAD re-measured the trees that appeared to be inaccurate, and the report now includes the updated DBH values to the best of the ability of the ISA Certified Arborist.
- The Tree Species for some trees were found to be inaccurate. MKRAD re-identified those trees, and the report now reflects the correct Tree Species to the best of the ability of the ISA Certified Arborist.
- Fifty-Two (52) Hackberry Trees on this property create a monoculture (group of same plant species). In monoculture environments, when trees and plants develop mistletoe, or parasite activity begins, mistletoe and other pathogens will spread quickly to other trees and plants of the same species very quickly. These pathogens are not discriminatory; the pathogens will spread to other trees and plant species as well. Monoculture environments are very susceptible to spread of diseases from tree to tree or plant to plant.
- Solutions(s) are to remove mistletoe and treat mistletoe with chemicals. Remove the trees from the property. Treating mistletoe with chemicals may not alleviate the issue as this many times is a recurring issue once even one tree in the monoculture environment becomes infected. Due to the excessive number of Hackberry Trees and Bois D' Arc trees on the property this will be a long-term issue for the property owner. Removal of the Hackberry Trees and Bois D' Arc on the property would be a permanent solution.
- Tree line along railroad line is healthy overall and with proper pruning of healthy trees, and removal of dead trees, and dead foliage, this tree line will grow into an aesthetically pleasing view blocking the view of the railroad line and providing a sound barrier.
- Hackberry Tree #7999 is directly under a high-tension powerline and has been pruned improperly by the public utility contracted pruners. This tree is currently stressed and will continuously create street clearance issue that will create continuous costs for the property owner.
- Removal of the Hackberry and Bois D'Arc Trees is recommended. Pruning healthy trees on the property and planting new trees that will provide higher dollar value to the property and a pleasing curb appeal, is recommended. Red Bud, Silver Maple, Magnolia, Crepe Myrtle, Texas Sage, and Live Oak are aesthetically pleasing and low maintenance. Location of planting is very critical. Overplanting will create sunlight competition issues for newly planted trees as well as water competition issues for the newly planted trees. Location of the planting is key.

A handwritten signature in black ink that reads "Michael David".

Michael David  
ISA Certified Arborist  
PN-7676A

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
4450	Hackberry	8	Healthy	
4451	Hackberry	10	Healthy	
4452	Hackberry	10	Healthy	
4453	Hackberry	14	Healthy	
4454	Hackberry	10	Healthy	
4455	Hackberry	10	Healthy	
4456	Hackberry	12	Healthy	
4457	Silk	24	Unhealthy	Tree has fallen over
4458	Hackberry	26	Healthy	
4459	Bois D'Arc	40	Unhealthy	Bark Exfoliation Tree also has symptoms of cardiovascular heart rot
4460	Hackberry	26	Unhealthy	Mistletoe
7904	Pecan	10	Healthy	
7905	Bur Oak	30	Unhealthy	Tree is dead
7906	Willow	6	Unhealthy	Bark Exfoliation
7907	Hackberry	12	Unhealthy	Bark Exfoliation - Xylum & Phloem blockage - Top of tree is dead
7908	Hackberry	14	Healthy	
7909	Hackberry	8	Unhealthy	Bark Exfoliation
7910	Hackberry	8	Healthy	
7911	Hackberry	10	Healthy	
7912	Hackberry	6	Healthy	
7913	Hackberry	8	Healthy	
7914	Hackberry	6	Healthy	
7915	Hackberry	6	Healthy	
7916	Cedar Elm	14	Unhealthy	Xylum and Phloem blockage - Tree is dying and will not recover
7917	Bur Oak	24	Unhealthy	Mistletoe in tree - Xylum & Phloem blockage - Top of tree is dead
7918	Red Cedar	6	Unhealthy	Bark Exfoliation - Tree is dead
7919	Bois D'Arc	12	Unhealthy	Bark Exfoliation - Tree is dead

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
7920	Elm	14	Unhealthy	Bark Exfoliation - Tree is dead at top
7921	Bois D'Arc	6	Unhealthy	Mistletoe - Xylum & Phloem blockage - Tree dying from top down
7922	Bois D'Arc	10	Unhealthy	Mistletoe - Xylum & Phloem blockage - Tree dying from top down
7923	Hackberry	14	Unhealthy	Bark Exfoliation - Tree may die within next 18 months
7924	Blackjack Oak	26	Healthy	
7925	Hackberry	8	Unhealthy	Xylum & Phloem blockage - Tree dying from top down
7926	Hackberry	6	Unhealthy	Bark Exfoliation
7927	Hackberry	12	Unhealthy	Parasite activity at base of tree - Bark Exfoliation early stages
7928	Bois D'Arc	12	Unhealthy	Tree is dying from top down
7929	Chinese Pistache	8	Unhealthy	Tree is dying from top down
7930	Hackberry	8	Healthy	
7931	Oak	12	Healthy	
7932	Bois D'Arc	30	Unhealthy	Mistletoe - Bark Exfoliation
7933	Bois D'Arc	28	Unhealthy	Mistletoe - Bark Exfoliation
7934	Pecan	12	Healthy	
7935	Hackberry	8	Unhealthy	Mistletoe - Bark Exfoliation
7936	Hackberry	12	Unhealthy	Mistletoe
7937	Hackberry	12	Unhealthy	Mistletoe
7938	Hackberry	8	Unhealthy	Mistletoe
7939	Bois D'Arc	24	Healthy	
7940	Bois D'Arc	14	Unhealthy	Tree is smothered in Poison Ivy - Bark Exfoliation
7941	Elm	8	Healthy	
7942	Bois D'Arc	8	Unhealthy	Parasite activity at base of tree - Xylum blockage
7943	Hackberry	10	Healthy	
7944	Red Cedar	12	Healthy	
7945	Post Oak	30	Healthy	
7946	Blackjack Oak	35	Healthy	

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
7947	Blackjack Oak	30	Healthy	
7948	Bois D'Arc	14	Unhealthy	Bark Exfoliation - Xylum & Phloem blockage - Top of tree is dead
7949	Pecan	6	Healthy	
7950	Hackberry	6	Unhealthy	Xylum & Phloem blockage - Top of tree is dead
7951	Hackberry	6	Unhealthy	Bark Exfoliation
7952	Post Oak	18	Healthy	
7953	Live Oak	14	Healthy	
7954	Blackjack Oak	20	Healthy	
7955	Post Oak	12	Unhealthy	Poison Ivy smothering tree - Bark Exfoliation - Top of tree is dead
7956	Red Cedar	12	Healthy	
7957	Bur Oak	12	Healthy	
7958	Bur Oak	14	Healthy	
7959	Bois D'Arc	6	Unhealthy	Top of tree is dead
7960	Bois D'Arc	14	Unhealthy	Top of tree is dead
7961	Hackberry	6	Healthy	
7962	Hackberry	6	Healthy	
7963	Hackberry	6	Healthy	
7964	Hackberry	8	Healthy	
7965	Hackberry	8	Healthy	
7966	Hackberry	6	Healthy	
7967	Bois D'Arc	20	Unhealthy	Bark Exfoliation - Parasite activity at base of rootline
7968	Hackberry	12	Healthy	
7969	Hackberry	6	Healthy	
7970	Hackberry	6	Unhealthy	Bark Exfoliation - Xylum & Phloem blockage - Possible Heart Rot
7971	Elm	12	Healthy	
7972	Oak	14	Unhealthy	Top of tree is dead and appears to be in quick decline
7973	Oak	12	Healthy	

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
7974	Cedar Elm	12	Unhealthy	Mistletoe - Bark Exfoliation
7975	Hackberry	8	Healthy	
7976	Cedar Elm	8	Healthy	
7977	Bur Oak	24	Healthy	
7978	Oak	24	Healthy	
7979	Hackberry	10	Healthy	
7980	Cedar Elm	30	Unhealthy	Visible fungus in rootline and branch collars
7981	Hackberry	14	Healthy	
7982	Bur Oak	30	Healthy	
7983	Cedar Elm	10	Healthy	
7984	Hackberry	8	Unhealthy	Xylum & Phloem blockage - Top of Tree is dead
7985	Bois D'Arc	18	Unhealthy	Mistletoe
7986	Bois D'Arc	26	Unhealthy	Mistletoe
7987	Hackberry	26	Unhealthy	Mistletoe - Top of Tree is dead
7988	Bois D'Arc	30	Unhealthy	Mistletoe - Bark Exfoliation - Top of Tree is dead
7989	Hackberry	10	Healthy	
7990	Bur Oak	40	Unhealthy	Pathogen activity at rootline
7991	Hackberry	30	Healthy	
7992	Hackberry	22	Unhealthy	Fungus in rootline - Bark Exfoliation
7993	Hackberry	28	Healthy	Tree engulfed in Poison Ivy
7994	Hackberry	22	Unhealthy	Poison Ivy - Fungus in rootline - Pathogen activity
7995	Hackberry	26	Unhealthy	Bark Exfoliation - Top of Tree is dead
7996	Hackberry	16	Unhealthy	Bark Exfoliation - Top of Tree is dead
7997	Hackberry	18	Unhealthy	Bark Exfoliation - Top of Tree is dead
7998	Hackberry	18	Unhealthy	Bark Exfoliation - Top of Tree is dead
7999	Hackberry	46	Unhealthy	Improperly pruned by public utility pruners



February 10, 2026  
AVO 37638.200

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

**Re: 104 Carlisle Drive (Lot 1, Block A – Hickory Creek Addition)  
Site Plan and Landscape Plan  
3<sup>rd</sup> Review**

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 104 Carlisle Drive, Lot 1, Block A Hickory Creek Addition on September 29, 2025. The surveyor is Eagle Surveying, LLC and the engineer is KJE. The owner is Blackbear Durco, LLC.

2<sup>nd</sup> Site and Landscape Plan Submittal Received: January 21, 2026  
3<sup>rd</sup> Site and Landscape Plan Submittal Received: February 10, 2026

**Halff has reviewed the Site Plan and Landscape Plan and offers the following comments. Halff recommends Town Council approval of the Site Plan contingent on addressing remaining partially resolved comments below. Halff had recommended Town Council approval of the Tree Preservation and Landscape Plan with the 2<sup>nd</sup> Review Letter dated January 27, 2026. Please note the 2<sup>nd</sup> Review of the Preliminary Plat was provided by separate letter on January 20, 2026 and was approved at Town Council on January 29, 2026. Drainage Study/Downstream Assessment is , under review by separate letter, and acceptance of Site Plan and Landscape Plan should be contingent upon acceptance of a Drainage Study/Downstream Assessment.**

### **General**

1. Please update any callouts, titles, labels, etc. from “City” of Hickory Creek to “Town” of Hickory Creek.  
1<sup>st</sup> Review Response: N/A  
2<sup>nd</sup> Review: Comment Addressed
2. Refer to Town checklist markup for additional comments.
3. Refer to attached markups for all additional comments.
4. Please address comments and markups on the attached markups and provide annotated responses. Please note, not all comments are written on this letter since some comments are easier to show and/or explain in a visual context. Please annotate plat/plan markups with responses.  
2<sup>nd</sup> Review: Annotated Responses to Plan Markups provided.

## Site Plan

1. Please include the addition name, lot and block numbers, area in acreage, survey name and abstract number, and county in the title block.  
1<sup>st</sup> Review Response: Noted  
2<sup>nd</sup> Review: Comment Not Addressed, Title block has not been updated.  
2<sup>nd</sup> Review Response: Title block has been updated with the addition name, block numbers, area in acreage, survey name and abstract number.  
3<sup>rd</sup> Review: Comment Partially Addressed. Title block still missing addition name and lot/block numbering (See Markups)
2. Please label and dimension all barrier-free ramps on the site plan.  
1<sup>st</sup> Review Response: Noted  
2<sup>nd</sup> Review: Comment Not Addressed. No visible ramps have been labeled or dimensioned.  
2<sup>nd</sup> Review Response: All barrier-free ramps have been labeled with “BFR” and dimensions have been provided for all three barrier-free ramps on site.  
3<sup>rd</sup> Review: Comment addressed.
3. Please confirm intent/show any exterior lighting/pole locations that are proposed.  
1<sup>st</sup> Review Response: Noted  
2<sup>nd</sup> Review: No exterior lighting shown. Existing power pole locations shown.  
2<sup>nd</sup> Review Response: Photometric plan is not prepared at this time. No proposed light poles will be added to this site. All lighting will be on the buildings.  
3<sup>rd</sup> Review: Comment addressed.
4. Please show and label existing and proposed water and sanitary sewer on-site and abutting the property.  
1<sup>st</sup> Review Response: Noted  
2<sup>nd</sup> Review: Comment Not Addressed, no existing or proposed utilities are shown.  
2<sup>nd</sup> Review Response: Proposed water and sanitary sewer are now shown and labeled on the site plan.  
3<sup>rd</sup> Review: Comment mostly addressed. Label existing sanitary sewer main in Carlisle (See Markups)
5. Please show and label existing and proposed storm drain and inlets on the Site Plan.  
1<sup>st</sup> Review Response: Noted  
2<sup>nd</sup> Review: Comment Not Addressed. No existing storm drain shown. Some proposed drainage flumes and storm inlets shown. Not all storm inlets labeled.  
2<sup>nd</sup> Review Response: Existing and proposed storm drain and inlets are now shown and labeled on the site plan.  
3<sup>rd</sup> Review: Comment addressed.
6. Per Note 1 on the Site Plan, please call out the building heights within this note or on site plan.  
1<sup>st</sup> Review Response: Noted  
2<sup>nd</sup> Review: Comment Not Addressed. No change to note.  
2<sup>nd</sup> Review Response: The note has been adjusted to show the building height as 36 feet.  
3<sup>rd</sup> Review: Comment addressed.
7. Per Note 2 on the Site Plan, the assumption made in the note is unlikely to be the case due to ongoing RR coordination and LCMUA improvements proposed to occur within Carlisle Drive that have not yet been finalized for construction. Please consider this and adjust plans accordingly.

1<sup>st</sup> Review Response: Noted

2<sup>nd</sup> Review: Comment Not Addressed. No change in infrastructure layout nor update to the note.

2<sup>nd</sup> Review Response: The note has been removed and we are assuming that Carlisle Drive improvements won't be completed when the site is built.

3<sup>rd</sup> Review: Comment addressed.

8. Add FEMA floodplain note from the plat.

1<sup>st</sup> Review Response: Noted

2<sup>nd</sup> Review: Comment Not Addressed. Note not added.

2<sup>nd</sup> Review Response: The note has been added.

3<sup>rd</sup> Review: Comment addressed.

9. Per Chapter 14, Article XXIV, Section 4, for Office square footage, 1 space per 200 SF must be provided. This will amend total required parking to 81 spaces. Currently providing 60.

1<sup>st</sup> Review Response: Noted. This has been adjusted.

2<sup>nd</sup> Review: Comment Addressed. Required parking revised and now meets requirements. Building A and B Office space reduced to 3,600 SF each (previously 6,300 SF). Building A and B Warehouse space increased to 11,700 SF each (previously 9,000 SF).

10. For Impervious Cover quantity/%, the amount currently shown is for building area only. Please include parking/concrete/flatwork as part of the impervious area quantity.

1<sup>st</sup> Review Response: This has been adjusted.

2<sup>nd</sup> Review: Comment Addressed. Impervious % revised appropriately.

11. Please add a Vicinity Map to the Site Plan.

1<sup>st</sup> Review Response: Noted

2<sup>nd</sup> Review: Comment Not Addressed. Vicinity Map not included.

2<sup>nd</sup> Review Response: Vicinity map is now included on the site plan.

3<sup>rd</sup> Review: Comment addressed.

12. Please callout the dumpster screening wall height and material on the Site Plan.

1<sup>st</sup> Review Response: Dumpster is now shown with wall material and heights.

2<sup>nd</sup> Review: Comment Addressed. Dumpster and Wall heights included.

13. Please add county recording information for the subject property and for all adjacent properties.

1<sup>st</sup> Review Response: Surrounding properties have been labeled.

2<sup>nd</sup> Review: Comment Not Addressed. Missing information on adjacent and subject lots.

2<sup>nd</sup> Review Response: Information on all adjacent lots are provided.

3<sup>rd</sup> Review: Comment addressed.

14. Please include driveway approach radii on all driveways.

1<sup>st</sup> Review Response: Labels have been added.

2<sup>nd</sup> Review: Comment Not Addressed. Radii labels have not been added.

2<sup>nd</sup> Review Response: Labels have been added on all driveway approach radii.

3<sup>rd</sup> Review: Comment addressed.

15. Please dimension the distance between the buildings on the site plan.

1<sup>st</sup> Review Response: N/A

2<sup>nd</sup> Review: Comment Not Addressed

2<sup>nd</sup> Review Response: A dimension label has been added to show the distance between the two buildings.

3<sup>rd</sup> Review: Comment addressed.

16. Please revise the railroad callout to be DCTA Railway.

1<sup>st</sup> Review Response: This label has been changed to say DCTA.

2<sup>nd</sup> Review: Comment Partially Addressed. Updated to DART, but still accurate if referring to Railroad ROW management being DART.

17. Please submit building elevations for review.

1<sup>st</sup> Review Response: Noted

2<sup>nd</sup> Review: Comment Not Addressed. Building Elevations not provided to Halff.

2<sup>nd</sup> Review Response: Building elevations are shown on the building labels in the plan.

2<sup>nd</sup> Review: Comment Partially Addressed. While FFE and heights of the buildings are provided, the Town will require Building Elevation-View plans/layouts to show the 4 sides of the buildings from an architectural perspective, including materials, colors, dimensions, etc. These may be submitted separately to Town Development Coordinator.

### **Tree Preservation and Landscape Plan**

18. The evaluation on “Health” of the trees will need to be confirmed, signed or declared by an ISA Certified Arborist in order to qualify for exemption on mitigation inches for these trees deemed unhealthy, per Zoning Ordinance Section 10.02.004 Item h.4.A. This tree preservation plan sheet must bear the certified Arborist name and their ISA Certification number for confirmation.

1<sup>st</sup> Review Response: Plan sheet bears the ISA Cert number and arborist name that evaluated the information.

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

19. Please verify the calculated tree mitigation inches required per the markups.

1<sup>st</sup> Review Response: This has been adjusted to 554 caliper inches.

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

20. Please show the dumpster screening wall materials and height on the landscape plan.

1<sup>st</sup> Review Response: Dumpster is now shown with wall material and heights.

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

21. Verify landscape tabulations shown for tree credits, provided inches, parking spaces, and total trees provided. (See Markups)

1<sup>st</sup> Review Response: Changed to 34 tree credits. Changed to 37 trees. The amount of parking has remained the same.

2<sup>nd</sup> Review: Comment Partially Addressed. Should show 28 tree credits to match revised calculation from previous sheet. All other revisions addressed.

22. Plans show planting of 37 trees at 3-inch caliper equaling 111 mitigation inches provided. Total mitigation inches required is 530 inches. Please confirm intent on the remaining 419 mitigation inches and if meant to be covered/paid in fee.

1<sup>st</sup> Review Response: The above note has been adjusted to show that the total mitigation fee is accounting for 443 total trees.

2<sup>nd</sup> Review: Comment Addressed. **Remaining 443 mitigation inches are to be paid for in fee.**

*The comments provided herein are based on available information provided to Halff by the Town of Hickory Creek and the private development owner/engineer and are a 3rd party review of the plat/plans. The review provided is in conformance with the Town of Hickory Creek’s set standards and guidelines on*

*engineering design and ordinances at the time of the review. The Surveyor or Engineer of Record for the applicable project/design, not Halff as the 3rd party reviewer, is ultimately responsible for the plat/plans and impacts before, during and after construction.*

Sincerely,

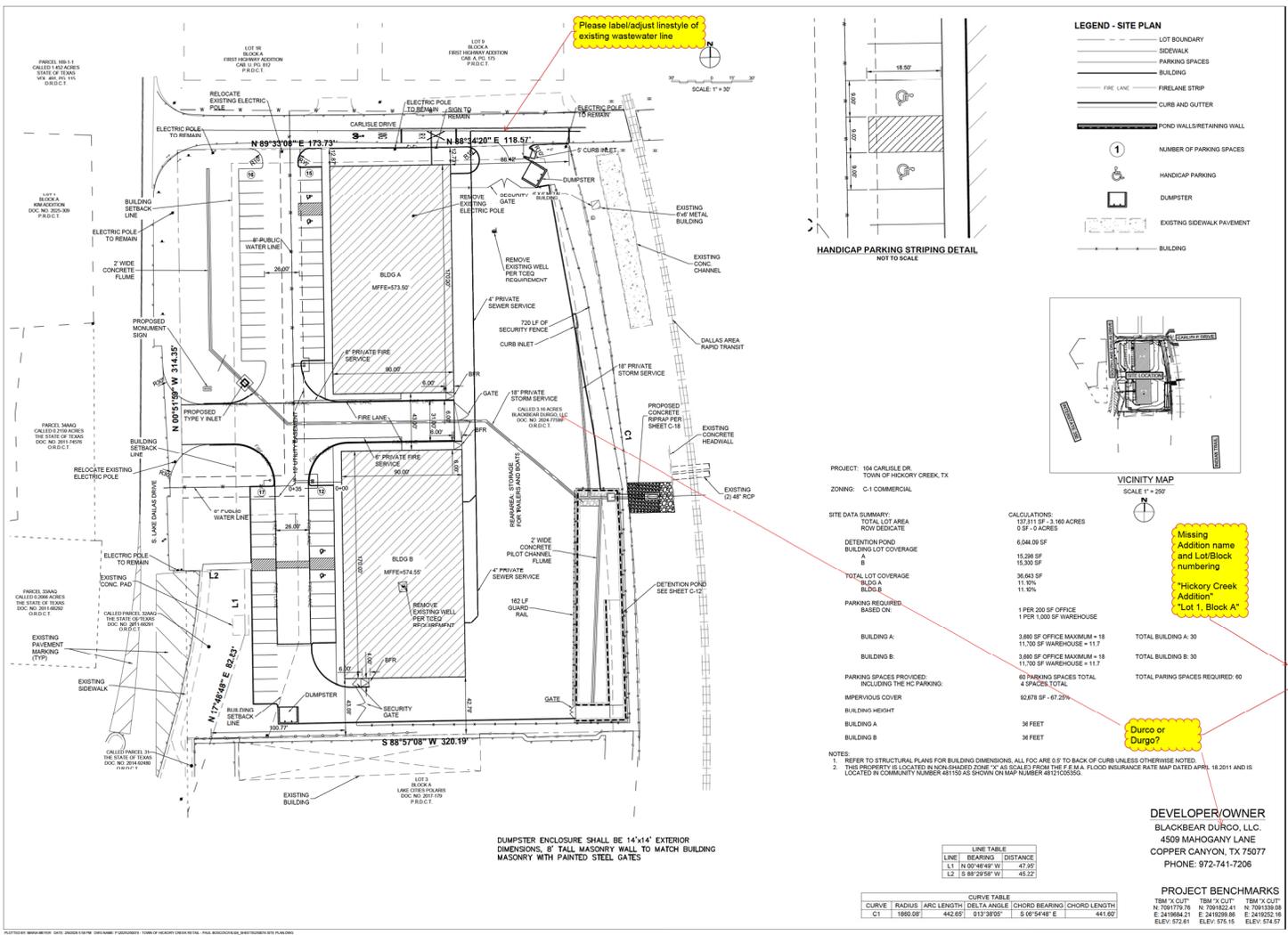
**HALFF**  
TBPELS Engineering Firm No. 312

A handwritten signature in black ink, appearing to read "Kevin Gronwaldt".

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

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

Attachment: Site Plan and Landscape Plan 3<sup>rd</sup> submittal markups  
2<sup>nd</sup> Review Comment Response Letter  
Town Checklist markup



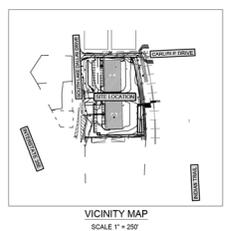
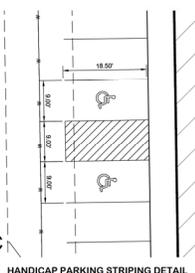
Please label/adjust linetype of existing wastewater line

Missing Addition name and Lot/Block numbering  
"Hickory Creek Addition"  
"Lot 1, Block A"

Durco or Durgo?

### LEGEND - SITE PLAN

- LOT BOUNDARY
- SIDEWALK
- PARKING SPACES
- BUILDING
- FIRE LANE
- FIRELANE STRIP
- CURB AND GUTTER
- POND WALL/RETAINING WALL
- 1 NUMBER OF PARKING SPACES
- HANDICAP PARKING
- DUMPSTER
- EXISTING SIDEWALK PAVEMENT
- BUILDING



PROJECT: 104 CARLISLE DR  
TOWN OF HICKORY CREEK, TX

ZONING: C-1 COMMERCIAL

**SITE DATA SUMMARY:**  
 TOTAL LOT AREA: 137,311 SF = 3.160 ACRES  
 ROW DEDICATE: 6,046.00 SF  
 DETENTION POND: 15,288 SF  
 BUILDING LOT COVERAGE: 15,300 SF  
 TOTAL LOT COVERAGE: 36,643 SF  
 BLDG A: 11.97%  
 BLDG B: 11.97%  
 PARKING REQUIRED BASED ON:  
 1 PER 300 SF OFFICE  
 1 PER 1,000 SF WAREHOUSE  
 BUILDING A: 3,800 SF OFFICE MAXIMUM = 18  
 11,700 SF WAREHOUSE = 11.7  
 BUILDING B: 3,800 SF OFFICE MAXIMUM = 18  
 11,700 SF WAREHOUSE = 11.7  
 PARKING SPACES PROVIDED:  
 INCLUDING THE HC PARKING: 60 PARKING SPACES TOTAL  
 4 SPACES TOTAL  
 IMPERVIOUS COVER: 92,878 SF = 67.25%  
 BUILDING HEIGHT:  
 BUILDING A: 24 FEET  
 BUILDING B: 24 FEET

**CALCULATIONS:**  
 TOTAL LOT AREA: 137,311 SF = 3.160 ACRES  
 ROW DEDICATE: 6,046.00 SF  
 DETENTION POND: 15,288 SF  
 BUILDING LOT COVERAGE: 15,300 SF  
 TOTAL LOT COVERAGE: 36,643 SF  
 BLDG A: 11.97%  
 BLDG B: 11.97%  
 PARKING REQUIRED BASED ON:  
 1 PER 300 SF OFFICE  
 1 PER 1,000 SF WAREHOUSE  
 BUILDING A: 3,800 SF OFFICE MAXIMUM = 18  
 11,700 SF WAREHOUSE = 11.7  
 BUILDING B: 3,800 SF OFFICE MAXIMUM = 18  
 11,700 SF WAREHOUSE = 11.7  
 PARKING SPACES PROVIDED:  
 INCLUDING THE HC PARKING: 60 PARKING SPACES TOTAL  
 4 SPACES TOTAL  
 IMPERVIOUS COVER: 92,878 SF = 67.25%  
 BUILDING HEIGHT:  
 BUILDING A: 24 FEET  
 BUILDING B: 24 FEET

**NOTES:**  
 1. REFER TO STRUCTURAL PLANS FOR BUILDING DIMENSIONS. ALL FOC ARE 0.5' TO BACK OF CURB UNLESS OTHERWISE NOTED.  
 2. THIS PROPERTY IS LOCATED IN UNINSURED ZONE "X" & IS LOCATED WITHIN THE 2' F.R.A. FLOOD INSURANCE RATE MAP DATED APRIL 18, 2011 AND IS LOCATED IN COMMUNITY NUMBER 46150 AS SHOWN ON MAP NUMBER 46112C0250.

LINE TABLE	
LINE	BEARING DISTANCE
L1	N 00°46'49" W 47.97'
L2	E 88°20'56" W 45.22'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	1860.00'	442.65'	013°38'55"
			CHORD BEARING: 08°54'48" E
			CHORD LENGTH: 441.80'

**DEVELOPER/OWNER**  
 BLACKBEAR DURCO, LLC  
 4509 MAHOGANY LANE  
 COPPER CANYON, TX 75077  
 PHONE: 972-741-7206

**PROJECT BENCHMARKS**  
 TBM "X" CUT+ TBM "X" CUT+ TBM "X" CUT+  
 N 780179.76 N 700162.44 N 700169.88  
 E 241984.21 E 241929.88 E 241925.18  
 ELEV: 972.61 ELEV: 975.19 ELEV: 974.97



**PRELIMINARY**  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

**104 CARLISLE DR**  
**HICKORY CREEK**  
 DENTON COUNTY, TX

BLACKBEAR DURCO, LLC  
 3.16 ACRES  
 LARRY COBBE SURVEY, ABSTRACT NO. 284  
 Record Date: 9/26/2009  
 Project No: 200074  
 Drawn By: JH  
 Checked By: JH  
 Entered By: JH  
 Issue Record  
 #1 Description Date  
 2 7/26 SUBMITTAL 11/20/2005  
 3 CHOCOR'S REVIEW 11/24/2005  
 4 CITY SUBMITTAL 12/26/2005  
 5 CITY SUBMITTAL 3/28/2006

**SITE PLAN**  
 C-03



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

Re: **104 Carlisle Drive (Lot 1, Block A – Hickory Creek Addition)**

**Site Plan and Landscape Plan**

**2<sup>nd</sup> Review**

Dear Ms. Chaudoir,

KJE have reviewed the comments for the Preliminary Plat, Site Plan and Landscape Plan by Halff Associates, Inc.

We respectfully provide the following responses:

**General**

1. Please update any callouts, titles, labels, etc. from “City of Hickory Creek” to “Town” of Hickory Creek.
  - 1<sup>st</sup> Review Response – N/A
  - 2<sup>nd</sup> Review – Comment Addressed
2. Refer to Town checklist markup for additional comments.
3. Refer to attached markups for all additional comments.
4. Please address comments and markups on the attached markups and provide annotated responses. Please note, not all comments are written on this letter since some comments are easier to show and/or explain in a visual context. Please annotate plat/plan markups with responses.
  - 2<sup>nd</sup> Review – Annotated Responses to Plan Markups provided.

**Site Plan**

1. Please include the addition name, lot and block numbers, area in acreage, survey name and abstract number, and county in the title block.
  - 1<sup>st</sup> Review Response - Noted
  - 2<sup>nd</sup> Review: Comment not addressed. Title block has not been updated.
  - *2<sup>nd</sup> Review Response – Title block has been updated with the addition name, block numbers, area in acreage, survey name and abstract number.*

2. Please label and dimension all barrier-free ramps on the site plan.
  - 1<sup>st</sup> Review Response – Noted
  - 2<sup>nd</sup> Review: Comment not addressed. No visible ramps have been labeled or dimensions.
  - *2<sup>nd</sup> Review Response – All barrier-free ramps have been labeled with “BFR” and dimensions have been provided for all three barrier-free ramps on site.*
3. Please confirm intent/show any exterior lighting/pole locations that are proposed.
  - 1<sup>st</sup> Review Response - Noted
  - 2<sup>nd</sup> Review – No exterior lighting shown. Existing power pole locations shown.
  - *2<sup>nd</sup> Review Response – Photometric metric plan is not prepared at this time. No proposed light poles will be added to this site. All lighting will be on the building.*
4. Please show and label existing and proposed water and sanitary sewer on-site and abutting the property.
  - 1<sup>st</sup> Review Response – Noted
  - 2<sup>nd</sup> Review – Comment not addressed, no existing or proposed utilities are shown.
  - *2<sup>nd</sup> Review Response – Proposed water and sanitary sewer are now shown and labeled on the site plan*
5. Please show and label existing proposed storm drain inlets on the site plan.
  - 1<sup>st</sup> Review Response – Noted
  - 2<sup>nd</sup> Review – Comment not addressed, no existing or proposed utilities are shown.
  - *2<sup>nd</sup> Review Response – Existing and proposed storm drain and inlets are now shown and labeled on the site plan.*
6. Per Note 1 on the Site Plan, please call out the building heights within this note or on the site plan.
  - 1<sup>st</sup> Review Response – Noted
  - 2<sup>nd</sup> Review – Comment not addressed. No change to note.
  - *2<sup>nd</sup> Review Response – The note has been adjusted to show the building height as 36 feet for both buildings.*
7. Per Note 2 on the Site Plan, the assumption made in the note is unlikely to be the case due to ongoing RR coordination and LCMUA improvements proposed to occur within Carlisle Drive that have not yet been finalized for construction. Please consider this and adjust plans accordingly.
  - 1<sup>st</sup> Review Response – Noted
  - 2<sup>nd</sup> Review – Comment not addressed. No change in infrastructure layout nor update to the note.
  - *2<sup>nd</sup> Review Response – The note has been removed and we are assuming that Carlisle Drive improvements won't be completed when the site is built.*
8. Add FEMA floodplain note from plat.
  - 1<sup>st</sup> Review Response– Noted
  - 2<sup>nd</sup> Review – Comment not addressed. Note not added.

- *2<sup>nd</sup> Review Response – The note has been added.*
9. Per Chapter 14, Article XXIV, Section 4, for Office square footage, 1 space per 200 SF must be provided.
- 1<sup>st</sup> Review Response – Noted. This has been adjusted.
  - 2<sup>nd</sup> Review – Comment addressed. Required parking revised and now meets requirements. Building A and B Office space reduced to 3,600 SF each (previously 6,300 SF). Building A and B Warehouse space increased to 11,700 SF each (previously 9,000 SF)
10. For Impervious Cover quantity/%, the amount currently shown is for building area only. Please include parking, concrete/flatwork as part of the impervious are quantity.
- 1<sup>st</sup> Review Response – This has been adjusted.
  - 2<sup>nd</sup> Review – Comment addressed. Impervious % revised appropriately.
11. Please add a vicinity map to the site plan.
- 1<sup>st</sup> Review Response – Noted
  - 2<sup>nd</sup> Review – Comment not addressed. Vicinity map not included.
  - *2<sup>nd</sup> Review Response – Vicinity map is now included on the site plan.*
12. Please callout the dumpster screening wall height and material on the site plan.
- 1<sup>st</sup> Review Response – Dumper is now shown with wall material and heights.
  - 2<sup>nd</sup> Review – Comment addressed. Dumpster and wall heights included.
13. Please add county recording information for the subject property and for all adjacent properties.
- 1<sup>st</sup> Review Response – Surrounding properties have been labeled.
  - 2<sup>nd</sup> Review – Comment not addressed. Missing information on adjacent and subject lots.
  - *2<sup>nd</sup> Review Response – Information on all adjacent lots are provided.*
14. Please include driveway approach radii on all driveways.
- 1<sup>st</sup> Review Response – Labels have been added.
  - 2<sup>nd</sup> Review – Comment not addressed. Radii labels have not been added.
  - 2<sup>nd</sup> Review Response – Labels have been added on all driveway approach radii.
15. Please dimension the distance between the buildings on the site plan.
- 1<sup>st</sup> Review Response – N/A
  - 2<sup>nd</sup> Review – Comment not addressed.
  - *2<sup>nd</sup> Review Response – A dimension label has been added to show the distance between the two buildings.*
16. Please revise the railroad callout to be DCTA Railway.
- 1<sup>st</sup> Review Response – This label had been changed to say DCTA.
  - 2<sup>nd</sup> Review – Comment partially addressed. Updated to DART, but still accurate if referring to Railroad ROW management being DART.
17. Please submit building elevations for review.
- 1<sup>st</sup> Review Response – Noted

- 2<sup>nd</sup> Review – Comment not addressed. Building elevations not provided to Halff.
- 2<sup>nd</sup> Review Response – *Building elevations are shown on the building labels in plan.*

The tree preservation and landscape plan comments have been addressed, therefore, not being addressed in this comment response.

Thank you for your assistance and please call me with any questions.

Regards,

Ian Norfolk, PE

Director of Civil Engineering

KJE | Texas Board of Engineering #F-12214



**TOWN OF HICKORY CREEK  
ENGINEERING DESIGN MANUAL**

**CHECKLISTS**

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

**Plat Application:**                     Preliminary Plat     Preliminary Replat  
    Final Plat                     Final Replat

**Engineering Plan:**                     Preliminary     Final

**Site Construction Plan:**             Preliminary     Final     Post Construction

**Storm Water Management:**     Conceptual     Preliminary     Final

**Project Information**

A. Name of Development: Hickory Creek Addition (Lot 1, Block A)    B. Date: 2/10/2026

C. Location of Development: SEC of S. Lake Dallas Drive and Carlisle Drive

D. Type of Development: Commercial

E. Total area (acres): 3.164

F. Proposed Land Uses (zoning designations): C-1

G. Anticipated project schedule: N/A

H. Name of Owner: Blackbear Durco, LLC

I. Owner Telephone No.: 972-741-7206    J. FAX No.: \_\_\_\_\_

K. Owner Contact Name: Paul Bosco, Jr.

L. Owner Address: 4509 Mahogany Lane, Copper Canyon, TX 75077

M. Owner Email Address: \_\_\_\_\_

N. Engineer/Surveyor's Name: E: Kevin Ware - S: Michael Fedchak

O. Engineer/Surveyor's Email Address: \_\_\_\_\_

P. Engineer/Surveyor Firm: E: KJE - S: Eagle Surveying, LLC

21. Certificate showing all taxes have been paid. Yes \_\_\_ No \_\_\_ N/A \_\_\_
22. A letter fully outlining and alterations from the approved Preliminary Plat. Yes \_\_\_ No \_\_\_ N/A \_\_\_

**ENGINEERING SITE PLAN** – Each Engineering Site Plan shall include:

1. Engineering Site plans shall be placed on maximum 22" x 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. Yes  No \_\_\_ N/A \_\_\_
2. Title block in lower right hand corner including:
- a. Subdivision name with lot and block number. Yes \_\_\_ No  N/A \_\_\_
- b. Area in acres. Yes  No \_\_\_ N/A \_\_\_
- c. Metes and bounds description including survey name and abstract number. Yes  No \_\_\_ N/A \_\_\_
- d. Town and County. Yes  No \_\_\_ N/A \_\_\_
- e. Preparation Date. Yes  No \_\_\_ N/A \_\_\_
3. Name, address and telephone number of the owner, applicant, and surveyor/engineer. Yes  No \_\_\_ N/A \_\_\_
4. Vicinity map and key map, if multiple sheets are needed. Yes  No \_\_\_ N/A \_\_\_
5. Written scale, graphic scale and north arrow. Yes  No \_\_\_ N/A \_\_\_
6. Approximate distance to the nearest street. Yes  No \_\_\_ N/A \_\_\_
7. Site boundaries, dimensions, lot lines and lot areas. Yes  No \_\_\_ N/A \_\_\_
8. Legend. Yes  No \_\_\_ N/A \_\_\_
9. Site data summary table including:
- a. Zoning. Yes  No \_\_\_ N/A \_\_\_
- b. Proposed use. Yes  No \_\_\_ N/A \_\_\_
- c. Building area (gross square footage). Yes  No \_\_\_ N/A \_\_\_
- d. Building height (feet and inches). Yes  No \_\_\_ N/A \_\_\_
- e. Area of impervious surface. Yes  No \_\_\_ N/A \_\_\_
- f. Total Parking: Required and provided. Yes  No \_\_\_ N/A \_\_\_
- g. Number of handicap parking spaces. Yes  No \_\_\_ N/A \_\_\_
- h. Number of dwelling units and number of bedrooms (multifamily). Yes \_\_\_ No \_\_\_ N/A

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

- d. Existing and preserved trees including location, size, and species. Yes  No  N/A
- e. Landscaping materials including location and size. Yes  No  N/A
- f. Proposed plant materials. Yes  No  N/A
- g. Note to indicate type and placement of irrigation system. Yes  No  N/A
- 29. 2" x 3" blank box in lower right corner for Town use. Yes  No  N/A
- 30. Additional information as requested to clarify the proposed development. Yes  No  N/A

**COVER SHEET** \* - The cover sheet shall include:

- 1. Project title and type of project. Yes  No  N/A
- 2. Location map. Yes  No  N/A
- 3. Disposal site for excess excavation. Yes  No  N/A
- 4. Index of Sheets (if not included on its own sheet). Yes  No  N/A
- 5. Approval blocks for Town including Town Engineer and Director of Public Works. Yes  No  N/A
- 6. Professional Engineer's seal, signature and date. Yes  No  N/A
- 7. "Release for Construction" note. Yes  No  N/A

\* NOTE: If the Cover Sheet is not furnished, information should appear on other sheets.

**GENERAL**

- 1. North arrow clearly shown on each plan sheet. Yes  No  N/A
- 2. Bench marks shown on each sheet; located on permanent structure outside of construction limits and conveniently spaced (500' +). Yes  No  N/A
- 3. Title blocks, title, sheet number and scales shown. Yes  No  N/A
- 4. Each sheet must bear the seal of a Licensed Professional Engineer, signature, and date. Yes  No  N/A
- 5. Street names on each sheet. Yes  No  N/A
- 6. Property owners and property lines shown. Yes  No  N/A
- 7. Submit four (4) sets of plans for review on 22" x 34" sheets. Yes  No  N/A
- 8. Prepare plans on 22" x 34" sheets allowing for half size reduction to 11" x 17". Yes  No  N/A
- 9. Text shall be legible on the half size 11" x17" plans. Yes  No  N/A
- 10. Place standard general notes on plans. Yes  No  N/A