



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, MAY 18, 2021, 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. April 20, 2021 Meeting Minutes

Regular Agenda


2. Discuss, consider and act on a recommendation for a final plat of The Farm at Heaven on Hook, Lots 1, 2, and 3, Block 1: being 1.995 acres situated in the J. Ramsay Survey, Abstract Number 1075, Town of Hickory Creek, Denton County, Texas. The property is located in the 100 block of North Hook.

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 May 13, 2021 at 9:00 am.



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, APRIL 20, 2021**

MINUTES

Call to Order

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

Roll Call

PRESENT

Commissioner Dustin Jensen
Chairman Rodney Barton
Commissioner Jaycee Holston
Vice Chairman Bryant Hawkes
Commissioner Don Rowell
Commissioner Tim May
Commissioner David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney
Paul Kenney, Council Liaison
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 Barton.

Invocation

Invocation given by Commissioner Gilmore.

Public Comment

No Public Comment.

Consent Agenda

1. March 16, 2021 Meeting Minutes

Motion to approve the minutes as presented made by Vice Chairman Hawkes,
Seconded by Commissioner Gilmore.

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

Regular Agenda

2. Conduct a public hearing regarding a request from KSW Holding Hickory Creek, LP to amend the current PD (Planned Development) zoning designation on two (2) tracts of land legally described as A1120A H.H. Swisher 50, 5.0 acres and TR 50A(1)(PT), 33.8629 acres, Town of Hickory Creek, Denton County, Texas and consider and act on a recommendation for the same. The properties are located in the 1800 Block of Turbeville Road.

Laura Canada Lewis, Walters Weddings, 1851 Turbeville Road, gave a presentation showing the proposed development and changes to the Planned Development Ordinance. If the ordinance is approved, they expect to have the building drawings to the Town by Thanksgiving and to start construction in January.

Commissioner Gilmore recused himself from questions or comments on the project.

Public Hearing opened at 6:23 p.m.

Darren Blake Burgess, 121 Harbor Lane manager, stated they liked the feel of being close to the city but with little traffic. He was not sure coming in if they were for or against the project but were against after seeing the scope. His concerns include the hotel, parking, additional traffic and service arrivals on the property.

Ebba Snyman, 108 Colt Lane, said she is not appreciative of the growth. The presentation showed a better layout, but she is not sure about the amount of additional traffic it will generate. The Bakery Barn, Boutique and Spa are new features. The parking lot across from her house will also create more light. She is disappointed and would like to see more landscaping.

Bill Wenger, 104 Saratoga Drive, lives in the third house from Turbeville. The Spa and Restaurant have been moved behind his house. He appreciates that the density of the hotel has been removed from the backyards of the properties to the north, but it has been increased at the south with approximately 200 feet of structures behind six houses. His view will be of a solid wall. The concept plan also shows the service entrance to be behind his house. He is concerned about the increased noise and beeping of arriving trucks at all hours. He is not against the project, just it being in his backyard.

Rafael Guerrero, 123 Citation Lane, stated his house will face the parking lot on the southwest side. He expressed concerns about increased light and noise in the area and is against it. He was also unaware that there is a fire and access entrance at the southwest corner of the property.

Graciela Lallier, 110 Saratoga Drive, stated she lives alone and is concerned about increased noise, strangers in the area and security. She is disappointed in the growth adding the area was residential when she moved in and will be worse than living next to Walmart.

Jan Atchison, 108 Saratoga Drive, said she lives in the first house to be occupied in the neighborhood. So far, the Olana has had no effect on her property but she has the same concerns as Mr. Wenger. She suggested rearranging the layout, moving a water feature to that corner of the property instead of a wall of structures and hotel rooms along the backyards. She also expressed concerns about the walking trail and the amount of additional lighting it would produce.

Kurt Myers, 424 Traveller Street, stated he was not for or against the development but had the same concerns as the others. He also wondered if it was going to become a Town Center with the hotel, restaurant, bakery and boutique. He is concerned about the increase in traffic and noise.

Public Hearing closed at 6:39 p.m.

Commissioner Hawkes stated the commission had a difficult job when discussing major development with good elements next to residential areas that in years past had no idea that development would ever happen. Some of the discussion included flipping buildings 7 and 16 and moving guest houses to remove delivery noise. That could be an environmentally friendly suggestion for the neighbors as well as moving a water feature to that side. Another comment addressed was lighting. There are ordinances in place to address that concern. Security on the pathway is a good point so lighting should be mandatory. He asked Mr. Smith if Turbeville was wide enough for a 4-lane road. Mr. Smith stated the town currently does not have the ROW for 4 lanes. However, if guests from weddings were staying at the hotel, exit times would be staggered instead of everyone leaving at once thereby increasing the diversity of traffic patterns. Commissioner Hawkes stated the plan has a lot of pluses, but he would not want it in his backyard and asked Ms. Lewis if they would be amenable to flipping buildings 7, 16 and a water feature. Mr. Smith explained that the Olana had conducted numerous discussions with the town prior to presenting to the commission. The walking trail is an addition at the town's request as part of the town's Master Park Plan. It would T into the hike and bike path to the north. The Olana will donate a portion of the land, provide the conduit for lighting on the perimeter wall and contribute to the concrete costs then the town would be responsible for its maintenance. The engineers would look at it to find ways to save or add more trees. The sidewalk along Turbeville is another recent addition to the plan.

Ms. Lewis said, at the current Walters properties with hotels, they are filled almost all the time with people who would be on the property anyway, they do not bring in outside guests. Construction would be taking place while the schedule for weddings continues with no early or late construction hours. A fence would be up during construction to screen it from public view. Their team of architects would abide with the same type of Night Sky ordinance standards in place in other cities to reduce light nuisance. The area behind the hotel, between the buildings and fence is a fire lane, not a street, and will be constructed of Grasscrete approved for use with fire trucks. There should be no vehicle or foot traffic in that area and no

guest patios. Dumpsters and trash pickup will not be within 50 feet of the property lines. They are happy to provide some land and the lighting conduit, but they really have nothing to do with the trail. The pond on the south side has to be there as a detention pond to comply with the runoff regulations. She would also like to remind everyone that the restaurant and spa were part of the previously approved PD and the hotel along the western border had been reduced, making it more environmentally friendly to the neighbors.

Commissioner Holston stated she was uncomfortable with the service entrance and voting yes on the project with the concerns raised, especially the noise issues but does not know the solution. She knows towns have to grow or die. She confirmed with Ms. Lewis that the Bakery Barn would not be open to the general public but would service the Walters Wedding properties in the area and their clients. The Bakery Barn is proposed at 15000 square feet but would be half bakery and half refrigerated floral storage. Commissioner Holston asked about deliveries on that side and associated noise issues. Ms. Lewis said the only residence on that side is located within the boundaries on the town limits but was in the county. The fire lane/road to the Barn and Boutique will be paved concrete.

Commissioner Hawkes stated he knew from his neighborhood that when Republic trucks come by the dogs in the area begin to bark and expressed his concerns about the activity at the service entrance. Ms. Lewis stated they had no plans to move that building and were committed to the development on the west side. There are no current problems with the deliveries being made at the main building and most of the activity would remain in the middle of the property.

Commissioner Jensen did not see a great deal of shielding landscaping along Turbeville Road. Ms. Lewis said they were not planning on adding a lot of landscaping so as to not obscure the view of the beautiful property. There would be spaced trees along the fence. Commissioner Jensen pointed out that, on the southwest side, the neighbors across Turbeville have wrought iron fencing and the view was of a parking lot. The neighbors had no privacy from the cars utilizing it. If the back of the buildings faced Turbeville and they looked nice it would be different. Any children playing in backyards would be visible to the cars pulling into the parking lot so additional screening might be advisable.

Commissioner May said valid concerns had been raised about the southwest corner but that it was a conceptual site plan and flexibility with different alternatives could be possible. He asked Ms. Lewis if buildings 7, the spa and fitness center, and 16, back of house, were both 34 feet in height. She confirmed that 7 and the restaurant are 2-storey buildings but 16 may be slightly shorter. They discussed that the buildings in the southwest corner were all connected by covered, air-conditioned passageways so there would be some relief and openness in the building façade. The service entrance could possibly be used daily but only for the restaurant. Most of the deliveries would remain at the Olana loading area. Possible reduced delivery times, including possibly trash collection, of 9am to 4pm were

discussed. Ms. Lewis said they currently abided by the town's ordinance, but they would be receptive to possibly limiting the delivery hours. The restaurant would be owned and operated by Walters, but they would contract with a hotel operator. The back of house is designed the same as the other buildings and Commissioner May suggested staggering the architectural elements or limiting heights to soften the view, coupled with the distances from neighboring properties created by the fences, trail and fire lane. The trail lighting is a town issue. Night Sky and ambient light will be recognized separately. Guest activity created by buildings 8 and 9, the guest wings where the additional 50 suites are located, is physically separated by distance from the neighbors, so the issues come back to the back of house. He suggested that the engineers be encouraged to be creative with the drainage and flood control.

Commissioner Rowell said most of his questions had been answered and stated he likes the current concept plan much better than the previous due to the hotel being broken up, allowing for more landscaping and giving a better aesthetic. He confirmed that the events are capped at a maximum of 250 people. The hotel venue will address the traffic issues by possibly as much as 50%. He does not believe the hotel will increase the noise levels. The delivery noise issue could be addressed by reduced delivery hours. He likes the tie-in of the pedestrian path with trail to the north.

Mr. Smith asked Mr. Sargent if delivery hour restrictions could be added to the PD ordinance. Mr. Sargent will research the issue. Chairman Barton asked if suggestions made about the architectural elements could also be included in the PD. Mr. Sargent stated those elements are generally not included in the PD. Chairman Barton confirmed meetings had been conducted by the Olana with the HOA and citizens both in 2019 and recently. Mr. Smith stated he and Mayor Pro-Tem Kenney were both there taking notes. Any issues they raised would either be addressed prior to the council meeting with Ms. Lewis or brought up at the council meeting.

Commissioner Gilmore confirmed that a Planned Development ordinance was already in place and, if this ordinance was not passed, development could proceed based on that design.

Mr. Sargent said he would prefer that any motion made did not include a restriction on delivery hours. He will research how to word that provision in the ordinance and consult with Ms. Lewis prior to the council meeting. Commissioner Holston asked Ms. Lewis if they would be amenable with a 10-4 delivery window. Ms. Lewis said they would probably ask for 9-6 which is still within the hours stated in the current Code of Ordinances. Commissioner May clarified that the hours suggested were only for service vehicles not for venue operations and the 10-4 was only a "for instance" suggestion. He also asked Mr Sargent if the architectural style exhibits could be included in the ordinance to set a commitment to the style of building. Mr. Sargent stated it was not a part of this ordinance as presented but the concept could possibly be included. He would still prefer a clean motion without conditions and Mr Smith

and Mr. Kenney were hearing their comments, understood their concerns and could act on them before or at council.

Commissioner May stated he was hesitant to vote for a clean motion unless the concerns and history of the motion and its intent were fully captured in the minutes or they could be lost for any future discussions or amendments.

Motion by recommend approval made by Vice Chairman Hawkes, Seconded by Commissioner Jensen.

Voting Yea: Commissioner Jensen, Chairman Barton, Commissioner Holston, Vice Chairman Hawkes, Commissioner Rowell, Commissioner May

Voting Abstaining: Commissioner Gilmore. Motion passed.

3. Discuss, consider and act on a recommendation for a final plat of Lake Dallas RV Park Phase II, Lot 1, Block 1; being 1.013 acres of land out of the L. Cobb Survey, Abstract No. 284, Town of Hickory Creek ETJ, Denton County, Texas. The property is located at 661 S Main Street.

Braden Smith, Lake Dallas RV Park owner, and Ms. Chaudoir spoke on the history and purpose of the plat. They will be expanding the 2nd curb cut to connect the road. Ms. Chaudoir stated she had spoken to Denton County Planning about the Halff comment on setbacks. They do not have an established setback requirement and will handle it during their planning and permitting process. She also has spoken to the Denton County Fire Marshall who has no objections at this time.

Motion to recommend approval of the plat as presented made by Commissioner Gilmore, Seconded by Vice Chairman Hawkes.

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

Adjournment

Motion to adjourn made by Commissioner Jensen, Seconded by Vice Chairman Hawkes.

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

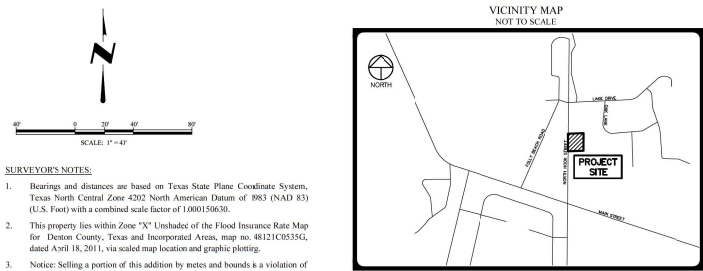
Meeting adjourned at 7:41 p.m.

Approved:

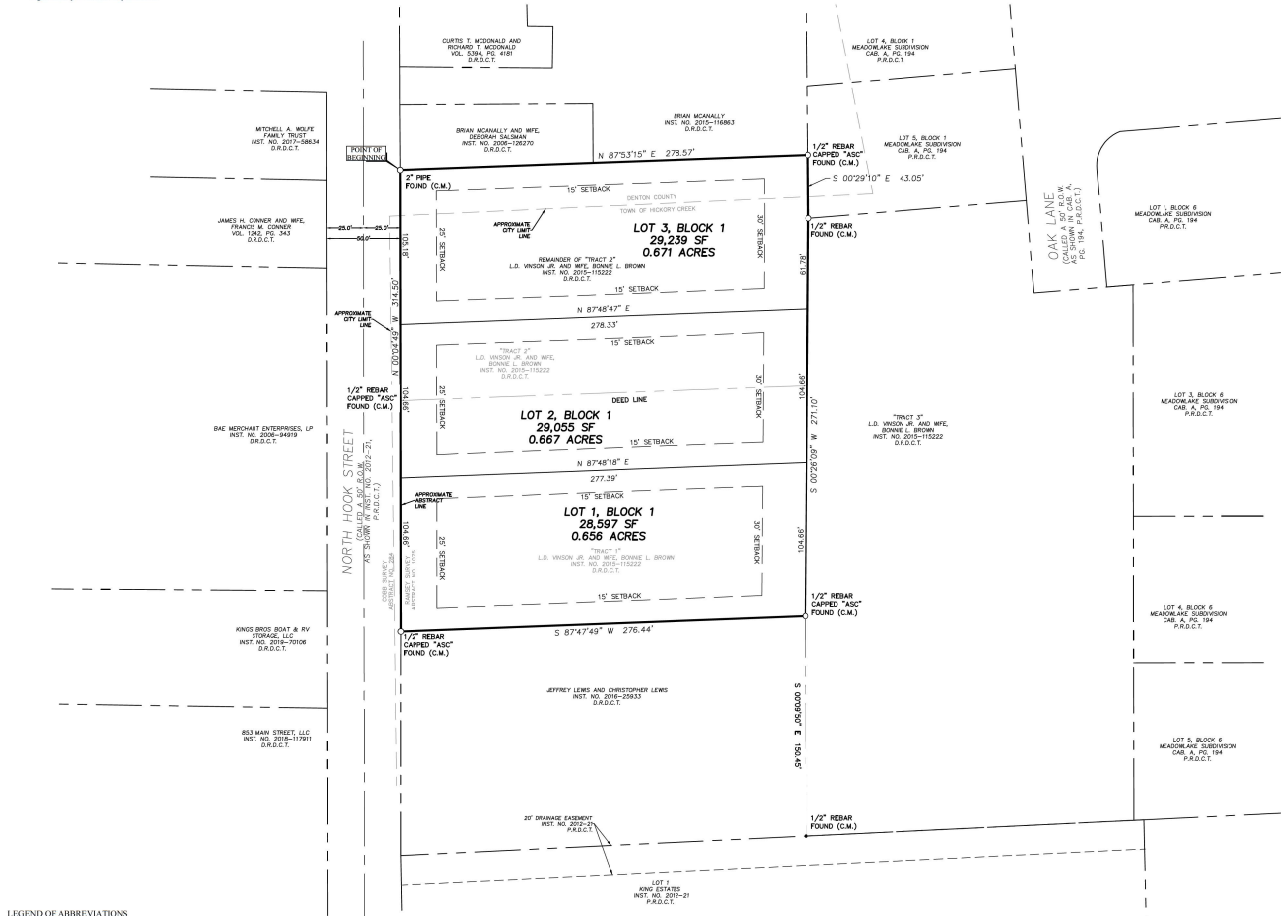
Attest:

Rodney Barton, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
 - This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C65356, dated April 18, 2011, via scaled map location and graphic plotting.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create 3 lots out of two tract of land.
 - Property is located in Hickory Creek ETJ and will follow all of Denton County regulations per setback requirements.



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR FILED UPON AS A FINAL SURVEY DOCUMENT (AS 18-54/2021)

Mark N. Peoples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS L.D. Vinson Jr. and Wife, Bonnie L. Brown are the owners of a 2.002 acre tract of land situated in the J. Ramsey Survey, Abstract Number 1075, being all of "Tract 1" and "Tract 2" described to L.D. Vinson Jr. and Wife, Bonnie L. Brown by Warranty Deed recorded in Instrument Number 2015-115222, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD83) (U.S. Foot) with a combined scale factor of 1.000150630);

BEGINNING at a 2 inch pipe found for the northwest corner of said Tract 2, same being the southwest corner of a tract of land described to Brian McAnally and Wife Deborah Salsman by deed recorded in Instrument Number 2006-126270, Deed Records, Denton County, Texas and lying on the east right-of-way line of North Hook Street (Called a 50 foot right-of-way as shown in Instrument Number 2012-21, Plat Records, Denton County, Texas);

THENCE North 87 degrees 53 minutes 15 seconds East, departing the east right-of-way line of said North Hook Street, with the south line of said McAnally and Salsman tract, and continuing with the south line of a tract of land described to Brian McAnally by deed recorded in Instrument Number 2015-116863, Deed Records, Denton County, Texas, a total distance of 278.57 feet to a 1/2 inch rebar capped "ASC" found for the northeast corner of said Tract 2 same being the southeast corner of said southeast referenced McAnally tract and lying on the west line of Lot 5, Block 1 of Meadowlake Subdivision, in addition to the Town of Hickory Creek, as recorded in Cabinet A, Page 194, Plat Records, Denton County, Texas;

THENCE South 00 degrees 29 minutes 10 seconds East, with the west line of said Lot 5, a distance of 43.05 feet to a 1/2 inch rebar found for the southwest corner of said Lot 5, same being the northwest corner of "Tract 3" of said deed described to L.D. Vinson Jr. and Wife, Bonnie L. Brown;

THENCE South 00 degrees 26 minutes 00 seconds West, with the west line of said "Tract 3" a distance of 271.10 feet to a 1/2 inch rebar capped "ASC" found for the southeast corner of said "Tract 1", same being the northeast corner of a tract of land described to Jeffrey Lewis and Christopher Lewis by deed recorded in Instrument Number 2016-25933, Deed Records, Denton County, Texas;

THENCE South 87 degrees 47 minutes 40 seconds West, departing the west line of said "Tract 3" with the north line of said Lewis tract, a distance of 276.44 feet to a 1/2 inch rebar capped "ASC" found for the northwest corner of said Lewis tract, same being the southeast corner of said "Tract 1" and lying on the east right-of-way line of said North Hook Street;

THENCE North 00 degrees 04 minutes 40 seconds West, with the east right-of-way line of said North Hook Street, a distance of 314.50 feet to THE POINT OF BEGINNING and containing 86,891 square feet or 1.995 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT L.D. Vinson Jr. and Wife, Bonnie L. Brown, being duly authorized, do hereby adopt this plat designating the herein above described property as **The Farm at Heaven on Hook**, an addition to the Town of Hickory Creek, Denton County, Texas and does hereby dedicate to the public use forever, the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the Town of Hickory Creek and all other public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed, placed upon, over, or across the easement strips on said plat. The Town of Hickory Creek as any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easement strips, and the Town of Hickory Creek and any public utility shall at all times have the right to ingress and egress to and from and upon said any of said easement strips for the purpose of constructing, reconstructing, inspecting, paralleling, maintaining and adding to or removing all or part of its respective system with the necessity at any time of procuring the permission of anyone. A Market easement of five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the Town of Hickory Creek for the purpose of constructing, reconstructing, inspecting, maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public open spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

Witness, my hand this _____ day of _____, 202____.

L.D. Vinson Jr.
Date
Bonnie L. Brown
Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared L.D. Vinson Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bonnie L. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL:

Chairman, Planning and Zoning Commission Town of Hickory Creek, Texas	Date
Approved and Accepted	
Mayor, Town of Hickory Creek, Texas	Date

The undersigned, the town secretary of Hickory Creek, Texas, hereby certifies that the foregoing Final Plat of The Farm at Heaven on Hook subdivision or addition to the Town of Hickory Creek was submitted to the Town Council on the _____ day of _____, 20____, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and caused therefor authorized the Mayor to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this _____ day of _____, 20____.

Town Secretary, Town of Hickory Creek, Texas

WINDROSE
LAND SURVEYING 1 PLATTING
220 ELM STREET, SUITE 200 | LEBANON, TX 75657 | 214.217.2544
FIRM REGISTRATION NO. 10174331 | WINDROSESERVICES.COM

OWNER/DEVELOPER
L.D. Vinson Jr. and Wife, Bonnie L. Brown
2801 Tacoma Drive
Hickory Creek, Texas 76065

Point of Contact:
Grayson Caffelios
872-370-5471
grayson.caffelios@windroseservices.com
Last Revision Date: 05/03/2021

DRAWN BY: G.L.C. DATE: 01/18/2021 CHECKED BY: M.P. JOB NO: D5684

FINAL PLAT
THE FARM AT
HEAVEN ON HOOK
LOTS 1, 2, and 3, BLOCK 1
Being 1.995 Acres
Situated in the J. Ramsey Survey,
Abstract Number 1075
Town of Hickory Creek,
Denton County, Texas
- 2021 -

FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY



May 14, 2021
AVO 37638.200

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

**RE: The Farm at Heaven on Hook – Minor Plat
3rd Review**

Dear Ms. Chaudoir:

The Town of Hickory Creek received a Minor Plat application for The Farm at Heaven on Hook (formerly proposed as Heaven on Hook) on March 18, 2021. A revised plat was submitted May 3, 2021, and a final submittal was received on May 14, 2021. The surveyor is Windrose Land Services. The owner/developer is L.D. Vinson and Wife, Bonnie L. Brown.

Halff has reviewed the Final Replat and recommends approval contingent up addressing comment number 5.

1. For the Vicinity Map, please use a grayscale map that includes a larger area of Town and is clearer to read.
2nd Review: Addressed.
2. Please format the approval block in accordance with Town Ordinance and correct the name of the subdivision.
2nd Review: Addressed.
3. Please label as Final Plat in the Title Block.
2nd Review: Addressed.
4. Per Town Ordinance Article VIII, Section 4(3), "Each residential lot shall face onto a public street. Minimum street frontage per lot shall be thirty (30) feet, except as approved by the Planning and Zoning Commission and Town Council in a Planned Development District." Lot 1 has no public street frontage.
2nd Review: Addressed. Plat changed to have three lots with greater than 100 feet of frontage for each lot.
5. Include required building line setbacks in accordance with zoning.
2nd Review: Addressed. Note 5 under Surveyor's Notes does not apply since all of Lots 1 and 2, and most of Lot 3 are within Town limits. Please remove note.
3rd Review: Please remove Note 5 under Surveyor's Notes.
6. The northeast corner of the property is described as a "point in barn." Aerial imagery indicates there may be two building encroachments on the eastern boundary of Lot 1. Please show permanent structures to remain, with dimensions.
2nd Review: Northeast corner and callout have been revised, but the encroachment appears to remain. Confirm this is acceptable and show permanent structures to remain.
3rd Review: Town staff's recommendation is to allow the plat, but the issue must be resolved before any building permits can be issued.
7. The minimum residential driveway width is 15 feet according to the Town's Engineering Design Manual. Therefore, the access easement would need to be at least 15 feet in width.



Ms. Chris Chaudoir
Town of Hickory Creek
May 14, 2021
Page 2

2nd Review: Addressed. Plat changed to no longer require access easement. Easement removed from plat.

Sincerely,

HALFF ASSOCIATES, INC.

TBPELS Engineering Firm No. 312

A handwritten signature in blue ink, appearing to read "Lee Williams", is written over a faint, larger version of the same signature.

Lee Williams, PE

Town Engineer for the Town of Hickory Creek

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

Attachment: Final Plat Markups