



**NOTICE OF
SPECIAL MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
MONDAY, OCTOBER 05, 2026, 6:30 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 Town Council may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

Public Comment

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

Regular Agenda

- 1.** Consider and act on a site and landscape plans for Lennon II Addition, Lot 4, Block A, being 0.542 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property location is 3150 FM 2181.
- 2.** Consider and act on a final plat for the Lennon II Addition, Lot 4, Block A, being 0.542 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property location is 3150 FM 2181.

Future Agenda Items

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

Adjournment

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

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

I, Kristi Rogers, Town Secretary, for the Town of Hickory Creek certify that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on September 29, 2026, at 4:45 p.m.

A handwritten signature in black ink, appearing to read "Kristi D. Rogers", is written over a horizontal line.

Kristi Rogers, Town Secretary
Town of Hickory Creek



AGENDA INFORMATION SHEET

MEETING DATE: October 5, 2026

AGENDA ITEM: Consider and act on a site and landscape plans for Lennon II Addition, Lot 4, Block A, being 0.542 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property location is 3150 FM 2181.

**AGENDA ITEM
SUMMARY:**

HTeaO is relocating from Lot 2B to Lot 4 at the request of the developer, Victory Group, which requires resubmittal. Halff recommends approval.

Date	Request	Meeting	Result
07/24/24	Preliminary Plat	Planning and Zoning	Approval recommended
08/05/24	Preliminary Plat	Town Council	Approved
09/15/25	Zoning Change Request	Town Council	Denied
05/05/26	Final Plat Lots 2A & 2B Block A	Planning and Zoning	Approval recommended pending Halff comments
05/05/26	Site and Landscape Plan Lot 2B, Block A	Planning and Zoning	Approval recommended pending Halff comments
05/11/26	Final Plat Lots 2A & 2B Block A	Town Council	Approved
05/11/26	Site and Landscape Plan Lot 2B, Block A	Town Council	Approved



September 30, 2026
AVO 37638.200

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

**Re: HTeaO Store #395 – 3080 FM 2181 (Lot 4, Block A – Lennon II Addition)
Site Plan and Landscape Plan
5th Review (3rd Review of revised submission)**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a revised Site Plan and Landscape Plan application for HTeaO located at 3080 FM 2181, Lot 4, Block A Lennon II Addition on August 3, 2026 with corrected submittals received on September 14, 2026 and September 25, 2026. The surveyor is Traverse Land Surveying, LLC and the engineer is Excel Engineering, LLC. The owner is Victory Real Estate Group.

3rd Submittal Received (Revised submission for Lot 4): August 3, 2026

4th Submittal Received (Revised submission for Lot 4): September 14, 2026

5th Submittal Received (Revised submission for Lot 4): September 25, 2026

Halff has reviewed the Site Plan and Landscape Plan recommends Town Council approval. All previous comments have been addressed. Please note the Stormwater Management Plan and Drainage/Downstream Assessment has been accepted under a separate review letter.

General

1. Refer to Town checklist markup for additional comments.
Noted.
2. Refer to attached markups for all additional comments.
Noted.
3. Please address comments and markups on the attached markups and provide response letter and annotated responses on plans.
Noted.

Preliminary Plat

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

Site Plan

1. Please include lot dimensions on plan.
Comment addressed.
2. Please include the adjacent lot owner information.
Comment addressed.
3. Please include the FEMA Floodplain standard note, typically shown on platting.
Comment addressed.
4. Please include the "For Town Use" box
Comment addressed.

Landscape Plan

1. Please update title box of project information. It does not match Site plans.
Comment addressed.
2. Please add survey information, town and county and preparation date.
Comment addressed.
3. Please include the "For Town Use" box.
Comment addressed.

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

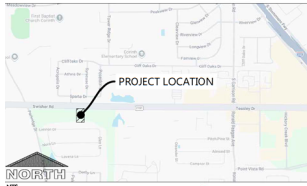
TBPELS Engineering Firm No. 312



Geoffrey Smith, PE, CFM
Review Engineer for the Town of Hickory Creek

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

Attachment: Town Checklist markup

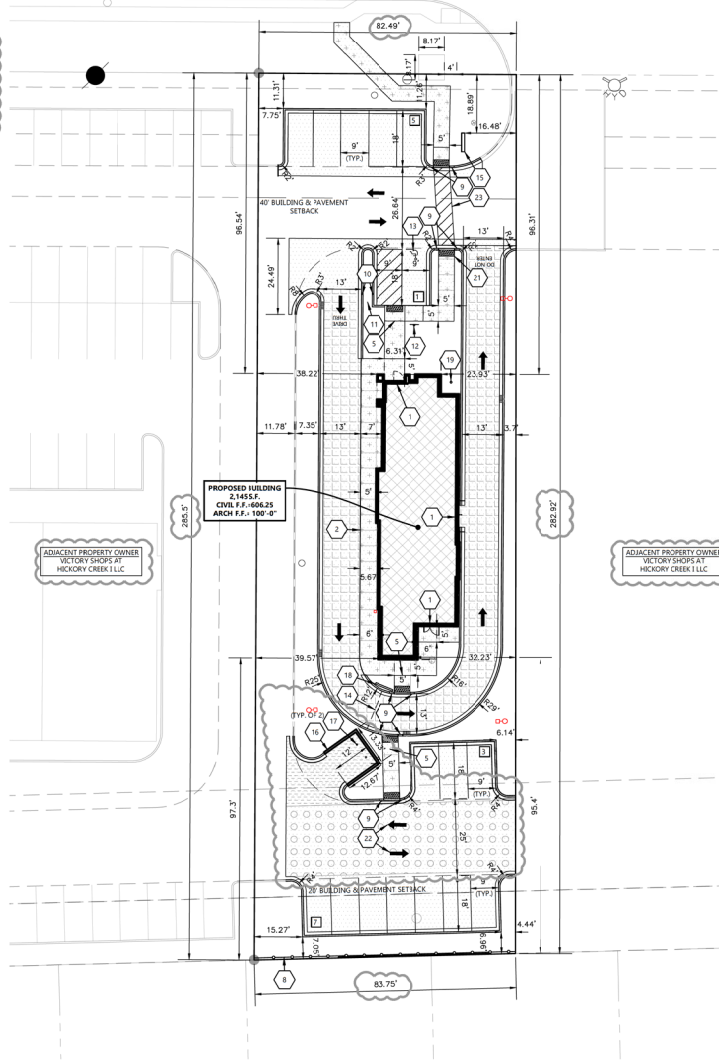


VICINITY MAP

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 4812100393H, dated June 19, 2020 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be outside the 0.25 annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

SWISHER RD
(FM 2181)



UTILITY INFORMATION:

- DOMESTIC WATER WILL CONNECT TO EXISTING MAIN ON NORTH SIDE OF SITE.
- SANITARY WILL CONNECT TO EXISTING MANHOLE ON IN SOUTH SIDE OF THE SITE.
- STORM WATER WILL 5-FEET DRAIN TO PROPOSED INLETS AND DISCHARGE TO EXISTING STORM SEWER SYSTEM.
- NO FIRE HYDRANTS ARE PROPOSED

JOINTING INFORMATION:

1. SIDEWALK CONCRETE: "CONTRACTOR SHALL CONSTRUCT OF 18" WIDE BY 1" DEEP TOOKED JOINT WHERE INDICATED ON THE PLANS.
2. DUMPSTER ENCLOSURE CONCRETE: "CONTRACTOR SHALL CONSTRUCT OF 18" WIDE BY 1" DEEP TOOKED JOINT WHERE INDICATED ON THE PLANS.
3. HEAVY DUTY CONCRETE: "CONTRACTOR JOINTS SHALL BE SAWCUT 1/2" IN DEPTH AND BE SPACED A MAXIMUM OF 12' ON CENTER.
4. LIGHT DUTY CONCRETE: "CONTRACTOR JOINTS SHALL BE SAWCUT 1/2" IN DEPTH AND BE SPACED A MAXIMUM OF 12' ON CENTER.
5. BEELANE CONCRETE: "CONTRACTOR JOINTS SHALL BE SAWCUT 1/2" IN DEPTH AND BE SPACED A MAXIMUM OF 12' ON CENTER.

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.11	4,954	21.0%
TOTAL IMPERVIOUS	0.11	4,954	21.0%
LANDSCAPE / OPEN SPACE	0.43	18,664	79.0%
PROJECT SITE	0.54	23,618	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.05	2,145	9.1%
PAVEMENT (ASP. & CONC.)	0.37	16,188	68.5%
TOTAL IMPERVIOUS	0.42	18,333	77.6%
LANDSCAPE / OPEN SPACE	0.12	5,285	22.4%
PROJECT SITE	0.54	23,618	100.0%

GENERAL NOTES:

- LOT LINES TO BE CREATED BY FINAL PLAT BY OTHERS. PRIOR TO CONSTRUCTION CONTRACTOR TO OBTAIN PERMISSION FROM ADJACENT PROPERTY OWNER FOR ANY NECESSARY OFF SITE WORK.
- FIRE LANES SHALL BE DESIGNED TO SUPPORT A MINIMUM OF 80,000 LBS. GVW LOAD.

SITE INFORMATION:

PROPERTY AREA 23,618 S.F. (0.54 ACRES).
EXISTING ZONING: C-1 COMMERCIAL DISTRICT
PROPOSED ZONING: C-1 COMMERCIAL DISTRICT
PROPOSED USE: QUICK SERVE RESTAURANT WITH DRIVE THRU
AREA OF SITE DISTURBANCE: 23,618 S.F. (0.54 ACRES)
SETBACKS:
BUILDING: FRONT(NORTH) = 40'
SIDE(EAST)WEST = 0'
REAR(SOUTH) = 20'
PAVEMENT: FRONT(NORTH) = 40'
SIDE(EAST)WEST = 0'
REAR(SOUTH) = 20'

PROPOSED BUILDING HEIGHT: 21.5' MAX. HEIGHT ALLOWED: 30'
PARKING REQUIRED: 1 SPACE PER 203 S.F. (11 SPACES REQ)
PARKING PROVIDED: 16 SPACES (1 HC ACCESSIBLE)
HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1
LANDSCAPE REQUIREMENTS MIN. LANDSCAPE SURFACE RATIO: 19% (22.4% PROVIDED)

KEYNOTES

1. CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2. RASSED WALK (SEE DETAIL)
3. CURB RAMP (SEE DETAIL)
4. 8' OF SCREENING WALL (MATCH ADJACENT HEIGHT & STYLE)
5. CURB TAPER (SEE DETAIL)
6. CURB CUT (SEE DETAIL)
7. CONCRETE FLUME (SEE DETAIL)
8. HANDICAP SIGN PER STATE CODE (SEE DETAIL)
9. HANDICAP STALL & STRIPING PER STATE CODES
10. COORDINATE LOOP INSTALLATION AND FINAL LOCATIONS WITH FRANCHISEE
11. Pylon SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
12. DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
13. 6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
14. MENU BOARD & SPEAKER POST (DETAILS, FINAL LOCATION, AND APPROVAL BY SIGN VENDOR)
15. FLAGPOLE (TYP.)
16. DETECTABLE WARNING PLATE PER STATE CODE
17. TRAFFIC FLOW ARROWS (TYP.) COLOR TO MATCH PARKING STALL STRIPING
18. PAINT STRIPING (TYP.) COLOR TO MATCH PARKING STALL STRIPING

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
[Hatch Pattern]	SIDEWALK CONCRETE 4"	[Hatch Pattern]	HEAVY DUTY CONCRETE 8"
[Hatch Pattern]	LIGHT DUTY CONCRETE 6"	[Hatch Pattern]	DUMPSTER PAD / APRON CONCRETE 8"
[Hatch Pattern]	FIRE LANE CONCRETE 5" MIN.	[Hatch Pattern]	18" CURB & GUTTER (SEE DETAIL)
ALL CONCRETE TO BE 4,000 PSI MINIMUM AT 28 DAYS			

FOR TOWN USE

PLA INFORMATION

LOT 4, BLOCK A LENNON II ADDITION
OUT OF THE M.E.P. & P.R.R. CO. SURVEY,
ABSTRACT NO. 915
TOWN OF HICKORY CREEK, DENOTON COUNTY, TEXAS

OWNER INFORMATION:

L3 SweetTX Tea LLC
Harvey Lusk
105 Northfield Circle
Hickory Creek, TX 75065
Phone: (469) 682-8784
Email: hluskj@gmail.com



CIVIL SITE PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED BUILDING FOR:
SWEET TEA LLC - HTEAO #395
3080 FM 2181 • HICKORY CREEK, TX 75065
(0.54 ACRES)

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION	
IFP	MAR. 31, 2026
AD1	MAY 5, 2026
AD2	JUNE 2, 2026
IFC	JULY 28, 2026
AD3	SEPT. 9, 2026

JOB NUMBER

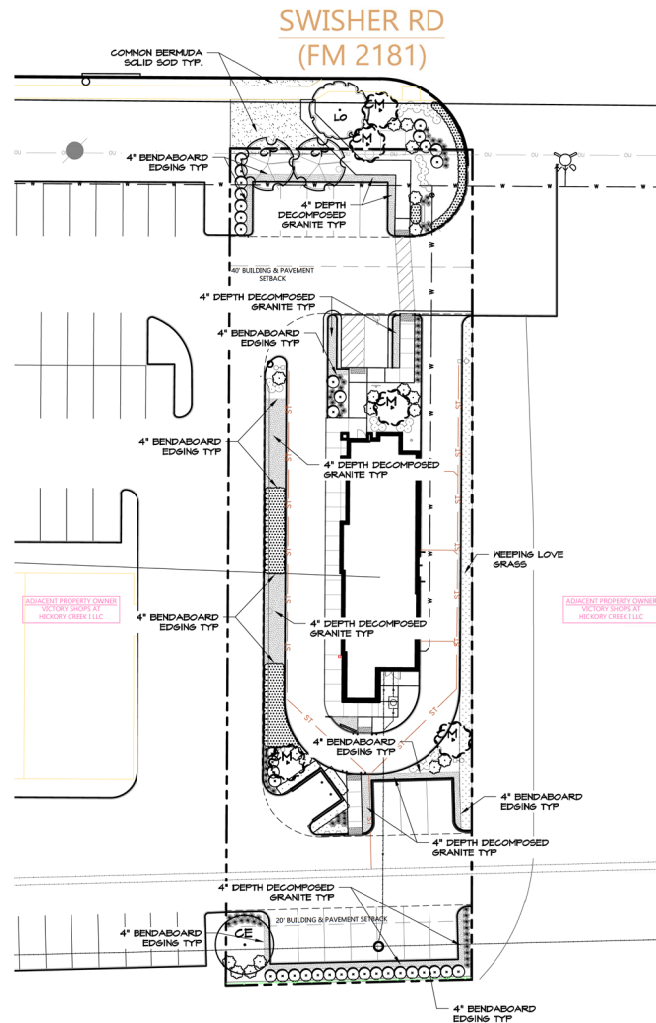
260035700

SHEET NUMBER

C1.1A

LANDSCAPE LEGEND

	LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
	CHINESE PISTACHE / PISTACIA CHINENSIS (3" CALIPER)
	CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER, MIN. 8' HEIGHT)
	MULTI-TRUNK 'RED ROCKET' GRAPEHYRTLE / LASERSTROEMIA INDICA 'RED ROCKET' (2" CALIPER, MIN. 6' HEIGHT)
	DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII' NANA (10 GALLON)
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (7 GALLON)
	INDIAN HAWTHORNE / RAPIHOLERIS INDICA (7 GALLON)
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD' (3 GALLON)
	PURPLE PIXIE FRINGE FLOWER / LOROPETALUM CHINENSE 'PURPLE PIXIE' (3 GALLON, PLANTS SPACED 36" O.C.)
	MEXICAN FEATHER GRASS / STIPA TENUISSIMA (1 GALLON, PLANTS SPACED 18" O.C.)
	WEEPING LOVE GRASS / ERAGROSTIS CURVULA HYDROMULCH
	COMMON BERMDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
	4" DEPTH DECOMPOSED GRANITE



EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RAIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.10	4,521	19.1%
TOTAL IMPERVIOUS	0.10	4,521	19.1%
LANDSCAPE/ OPEN SPACE	0.44	19,097	80.9%
PROJECT SITE	0.54	23,618	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RAIO
BUILDING FLOOR AREA	0.05	2,145	9.1%
PAVEMENT (ASP. & CONC.)	0.31	13,320	56.4%
TOTAL IMPERVIOUS	0.36	15,465	65.5%
LANDSCAPE/ OPEN SPACE	0.19	8,153	34.5%
PROJECT SITE	0.54	23,618	100.0%
	0.00		0.0%

SITE INFORMATION:

PROPERTY AREA: 23,618 S.F. (0.54 ACRES)
 EXISTING ZONING: C-1 COMMERCIAL DISTRICT
 PROPOSED ZONING: C-1 COMMERCIAL DISTRICT
 PROPOSED USE: QUICK SERVICE RESTAURANT WITH DRIVE THRU
 AREA OF SITE DISTURBANCE: 19,498 S.F. (0.45 ACRES)
 SETBACKS:
 BUILDING: FRONT/NORTH = 40'
 SIDE/EAST/WEST = 7'
 REAR/SOUTH = 20'
 PAVEMENT: FRONT/NORTH = 40'
 SIDE/EAST/WEST = 7'
 REAR/SOUTH = 20'
 PROPOSED BUILDING HEIGHT: 21.5' (MAX. HEIGHT ALLOWED: 30')
 PARKING REQUIRED: 1 SPACE PER 200 S.F. (11 SPACES REQ.)
 PARKING PROVIDED: 16 SPACES (1 H.C. ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1
 LANDSCAPE REQUIREMENTS MIN. LANDSCAPE SURFACE RATIO: 15% (34.5% PROVIDED)



ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.).
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50.
3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS SHALL BE REQUIRED IF RAMP IS LONGER THAN 12 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

IRRIGATION

1. ALL LANDSCAPE AREAS WILL INCLUDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM.
2. ALL PROPOSED TREES WILL BE EQUIPPED WITH BUBBLERS. ALL TREE BUBBLERS WILL BE ON A SEPARATE, INDEPENDENT VALVE.
3. ALL LANDSCAPE AREAS LESS THAN 4'-0" IN WIDTH WILL BE ON INDEPENDENT ZONES.
4. IRRIGATION CONTROLLER WILL BE EQUIPPED WITH A RAIN / FREEZE SENSOR.

STUDIO 13
 DESIGN GROUP
 Studio 13 Design Group, P.L.L.C.
 206 W. Main Street
 Lewisville, Texas 76047
 469-473-1700
 TRAC Firm #00843

PLAT INFORMATION

LOT 4, BLOCK A, LENNON II ADDITION
 OUT OF THE M.E.P. & P.R. CO. SURVEY,
 ABSTRACT NO. 915
 TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

OWNER INFORMATION:

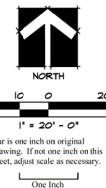
.3 SweetX Tea LLC
 Harvey Luck
 105 Norfield Circle
 Hickory Creek, TX 75065
 Phone: (469) 682-8784
 Email: hluck@sweetxtea.com



100 Camelot Drive
 Ponca du Lac, WI 54955
 800-925-9800
 excelengineer.com

PROJECT INFORMATION

PROPOSED NEW BUILDING FOR:
SWEETX TEA, LLC - HTEAO #395
 380 FM 2181 • HICKORY CREEK, TX 75065
 (0.54 ACRES)



JOB NUMBER

260035700

SHEET NUMBER

LS1.00

LANDSCAPE NOTES:

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATION GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF CORINTH APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GRASS COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF CORINTH.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF CORINTH HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK FLARE.
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP TIE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO: TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKSIC, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 3" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 1 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE LINES AND FIRE LINES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 50 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 1 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUND COVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF CORINTH.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 5:1 SLOPE 3' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SURFACE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET ADA, AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF CORINTH PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY OF CORINTH AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF CORINTH'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIFER	AS SHOWN	1	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	3" CALIFER	AS SHOWN	2	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIFER	AS SHOWN	1	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CM	MULTI-TRUNK 'RED ROCKET' GRAPEHYRTLE / LASERSTROEMIA INDICA 'RED ROCKET'	2" CALIFER	AS SHOWN	5	5" MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	DIARIE BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA'	10 GALLON	AS SHOWN	16	FULL PLANTS
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	7 GALLON	AS SHOWN	14	FULL PLANTS
	INDIAN HAWTHORN / RHAPHIOLEPIS INDICA	7 GALLON	AS SHOWN	34	FULL PLANTS
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	AS SHOWN	68	FULL PLANTS
	PURPLE PIXIE! PRINSE FLOWER / LOROPETALUM CHINENSE 'PURPLE PIXIE'	3 GALLON	AS SHOWN	36	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNISSEIMA	1 GALLON	18" O.C.	288	FULL PLANTS
	KEEPS LOVE GRASS / ERAGROSTIS CURVULA	SOLID SOD	SQUARE FEET	667	MINIMUM 100% COVERAGE
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	584	MINIMUM 100% COVERAGE
	DECOMPOSED GRANITE	4" DEPTH	SQUARE FEET	1122	REFER TO DETAIL 4/L2
	BENDBOARD EDGING	4" HEIGHT	LINEAR FEET	248	REFER TO DETAIL 3/L2

LANDSCAPE PROVIDED

STREET BUFFER

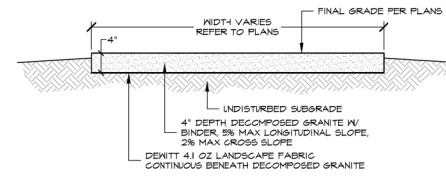
- A. 1-18" HEIGHT SHRUB / 4 LF
88 LF / 4 LF = 21 - 18" HEIGHT SHRUBS REQUIRED.
PROVIDED: 105 - 18" HEIGHT SHRUBS

PARKING LOT

- B. 1 - 3" CALIFER SHADE TREE / 5 PARKING SPACES
16 PARKING SPACES / 5 SPACES = 2 - 3" CALIFER SHADE TREES
PROVIDED: 4 - 3" CALIFER SHADE TREES
1 - 3 GAL SHRUBS / 5 PARKING SPACES
16 / 5 SPACES = 3 GAL SHRUBS
PROVIDED: 104 - 3 GAL SHRUBS
- C. 1 - 3" CALIFER SHADE TREE / 4500 SF OF VEHICULAR SURFACE AREA
14,028 SF / 4500 SF = 4 - 3" CALIFER SHADE TREES
PROVIDED: 4 - 3" CALIFER SHADE TREES
1 - 3 GAL SHRUBS / 1500 SF OF VEHICULAR SURFACE AREA
14,028 / 1500 SF = 10 - 3 GAL SHRUBS
PROVIDED: 105 - 3 GAL SHRUBS

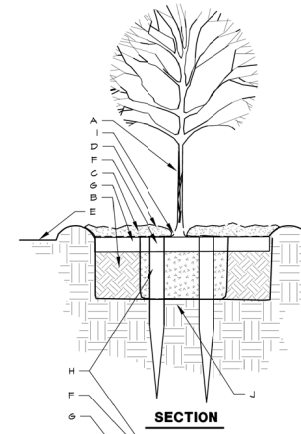
STORAGE AREA SCREENING

- D. 1-18" HEIGHT SHRUB / 3 LF
34 LF / 3 LF = 12 - 18" HEIGHT SHRUBS REQUIRED.
PROVIDED: 16 - 18" HEIGHT SHRUBS



4 L2 DECOMPOSED GRANITE SECTION

SCALE: 1" = 1'-0"



GENERAL NOTES:

- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
- ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
- PLANTING PITS SHALL BE SQUARE. SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARE AS SHOWN IN TYPICAL DETAIL.

CONSTRUCTION NOTES:

- TREE
- LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- WATER RETENTION BASIN
- 3" DEPTH MULCH AS SPECIFIED
- FINISH GRADE
- 2 1/2 DRYWALL SCREEN (UNFINISHED)
- 2" x 2" x 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4" MIN).
- 2" x 2" x 4" STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
- REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X DIMENSION EQUAL TO "Y" Y DIMENSION EQUAL TO "Y" Y DIMENSION
- ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.

SECTION

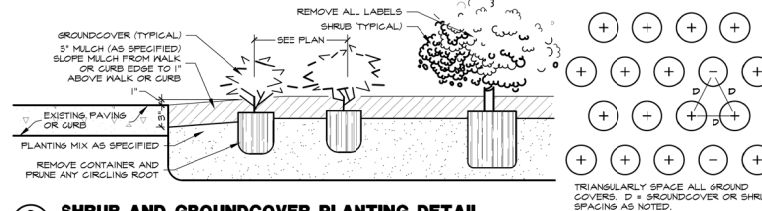
PLAN VIEW

5 L2 TREE PLANTING

NOT TO SCALE

3 L2 TYPICAL BED EDGING DETAIL

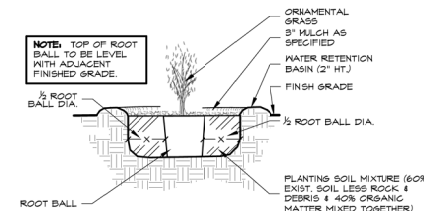
NOT TO SCALE



TRIANGULARLY SPACE ALL GROUND COVERS. D = GROUND COVER OR SHRUB SPACING AS NOTED.

2 L2 SHRUB AND GROUND COVER PLANTING DETAIL

NOT TO SCALE



1 L2 POCKET PLANTING ORNAIMENTAL GRASS DETAIL

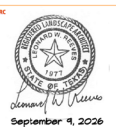
NOT TO SCALE



100 Camelot Drive
Fond du Lac, WI 54955
920-825-5210
excelengineer.com

PROJECT INFORMATION

PROPOSED NEW BUILDING FOR:
SWEETX TEA, LLC - HTEAO #395
380 FM 2181 • HICKORY CREEK, TX 75065
(0.54 ACRES)



1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

JOB NUMBER

260035700

SHEET NUMBER

LS2.00



AGENDA INFORMATION SHEET

MEETING DATE: October 5, 2026

AGENDA ITEM: Consider and act on a final plat for the Lennon II Addition, Lot 4, Block A, being 0.542 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property location is 3150 FM 2181

**AGENDA ITEM
SUMMARY:**

HTeaO is relocating from Lot 2B to Lot 4 at the request of the developer, Victory Group, which requires resubmittal. Halff recommends approval.

Date	Request	Meeting	Result
07/24/24	Preliminary Plat	Planning and Zoning	Approval recommended
08/05/24	Preliminary Plat	Town Council	Approved
05/05/26	Final Plat	Planning and Zoning	Approval recommended pending Halff comments
05/11/26	Final Plat Lots 2A & 2B Block A	Town Council	Approved



September 28, 2026
AVO 37638.200

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

RE: HteaO Store 395 - Drainage Study in support of Final Plat (Lots 2A and 2B) and Site/Civil Plans for Lot 4 – 5th Review

Dear Ms. Chaudoir:

Halff Associates received a request from the Town of Hickory Creek to review the drainage study in support of the referenced development for HteaO Store 395 on March 31, 2026. A second submittal was received by the City on May 5, 2026. A third submittal was received on August 3, 2026. **The third submittal shifted development from Lot 2B to Lot 4.** A fourth submittal was received on September 14, 2026. A fifth submittal was received on September 28, 2026. The drainage study/plans were prepared by Excel Engineering, LLC and the proposed development is included as part of an overall masterplan for the Lennon Creek Addition. The Lennon Creek Addition was previously studied by TNP, accepted by the Town of Hickory Creek, and a portion of the public infrastructure to support the proposed development is existing.

Halff has reviewed the submittal and plan comments have been addressed. Please coordinate with the Town related to coring the public storm line, the public works department may want to inspect the connection prior to paving. Final plat comments are being returned under separate cover.

1. Additional downstream assessment by this project may be required. Additional hydraulic analysis is required if the project wishes to change flow patterns. See attached markups.
[1st Review Response: Noted, see responses below.](#)
[2nd Review Comment: See review 2 markups.](#)
[3rd Review Comment: Comment addressed.](#)
2. Please address other markups and provide annotated responses. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please provide an annotated markup with responses.
[1st Review Response: Noted.](#)
[2nd Review Comment: See review 2 markups.](#)
[3rd Review Comment: See review 3 plan markups.](#)
[4th Review Comment: See review 4 plan markups.](#)
[5th Review Comment: Review 4 markups addressed.](#)
3. The final plat of Lots 2A and 2B does not match the preliminary plat. Please confirm a revised Preliminary Plat submittal is not required.
[1st Review Response: Noted.](#)

2nd Review Comment: FYI, the Town will require a revised prelim plat once the entire Block is built out and each lot is final platted.

4. A TxDOT permit is needed for any work in the TxDOT right of way (as/if applicable).
1st Review Response: Noted.

The Engineer shall revise the hydrologic study and/or plans in accordance with the above comments and provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (817) 947-0600.

Sincerely,

HALFF ASSOCIATES, INC.

Firm No. 0312

A handwritten signature in blue ink, appearing to read "Erin Storey".

Erin Storey, P.E., CFM
Review Consultant for the Town of Hickory Creek

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

Attachment:



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
0 15 30 60
1"=30'

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Atrim RTK Network and adjusted to surface using a scale factor of 1.00015063.
- Notice: Sealing a portion of this addition by metes and bounds is a violation of Town 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 match the preliminary plat and add an access easement.

LEGEND

- OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
PLAT RECORDS, DENTON COUNTY, TEXAS
RIGHT-OF-WAY
CONTROLLING MONUMENT
SQUARE FEET
DOCUMENT NUMBER
- FOUND MONUMENT (AS NOTED)
5/8" IRON REBAR WITH CAP STAMPED "DANVERSE LS PROP CORP SET (UNLESS OTHERWISE NOTED)
- SUBJECT PROPERTY
PROPERTY LINE
EASEMENT LINE



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullough, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein as set were properly placed under my personal supervision.

PRELIMINARY. THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

David F. McCullough
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE:

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 David F. McCullough, known to me to be the person whose name is subscribed to this foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__.

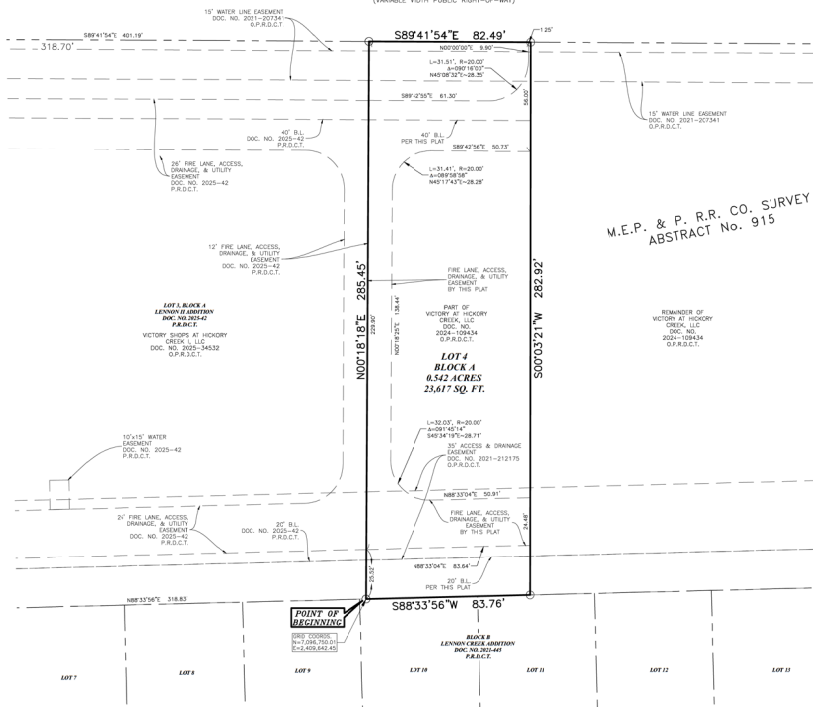
Notary Public in and for the State of Texas

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 46121C0393H, dated June 19, 2020, by graphic platting only, this property appears to be within Zone "C" (Areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

FARM TO MARKET ROAD 2181

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



STATE OF TEXAS COUNTY OF DENTON

WHEREAS VICTORY SHOPS AT HICKORY CREEK, LLC are the owners of a 0.542 acre tract of land situated in the M.E.P. & P. R.R. Co. Survey, Abstract Number 915, Town of Hickory Creek, Denton County, Texas, and being a portion of a tract of land described to Victory at Hickory Creek, LLC, by the Deed recorded in Document Number 2024-109434, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch rebar found for the southeast corner of Lot 3, Block A, Lennon II Addition, an addition to the Town of Hickory Creek, Denton County, Texas according to the plat recorded in Document Number 2023-42, of the Plat Records, Denton County, Texas (P.R.D.C.T.), and lying on the south line of said Hickory Creek tract and the north line of Block B, Lennon Creek Addition, an addition to the Town of Hickory Creek, Denton County, Texas according to the plat recorded in Document Number 2021-4459 (P.R.D.C.T.);

THENCE North 88 degrees 33 minutes 56 seconds East, along the south line of said Victory at Hickory Creek tract and the north line of said Block B, Lennon Creek Addition, a distance of 318.83 feet to a 5/8 inch rebar with cap stamped "Danverse LS Prop Cor' set (CRS) for the POINT OF BEGINNING;

THENCE North 00 degrees 18 minutes 18 seconds East, departing the south line of said Victory at Hickory Creek tract and the north line of said Lennon Creek Addition, over and across said Victory at Hickory Creek tract, a distance of 285.45 feet to a CRS on the north line of said Victory at Hickory Creek tract, and being on the southern right-of-way line of Farm to Market Road 2181 (a variable width right-of-way), for the northwest corner of the herein described tract;

THENCE South 89 degrees 41 minutes 54 seconds East, along the south line of said Victory at Hickory Creek tract and the southern right-of-way line of said Farm to Market Road 2181, a distance of 82.49 feet to a CRS for the northeast corner of the herein described tract;

THENCE South 00 degrees 03 minutes 21 seconds West, departing the north line of said Victory at Hickory Creek tract and the southern right-of-way line of said Farm to Market Road 2181, over and across said Victory at Hickory Creek tract, a distance of 282.92 feet to a CRS, for the southeast corner of the herein described tract, said point lying on the south line of said Victory at Hickory Creek tract and the north line of said Block A, Lennon Creek Addition;

THENCE South 88 degrees 33 minutes 56 seconds West, along the south line of said Victory at Hickory Creek tract and the north line of said Block B, Lennon Creek Addition, a distance of 83.76 feet to the POINT OF BEGINNING and containing 0.542 acres (23,617 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT VICTORY SHOPS AT HICKORY CREEK, LLC acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 4, Block A, Lennon II Addition, an addition to the Town of Hickory Creek, Texas and does hereby submit the same to the public use, free and clear of all liens and encumbrances, of streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parking, and trails, and to the public use forever easements for sidewalks, drainage ditches, floodways, water mains, wastewater mains, and other utilities. Further, the undersigned covenants and agrees to serve the plat and to implement the requirements of the subdivision regulations and other town codes and does hereby bind ourselves, our heirs, successors and assigns to defend the title on the lot to be subdivided. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with town codes and regulations. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the Town of Hickory Creek. At no point shall any overhead utility be installed on the subject property. The Town of Hickory Creek and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission for anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Hickory Creek, Texas.

Witness, my hand and _____, This ____ day of _____, 20____.

Signature - VICTORY SHOPS AT HICKORY CREEK, LLC Representative

Printed Name

Title / 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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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

CERTIFICATE OF APPROVAL:

Approved:

Town Development Official
Town of Hickory Creek, Texas

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

Town Secretary

FOR TOWN USE

FINAL PLAT LOT 4, BLOCK A LENNON II ADDITION

BEING 0.542 ACRES
OUT OF THE M.E.P. & P. R.R. CO. SURVEY,
ABSTRACT NO. 915

TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS



DANVERSE LAND SURVEYING, LLC

359 Lake Park Road, Suite 102, Dallas, Texas 75217 T: 469.784.9321

W: TraversLandSurveying.com | Texas Firm No. 0194631

Surveying | Construction Staking | Platting

Date: 2026-09-25 Project No: TR-40-26

OWNER/DEVELOPER
VICTORY SHOPS AT HICKORY CREEK, LLC
2911 Turtle Creek Blvd, STE 700
Dallas, Texas 75219