



**NOTICE OF  
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, JULY 22, 2025, 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. April 22, 2025 Meeting Minutes

## **Regular Agenda**

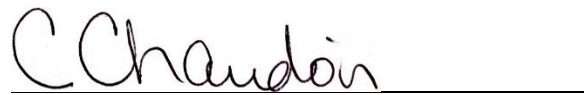
- [2.](#) Discuss, consider and act on the appointment of a Chairperson and Vice-Chairperson.
- [3.](#) Conduct a public hearing and discuss, consider and act on a recommendation for a request by Victory Hickory Creek Development to amend the current PD (Planned Development) zoning designation for the property legally described by deed of record in Document Number 2024-109434 of the Official Records of Denton County, Texas, a 10.22-acre tract located in the M.E.P. and P.R.R. Co. Survey Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3000 block of FM 2181.

## **Adjournment**

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

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

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on July 16, 2025 at 7:45 a.m.

A handwritten signature in dark ink, reading "C Chaudoir", is written over a horizontal line.

Chris Chaudoir  
Town of Hickory Creek

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, APRIL 22, 2025**

**MINUTES**

**Call to Order**

Meeting called to order at 6:09 pm. by Chairman May.

**Roll Call**

**PRESENT**

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**

Trey Sargent, Town Attorney  
Chris Chaudoir, Administrative Assistant

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

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

**Invocation**

Invocation given by Vice Chairman Gilmore.

**Items of Community Interest**

No Community Interest items

**Public Comment**

No Public Comment

**Consent Agenda**

1. March 18, 2025 Meeting Minutes

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

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

## **Regular Agenda**

2. Discuss, consider and act on a recommendation for a replat of Lots 4 and 5, Block 4, 100 Meadow Lane being 1.11 acres of land and being a replat of lots 4, 5 & Tract 33, Block 4 situated in the John Ramsey Survey Abstract 1075, Town of Hickory Creek, Denton County TX. The lots are located at in the 100 block of Meadow Lane.

Ms. Chaudoir discussed the configuration of and requirements of the plat. She also detailed the issues and comments to be corrected.

Mustafa Jawadala, the property developer, made himself available to answer questions and supplied the proposed site plan.

In response to Chairman May's concerns, Ms Chaudoir discussed the configuration of the lots and the access easements on the property. Chairman May asked if a note could be added to specify the 15-foot access easement is not being abandoned. Drainage, zoning and septic requirements were also discussed.

Commissioner Kihl expressed concern about the incompleteness of the submission. Ms. Chaudoir and commission discussed the options available to Council based on their recommendation.

Motion made by Vice Chairman Gilmore to recommend approval of the plat based on the successful completion of the Halff comments and the concerns expressed by the Commission, Seconded by Commissioner Martinez.

Voting Yea: Vice Chairman Gilmore, Commissioner Martinez

Voting Nay: Commissioner Kihl. Motion passed.

3. Discuss, consider and act on a recommendation for a site and landscape plan for the Reserve at Hickory Creek, Block A, Lots 1-20, Block B, Lots 1-15, Block C - E, Lots 1-12, Block F, Lots 1-14, 1 Block G - K, Lots 1-12, Block M - P, Lots 1-20: 18.8530 acres, 225 residential lots / 16 Blocks / 17 open space lots, being 18.85 acres out of the H.H. Swisher Survey, Abstract no. 1220, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir went over the history of the project.

Michael Van Huss, 120 Harbor, development consultant for the project, stated the site and landscape plans had expired, and had to bring reapproved for the development can go forward. The original applicant is still involved.

Commissioner Kihl asked if the walking trails between the units were sidewalks, or some other permeable surface. They are sidewalks, and the unit entrances are off the green belts between the units.

There was a significant amount of tree loss on site, but the applicant is supplying tree credits and mitigation.

Motion to recommend approval including the landscape and amenities plans as presented made by Commissioner Kihl, Seconded by Vice Chairman Gilmore.

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

**Adjournment**

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

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

Meeting adjourned a 6:53 pm.

Approved:

Attest:

---

Tim May, Chairman  
Planning and Zoning Commission

---

Chris Chaudoir, Administrative Assistant  
Town of Hickory Creek



## **AGENDA INFORMATION SHEET**

Project Name: Appointment of Officers

Meeting Date: July 22, 2023

Agenda Item: 2

Discuss, consider and act on the appointment of a Chairperson and Vice-Chairperson.

Background:

Chapter 1 General Provisions, Section 1.07.002 (d) of the town's Code of Ordinances states, in part, "At the first meeting after the appointment of members of a board or commission for a new term, the members shall elect one of their members as the chairman and one of their members as the vice-chairman. In the absence of the chairman, the vice-chairman shall act as chairman and shall exercise all powers of the chairman. In the event of the absence of the chairman and vice-chairman, another member may preside over the meeting."

On the ballot provided at the meeting, rank candidates 1 – 7 with 1 being your first choice, 2 being your second choice, etc. The person with the lowest total is elected Chairperson and the second lowest total Vice-Chairperson. Please score every applicant without leaving any blank. If you do not wish to serve, please inform the board secretary to withdraw your name.

Members:

Place 1	Dustin Jensen
Place 2	Tony Martinez
Place 3	Brenda Kihl
Place 4	Bill Nippert
Place 5	Colin Johnson
Place 6	Tim May
Place 7	David Gilmore



## AGENDA INFORMATION SHEET

Project Name: Victory Hickory Creek Rezoning

Meeting Date: July 22, 2025

Agenda Item: 3

Conduct a public hearing and discuss, consider and act on a recommendation for a request by Victory Hickory Creek Development to amend the current PD (Planned Development) zoning designation for the property legally described by deed of record in Document Number 2024-109434 of the Official Records of Denton County, Texas, a 10.22-acre tract located in the M.E.P. and P.R.R. Co. Survey Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3000 block of FM 2181.

Previous Action/Review:

Date	Request	Meeting	Result
8/24/20	Annexation	Town Council	Approved Ordinance 20-08-856
8/24/20	Zoning Designation	Town Council	Approved Ordinance 20-08-857
7/30/24	Lennon II Preliminary Plat	PNZ	Recommend approval
8/5/24	Lennon II Preliminary Plat	Town Council	Approved
7/22/25	Zoning Amendment	PnZ	
7/30/25	Zoning Amendment	Town Council	

Summary:

In the original Lennon Creek PD ordinance, 20-08-856, the upper 10 acre tract of land along FM 2181 was designated as C-1 - Commercial. A preliminary plat for the Lennon II Addition was approved in 2024 showing 9 lots. Final plats for the lots are being done individually.

Victory Hickory Creek Development is proposing the modification of the C-1 zoning designation to allow minor automotive repair by right on a maximum of 2 pad sites. Minor automotive repair uses shall be limited to services such as quick lube/oil changes, tire services and sales, automotive diagnostics, and general maintenance or repair services such as brake repair and replacement, tire rotation and balancing, alignment, battery replacement, and other similar maintenance or light repair services that do not involve overnight vehicle storage, bodywork, or major engine/transmission repair. Additionally, parking requirements for multi-tenant buildings shall be reduced from 1 space per 200 square feet to 1 space per 250 square feet. Minimum green space for the development shall not be less than 12% but the caliper and number of required trees shall be increased.

**TOWN OF HICKORY CREEK, TEXAS**  
**ORDINANCE NO. 2025-07-\_\_\_\_\_**

**AN ORDINANCE OF THE TOWN COUNCIL OF HICKORY CREEK, TEXAS, AMENDING AS HERETOFORE AMENDED, ITS COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN BY AMENDING AN EXISTING PLANNED DEVELOPMENT ORDINANCE NO. 2020-08-857 A CERTAIN TRACT OF LAND LEGALLY DESCRIBED AS A0915A M.E.P. & P.R.R. TR 15 (PT), 10.22 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN; AS PD (PLANNED DEVELOPMENT); PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN AS PROVIDED FOR HEREIN; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PLANNED DEVELOPMENT ZONING DISTRICT DESIGNATION FOR THE SUBJECT PROPERTY; PROVIDING REVISED DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR THE TOWN OF HICKORY CREEK TO BRING SUIT IN DISTRICT COURT TO ENJOIN THE PERSON, FIRM, PARTNERSHIP, CORPORATION, OR ASSOCIATION FROM ENGAGING IN THE PROHIBITED ACTIVITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the developer of 10.22 acres of land described on Exhibit "A" attached hereto and incorporated herein (the "Property"), has requested an amendment to Ordinance No. 2020-08-857.

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

**WHEREAS**, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of this Town, and after considering the information submitted at that public hearing and all other relevant information and materials, including the character of the Property and its suitability for particular uses and development, with a view of encouraging the most



appropriate use of the Property, the Town Council made a finding that the rezoning approved hereby accomplishes such objectives; and

**WHEREAS**, the Town Council has determined that there is a necessity and need for the change in zoning and that the proposed change is consistent with the Comprehensive Land Use Plan of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS:**

### **SECTION 1** **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

### **SECTION 2** **FINDINGS**

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interest of the Town of Hickory Creek, Texas, and of the public health, safety, and welfare.

### **SECTION 3** **AMENDMENT**

The Planned Development District Ordinance No. 2020-08-857 of the Town of Hickory Creek, Texas is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, definitions, phrases, and words are not amended by are hereby ratified and affirmed:

- A. The development standards for Planned Development Ordinance 2020-08-857 are being repealed and replaced with the development standards set forth on the attached Exhibit "B" and are incorporated herein as if copied in their entirety. Such development standards shall be adhered to in carrying out the development of the Property in accordance with this Ordinance and shall individually and collectively constitute conditions precedent to the granting of any Certificate of Occupancy and building permit for all structures within this Planned Development.

### **SECTION 4** **APPLICABLE REGULATIONS**

Except as otherwise provided in this Ordinance, the Property shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the Town, including, but not limited to, the Town's subdivision ordinance, building codes, requirements concerning preliminary and comprehensive site plans, landscape plans, and tree preservation. It shall be unlawful for any person, firm, or corporation to make sure of said premises in some manner other than as outlined by this Ordinance.

**SECTION 5**  
**ZONING MAP**

The Town Secretary is hereby directed to mark and indicate on the official Zoning District Map of the Town the zoning change herein made.

**SECTION 6**  
**CUMULATIVE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance.

**SECTION 7**  
**SAVINGS**

All rights and remedies of the Town of Hickory Creek, Texas, are expressly saved as to any and all violations of the provisions of any other Ordinance affecting regulations governing and regulating the zoning of land which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 8**  
**SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 9**  
**PENALTY**

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. If the governing body of the Town of Hickory Creek determines that a violation of this Ordinance has occurred, the Town of Hickory Creek may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

**SECTION 10**  
**PUBLICATION**

The Town Secretary of the Town of Hickory Creek is hereby directed to publish the Caption, Penalty, and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

**SECTION 11**  
**ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Hickory Creek is hereby directed to engross and enroll this Ordinance by copying the exact Caption, Penalty, and Effective Date of this Ordinance in the minutes of the Town Council and by filing this Ordinance in the ordinance records of the Town.

**SECTION 12**  
**EFFECTIVE DATE**

This ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

**PASSED AND APPROVED** by the Town Council of the Town of Hickory Creek, Texas, this 24<sup>th</sup> day of August, 2020.

---

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

ATTEST:

---

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

APPROVED AS TO FORM:

---

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

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

Being a 10.22 acre tract of land out of the M. E.P. & P. R.R. Co. Survey, Abstract No. 915, situated in the Town of Hickory Creek, Denton County, Texas, being the remainder of a called 10.22 acre tract of land conveyed to Victory At Hickory Creek, LLC by deed of record in Document Number 2024-109434 of the Official Records of Denton County, Texas, also being all of Lennon II Addition, Lot 3, Block A, a subdivision of record in Document Number 2025-42 of the Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an aluminum TXDOT monument found in the south right-of-way line of Teasley Drive (F.M. Road 2181 – right-of-way width varies), being the southeast corner of a called 1.0852 acre tract of land conveyed as Parcel 115 to State of Texas by deed of record in Document Number 2010-58857 of said Official Records, also being the southwest corner of a called 0.7892 acre tract of land conveyed as Parcel 120 to State of Texas by deed of record in Document Number 2010-103394 of said Official Records, and being the northeast corner of said 10.22 acre tract;

**THENCE**, S01°24'30"E, leaving the south right-of-way line of Teasley Drive, along the east line of said 10.22 acre tract, a distance of 259.73 feet to a mag nail set in a stone retaining wall at the northeast corner of Block B of Lennon Creek Addition, a subdivision of record in Document Number 2021-445 of said Plat Records, being the southeast corner of said 10.22 acre tract;

**THENCE**, S88°33'59"W, along the north line of said Block B of Lennon Creek Addition, being the common south line of said 10.22 acre tract, and in part being the common south line of said Lennon II Addition, Lot 3, Block A, a distance of 1,523.60 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of Parkridge Drive (right-of-way width varies), being the common east line of a called 0.4564 acre tract of land conveyed as Parcel 5 to City of Corinth by deed of record in Document Number 2011-73088 of said Official Records, being the northwest corner of said Block B of Lennon Creek Addition and the southwest corner of said 10.22 acre tract;

**THENCE**, along the east right-of-way line of Parkridge Drive, being the common west line of said 10.22 acre tract, in part being the common east line of said Parcel 5, and in part being the common east line of said Parcel 115, the following five (5) courses and distances:

1. Along a non-tangent curve to the left, having a radius of 1,530.00 feet, a chord bearing of N18°32'53"W, a chord length of 21.34 feet, a delta angle of 00°47'56", an arc length of 21.34 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. Along a reverse curve to the right, having a radius of 590.50 feet, a chord bearing of N15°23'14"W, a chord length of 73.34 feet, a delta angle of 07°07'15", an arc length of 73.39 feet to a 5/8 inch iron rod with illegible yellow plastic cap found;
3. Along a reverse curve to the left, having a radius of 309.50 feet, a chord bearing of N17°22'40"W, a chord length of 59.87 feet, a delta angle of 11°06'03", an arc length of 59.96 feet to a 5/8 inch iron rod with yellow plastic cap stamped "TNP" found;

4. N22°58'09"W, a distance of 135.67 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. N25°23'11"W, a distance of 21.95 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the southwest end of a cutback line at the intersection of the east right-of-way line of Parkridge Drive and the south right-of-way line of Teasley Drive;

**THENCE**, N38°04'38"E, along said cutback line and the common northwest line of said 10.22 acre tract, a distance of 17.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast end of said cutback line;

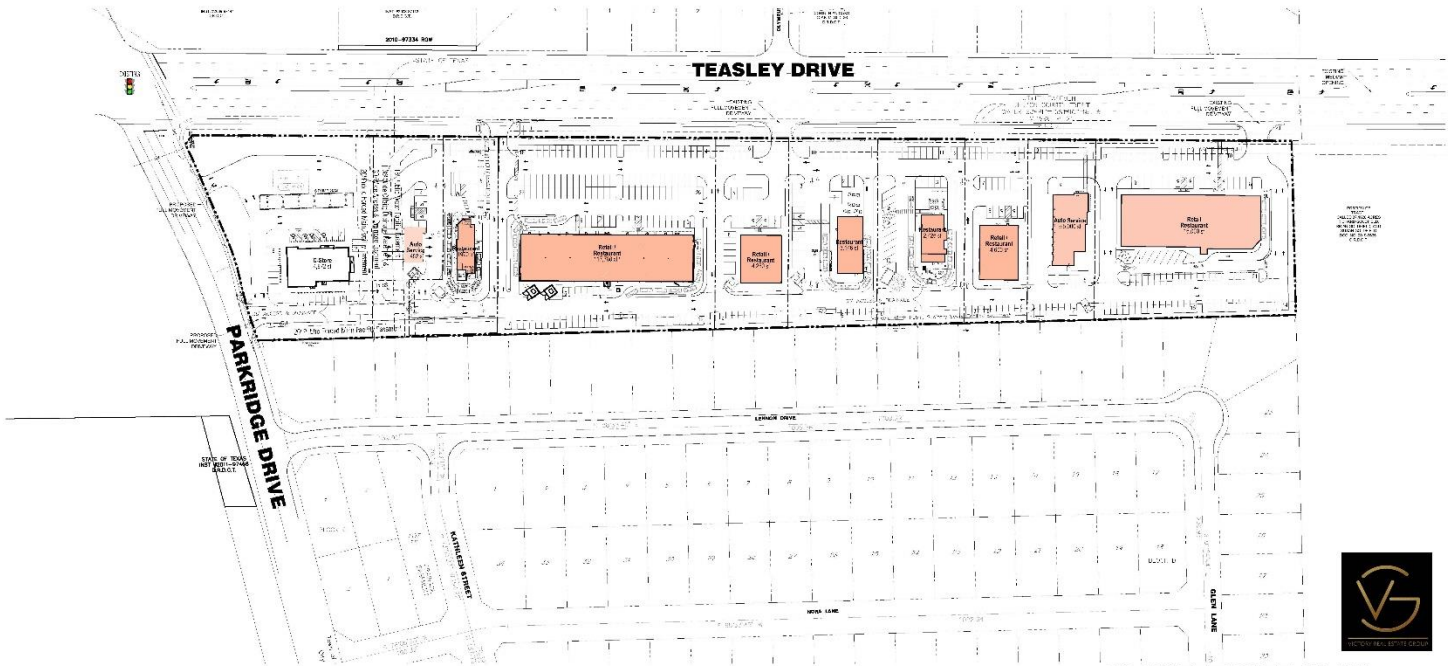
**THENCE**, S89°41'51"E, along the south right-of-way line of Teasley Drive, being the common south line of said Parcel 115, also being the common north line of said 10.22 acre tract, in part being the common north line of said Lennon II Addition, Lot 3, Block A, a distance of 1,612.70 feet to the **POINT OF BEGINNING** and containing an area of 10.22 acres (445,175 square feet) of land.

**Exhibit B**  
**Planned Development Standards**

All standards applicable to the C-1 Commercial District shall apply, including but not limited to permitted uses, building height, setbacks, lot coverage, and landscaping, unless modified herein.

- Minor automotive repair on a maximum of two (2) lots within the boundary of the development. Such minor automotive repair uses shall be limited to services such as quick lube/oil changes, tire services and sales, automotive diagnostics, and general maintenance or repair services such as brake repair and replacement, tire rotation and balancing, alignment, battery replacement, and other similar maintenance or light repair services that do not involve overnight vehicle storage, bodywork, or major engine/transmission repair.
- Parking shall be one (1) parking space per 250 square feet of gross building area, within a multi-tenant building regardless of the specific tenant mix.
- The minimum required landscape or open space area for entire development shall not be less than twelve percent (12%).
- All required trees shall be a minimum of four inches (4") in caliper at the time of planting, exceeding the Town's standard minimum of three inches (3").
- The total number of site trees required shall be increased by fifteen percent (15%) above the minimum number required by the Town's landscape code.

# **Exhibit C** **Concept Plan**



## **CONCEPT SITE PLAN**



NOTES:  
1. THIS CONCEPT SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE USED FOR ANY LEGAL OR FINANCIAL DECISIONS.  
2. THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.  
3. THE SITE PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.  
4. THE SITE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.  
5. THE SITE PLAN IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER.

**Victory Shops at Hickory Creek HICKORY CREEK, TEXAS**

**HODGES architecture planning**  
HICKORY CREEK, TEXAS  
HICKORY CREEK, TEXAS  
HICKORY CREEK, TEXAS

**SP-8**

## ARTICLE XIII. - C-1 COMMERCIAL DISTRICT

*Footnotes:*

--- (3) ---

**Editor's note**— Article XIII previously named Commercial District was renamed by Ordinance 2008-04-615 adopted 4/15/08.

**Editor's note**— Former section 6 of this article pertaining to outside storage and display of goods, wares and merchandise and deriving from Ordinance 86-10-114, was repealed and deleted in its entirety by Ordinance 2012-02-678, § 3.01, by the town on 2-12-12. These provisions can now be found in article XXII, section 6.

### SECTION 1:

Regulations set forth in this section [article] are the district regulations in the C-1 Commercial District.

### SECTION 2:

*Uses.* In C-1 Commercial District, no building or land shall be used and no building shall be hereafter erected[, reconstructed, enlarged or converted, unless otherwise provided in this ordinance, except for one or more of the following uses:

- (1) Antique Shop.
- (2) Art Gallery.
- (3) Bakery, retail sale only.
- (4) Banks, financial institutions.
- (5) Barber and beauty shops.
- (6) Bird and pet shops, retail.
- (7) Book and stationary [stationery] stores.
- (8) Bowling alley, if air conditioned and sound-proofed.
- (9) Camera shop.
- (10) Candy, cigars and tobaccos, retail sales only.
- (11) Caterer and wedding service.
- (12) Cleaning and pressing shops, having an area of not more than 6,000 square feet.
- (13) Curtain cleaning shop, having an area of not more than 6,000 square feet.
- (14) Department store, novelty or variety store, retail sales only.
- (15) Drug store, retail sales only.
- (16) Electrical goods, retail sales only.
- (17) Florist, retail sales only.
- (18)



Furniture repairs and upholstering, retail sales only.

- (19) Gasoline filling stations.
- (20) Grocery stores, retail sales only.
- (21) Hardware, sporting goods, toys, paints, wallpaper, clothing stores, retail sales only.
- (22) Household and office furniture, furnishings and appliance stores, retail sales only.
- (23) Jewelry, optical goods, photographic supply stores, retail sales only.
- (24) Job printing shop.
- (25) Laundry, automatic, equipped with machines of the type customarily found in the home, where custom laundering and finishing may be done. The shop shall not exceed 6,000 square feet in area and no pick-up and delivery shall be operated.
- (26) Letter and mimeograph shop.
- (27) Meat market, retail sales only.
- (28) Movie picture theater.
- (29) Nursery, retail sales of plants and trees.
- (30) Business or professional offices.
- (31) Photographer's or artist studio.
- (32) Piano and musical instruments, retail sales only.
- (33) Public parking garage.
- (34) Plumbing shop, retail sales only, without warehouse facilities (to include storage for ordinary repairs, but not materials for contracting work).
- (35) Restaurant or cafeteria.
- (36) Seamstress, dressmaker or tailor.
- (37) Shoe repair shop, retail sales only.
- (38) Dance, music, drama studio.
- (39) Telegraph and telephone offices.
- (40) Wearing apparel, including clothing, shoes, hats and accessories.
- (41) Tailor Shop.
- (42) Agricultural uses on undeveloped areas of land in excess of five acres within a tract or lot provided that:
  - (a) Adequate fencing or barriers are provided to prevent livestock or fowl from running at large or damaging adjacent shrubbery or other property.
  - (b) Barns, animal housing or shelters shall be located no closer than 100 feet from any existing dwelling or commercial improvement on the same or any adjacent property.

- (c) No swine may be sheltered or raised except as provided in Article 2.1103 [Section 2.08.003].
- (d) All animals must be maintained so as not to cause a public health hazard, noxious odors or unreasonable noise.
- (e) Not more than two large animals may be kept on each one acre of land. Animals weighing less than 300 lbs, including but not limited to miniature horses, sheep and goats, shall be maintained at a maximum ratio of no more than three animals per acre of land.
- (f) Unless otherwise specified, uses shall comply with all provisions of Chapter 2, Animal Control.

(43) Special Use Permit, as provided in this ordinance.

(Ord. No. 86-10-114; Ord. No. 2008-04-615, § 3.06, 4-15-2008)

### SECTION 3:

#### *Building Regulations.*

- (1) All buildings shall have exterior masonry construction of brick, pre-cast concrete, stone, stucco (must be at least one inch thick installed over metal lathe), or waterproof masonry painted concrete blocks.
- (2) All commercial areas adjacent to residential areas shall be separated from the residential area by the erection of a sight barrier fence which must be a minimum of eight feet in height, fully opaque, and constructed of 100 percent masonry materials.

(Ord. No. 00-05-476, 5-16-2000; Ord. No. 2020-12-866, § 3.01, 12-28-2020; Ord. No. 2021-03-871, § 3.01, 3-29-2021)

### SECTION 4:

#### *Area regulations.*

- (1) *Front Yard.*
  - (a) There shall be a front yard having a minimum depth of not less than 40 feet.
- (2) *Side Yard.* No side yard shall be required for a retail use except:
  - (a) On a corner lot, a minimum side yard of ten feet shall be required on the side street.
  - (b) On the side of a lot in a C-1 Commercial District adjoining any Residential District or Apartment District, there shall be a side yard with a minimum width of 15 feet.
- (3) *Rear Yard.* There shall be a rear yard on the rear of the lot of not less than 20 feet.
- (4) *Height Regulations.* No structure shall exceed two and one-half standard stories in height, but in no case more than 30 feet; provided the Town Council, after receiving a recommendation from the Planning and Zoning Commission may grant a special permit in excess of the above, subject to appropriate safeguards and conditions.

(5) *Parking Regulations.*

(a) Off-street driveways and parking areas shall be curbed, paved and maintained to the Town of Hickory Creek, Texas specifications.

(6) *General.* If the building adjoins a second street, it must conform to the building line of both streets.

SECTION 5:

*Mechanical Equipment.* Mechanical equipment shall be constructed, located and screened so as not to interfere with the peace, comfort and repose of the occupants of any adjoining building or residence.