



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JUNE 18, 2024, 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. December 12, 2023 Special Meeting Minutes

Regular Agenda

2. Discuss, consider and act on the appointment of a Commission Chairman and Vice Chairman.
3. Discuss, consider and act on a recommendation for a final replat of Lots 1-R-1 and 1-R-2, Block 1 of Double G Plaza, being a replat of Lot 1-R, Block 1 of Double G Plaza: being 2.258 acres in the H. Swisher Survey A-1220 in the ETJ of the Town of Hickory Creek, Denton County, Texas. The property is located at 3572 FM 2181.
4. Discuss, consider and act on a recommendation for a revision to the site and landscape plan for 3550 FM 2181: being Lot 2, Block A of the Lakesound Addition, 2.3575 acres out of the H.H Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas.


5. Conduct a Public Hearing regarding a request from AWS Boats LLC on behalf of Paul Bosco Jr .for a Special Use Permit for sales and service of automobiles and watercraft in the 700 block of Lake Dallas Drive and consider and act on a recommendation for the same. The legal description of the property is A0284A Cobb, Tr 56, A0284A Cobb, Tr 55, 58, and A0284A Cobb, Tr 57(pt), Town of Hickory Creek, Denton County, Texas.
6. Discuss, consider and act on a recommendation for a replat of Lot 1A, Block A, TLC Subdivision and Lot 4, Block A, Chili's Rave Addition into Lot 1A-1 and 1A-2, Block A, TLC Subdivision, being 1.636 acres in the J.W. Simmons Survey, Abstract Number 1163, Town of Hickory Creek, Denton County, Texas. The property is located at 1221 Turbeville Road.
7. Conduct a Public Hearing to consider a request by Hard Sun V, Inc. to change the zoning designation from PD (Planned Development) and C-1 (Commercial) to PD (Planned Development) for the property legally described as TLC Subdivision Block A, Lot 1A-1, approximately a 1.048 acre tract of land in the corporate limits of the Town of Hickory Creek, Denton County, Texas and discuss, consider and act on a recommendation for the same. The property is located at 1221 Turbeville Road.
8. Discuss, consider and act on a recommendation for a site plan for Lot 1A-1, Block A, TLC Subdivision, being 1.048 acres in the J.W. Simmons Survey, Abstract number 1163, Town of Hickory Creek, Denton County Texas. The property is located at 1221 Turbeville Road.
9. Conduct a public hearing regarding an ordinance of the Town of Hickory Creek, Texas, implementing certain revisions to the Town's zoning ordinance identified, considered, and contained within the Town's Comprehensive Plan update 2023 by amending the Town Code of Ordinances, Chapter 14 Zoning, Article 14.02 – Zoning Ordinance; Exhibit A Zoning Ordinance; Article I – Title; Article II – Purpose; Article III – Definitions; Article IV – Classification of Districts; Article V – Automobile Wrecking Yard; Article VI – Refuse and Waste Requirements; Article VII – SF-1 Residential District; Article VIII– SF-2 Residential District; Article IX – SF-3 Residential District; Article X – TH-1 Townhouse District; Article XI – SF-5ac Residential District; Article XII MF-1 - Apartment District; Article XII.5 - GMH Garth Addition Mobile Home Single-Family Residential; Article XIII - C-1 Commercial District; Article XIV - C-2 Commercial District; Article XV - LI-1 Industrial District; Article XVI - U-1 Utility District; Article XVII - PD Planned Development District; Article XVIII - Modular Home District; Article XIX - MHP Mobile Home Park District;; Article XX - CL Club District; Article XXI PB-1 - Professional Building District; Article XXII - Special Area and Use Regulations; Article XXII.1 - MU-1 Mixed Use Suburban District; Article XXII.2 - MU-1 Mixed Use Regional District; Article XXIII - Nonconforming Uses and Structures; Article XXIV - Vehicle Parking Regulations; Article XXV - Signs and Occasional Sales; Article XXVI - Creation of Building Site; Article XXVII - Site Plan Approval; Article XXVIII - Construction Requirements; Article XXIX - Office of Building Official-Engineer; Article XXX - Certificate of Occupancy and Compliance; Article XXXI – Hickory Creek Applications and Fee Schedules; Article XXXII – Board of Adjustments; Article XXXIII – Planning and Zoning; Article XXXIV – Amendments; Article XXV – Penalty and Violations; Article XXXVI – Validity; Article XXXVII – Effective Date and Emergency Declared; and Article XXXVIII – Home Occupation Regulations and discuss, consider and act on a recommendation for the same.

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 June 12, 2024 at 4:00 p.m..

A handwritten signature in cursive script that reads "C Chaudoir".

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, DECEMBER 12, 2023**

MINUTES

Call to Order

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

Roll Call

PRESENT

Chairman Tim May
Vice Chairman David Gilmore
Commissioner Dustin Jensen
Commissioner Rodney Barton
Commissioner Collin Johnson

ABSENT

Commissioner Bryant Hawkes
Commissioner Brenda Kihl

ALSO PRESENT

Trey Sargent, Town Attorney
Randy Gibbons, Council Liaison
John Smith, Town Manager
Chris Chaudoir, Administrative Assistant

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

Pledges to U.S. Flag & Texas Flag led by Chairman May.

Invocation

Invocation given by Vice Chairman Gilmore.

Public Comment

No Public Comment

Consent Agenda

1. September 19, 2023 Meeting Minutes

Motion to accept the minutes as presented made by Vice Chairman Gilmore, Seconded by Commissioner Barton.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Barton, Commissioner Johnson. Motion passed unanimously.

Regular Agenda

2. Discuss, consider and act on a recommendation for a Preliminary Plat of the Lakesound Addition, Block A, Lot 2: being 2.3575 acres out of the H.H. Swisher Survey - Abstract No. 1220, Town of Hickory Creek, Denton County Texas. The property is located at 3550 FM 2181.

John Smith, Town Manager, went over current zoning, trees and fire comments for the complete project. The only outstanding comments are a few on drainage that should be easily resolved by the engineers.

Bryan Burger, Burger Engineering, civil engineer for Chick-fil-A, made himself available to answer questions. They are proposing a 6000 square foot dine in and drive-through restaurant with 128 parking spaces and approximately 45 stacking spaces for the drive-through.

Motion to recommend approval of preliminary plat made by Commissioner Barton, Seconded by Commissioner Jensen.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Barton, Commissioner Johnson. Motion passed unanimously.

3. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the Lakesound Addition, Block A, Lot 2: being 2.3575 acres out of the H.H. Swisher Survey - Abstract No. 1220, Town of Hickory Creek, Denton County Texas. The property is located at 3550 FM 2181.

Vice Chairman Gilmore asked about the location of the entrance to the property. Mr. Burger explained the 2 entrances giving access would be from the driveway currently being installed for the apartment complex as TXDot will not allow any additional curb cuts from FM 2181. The building faces west towards that access. The new store is approximately double the size of the current store. Chairman May asked if there was a reason for the building being overparked, 60 required versus approximately 104 available. Mr. Burger explained the company felt the number needed for a normal site up to 6000 square feet is about 75 and an additional 15 to 20 would be used per shift by employees since there is no offsite parking area. The parking area still allows about 25% pervious surface.

Motion to recommend approval of the site and landscape as presented made by Vice Chairman Gilmore, Seconded by Commissioner Barton.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Barton, Commissioner Johnson. Motion passed unanimously.

4. Discuss, consider and act on a recommendation for a Final Plat of the Lakesound Addition, Block A, Lot 2: being 2.3575 acres out of the H.H. Swisher Survey - Abstract No. 1220, Town of Hickory Creek, Denton County Texas. The property is located at 3550 FM 2181.

Motion to recommend approval as presented made by Commissioner Jensen, Seconded by Commissioner Johnson.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Barton, Commissioner Johnson. Motion passed unanimously.

5. Conduct a Public Hearing on a request from Value Hospitality on behalf of the Nguyen Family Revocable trust for a zoning change from PBD - Professional Building District and C-1 Commercial to PD - Planned Development on the properties legally described as A0284A Cobb, Tract 67(pt), 0.7924 acres, Old DCAD Tract #2, A0284A Cobb, Tract 68, 0.5 acres, E K Presley Block A Lot 1, and E K Presley Block A Lot 2(pt) and discuss, consider and act on a recommendation for the same. The properties are located at the north corner of Oak Drive and the southbound I-35E service road.

John Smith, Town Manager, reminded the Commission that only the zoning is being discussed at this meeting and gave an overview of the current zoning. The fire lane width, mentioned by the Fire Marshall as being too small, has been addressed on the new Concept Plan received December 12th and an update made to the Agenda Information Sheet. TXDot has an Access Denial Line on the service road side of the property. If the project moves forward that would have to be addressed with TXDot for approval of additional access points. The building height has also been lowered to less than 50 feet total.

Parit Patel, Value Hospitality, gave an overview of the company and its operations for the past 20 years. They often develop the first hotel in many cities. They have had no issues with hotels developed in similar area in Wylie. The traffic counts in the area would not support the types of businesses named in a Professional Building District zoning. The low traffic numbers would not support a business use, but a new hotel would add about 15 - 20 new employees, raise additional property tax (approximately \$100,000 annually) and hotel occupancy taxes of approximately \$150,000 per year for the town. They have been in contact with TXDot who has not given them a reason why a variance would not be granted for the Access Denial Line at the service road. As to parking, experience shows a meeting room is used in the day or afternoon hours while parking for the hotel is more towards evening or overnight. They do not believe additional parking is needed for the meeting room.

Public Hearing opened at 6:28 p.m.

Barbara Brown, 4 Hillview Court, is the Vice President of the Shore Haven Home Owners Association. The HOA is unequivocally against the zoning change. Shore Haven probably pays more in property taxes than any other neighborhood and the change would cause a major drop in property values. They are a peaceful bedroom community but would be sharing an entrance with a hotel driveway with 24/7 traffic. It would turn their community into a magnet for vagrants, crime, and a possible trafficking location. Someone was murdered in another low end hotel parking lot a mile away and she is requesting protection for the integrity of Shore Haven. Hotels can go to Denton or Lewisville.

Jeff Anderson, 1 Shorehaven Lane, said he has experienced people stopping on his street to do drugs, engage in sexual activities, get to the lake, abandon cars, throw drugs out into the neighborhood, relieve themselves in the yard, and it will get worse. If the hotel goes forward, there will be more problems including, pollution, light, noise, congestion, traffic, drugs, and

violent crime; more problems all around. The only positive are the taxes, but those will be eaten up with the decrease in values for Shore Haven. There are no benefits to Hickory Creek as it relates to Shore Haven. Mr. Patel suggested doctors and lawyers offices would not be interested in the area due to the low traffic numbers, but doctors and lawyers rely on advertising or word of mouth for business, not driving by and looking at a sign. This is bad for Hickory Creek and devastating for Shore Haven.

H. Nemat, 25 Shorehaven, thinks changing the zoning would be a mistake. If you place a hotel on the north side of Oak, in less than a year there would be another on the south side of the street. Trucks would not be able to park in the parking lot but would be parking on the neighboring streets. Country Lane would be the best place to park a truck overnight, requiring making large U-turns over the yards. There is also a safety issue. When the guests at the hotel jogged, there are no security fencing in Shorehaven. Strangers could jog by, looking into homes and backyards, creating a lot of safety issues, and increasing calls to the police. The Commissioners should leave a legacy to be proud of and not approve the zoning change.

Chad Pearson, 18 Shorehaven Lane, approved of the recent development in Hickory Creek, but urged the Commission to vote no on the zoning change. It would not be good for Hilton's bottom line but is good for the community. An economy hotel in Hickory Creek would devalue the property and increase the risk to the safety of the residents and their children. Renting rooms for a week brings in a seedy clientele and is not needed in Hickory Creek. Look at the Economy Inn in Denton or the Budget Inn in Lewisville. As an industry, Hiltons bring in employment and revenue, but not at the bottom rung of Hilton's 18 products. This is Hilton's Economy Inn and will bring in drug dealers, pimps, prostitutes, illegal immigrants, sex offenders and sex traffickers. Sex offenders do not have to register if they stay in a hotel. Illegal immigrants are often housed at economy, extended stay hotels, packed in like sardines. They want to put in the very bottom rung of the Hilton line in Hickory Creek, number 18 of 18. Hickory Creek does not need the revenue from a seedy economy hotel and urged the commission to vote no on the zoning change.

Marla Yorston, 6 Shorehaven Lane, lives in the first house, right at the corner. A 4-story hotel will look into her yard and windows constantly. She frequently uses her pool and yard for entertaining her 6 grandchildren. Even if the HOA would allow a privacy fence, it would not help with a 4-story hotel. The light coming from it in the evening could be seen through her bedroom windows in the back corner of her house. People stay in this type of hotel because they cannot rent houses or apartments due to the need to register somewhere or having records. The demographics of hotel occupants do not match demographics of Hickory Creek. She does not understand the need for a hotel with the proximity to Denton and Lewisville who have numerous hotels. Traffic from the hotel will be all she sees, with people looking out the windows while her grandchildren play in the pool. She urges that the zoning change does not take place.

Gary Dallas, 4 Shorehaven Lane, lives directly behind the proposed location. He and his wife moved to Hickory Creek after looking at 75 properties. They chose Shore Haven because it is a unique place to live and is a very quiet, family oriented community. The families in Shore Haven have invested large amounts into their properties of labor, money

and emotions. This zoning would negatively effect the serenity, safety and property values and he urges denial of the application.

Lynn Bender, 1 Hillview Court, stated she worked in the hospitality business for her entire career including for the parent companies of TGIFridays, Radisson Hotels, and Seven Seas Cruise Lines. She was also Head of HR for the largest division in the US, the West Division, and has seen it all. She does not want to beleaguer points already made about the traffic and human trafficking, but she has a 14 year old who competes in fishing tournaments. Currently she feels safe letting him fish on the lake's coves practicing for his next competition but will not feel comfortable if the hotel goes forward. They bought in that neighborhood so he would have a chance to get outdoors. She would no longer allow his friends to come over because she would not feel it was safe. She urges the commission to consider the kids knowing the stats are real. That type of traffic is dangerous and should not be rezoned.

Susan Schoemehl, 282 Texoma Drive, lives in the next closest neighborhood. She is definitely against and does not see any positives. The amount of revenue is trivial and would be offset by hiring more officers. She is concerned about the same things as the Shore Haven residents: safety, property values, littering. She does not feel it fits in with the concept as she has known it for the last 20 years and urges a no vote.

Jan Bowman, 718 Main Street, has lived in Hickory Creek for 22 years and opposes the change in zoning proposed. The Comprehensive Plan proposed only shows a hotel at the Mansion and she is concerned there is already a plat for this project. There are enough hotels in the surrounding area and she does not believe in the benefits from the taxes generated. The town is growing quickly enough and is getting lots of property taxes. The residents want to keep Hickory Creek as a tree area, a hidden gem in the DFW area. She is also concerned about things starting to get away from the Comprehensive Plan.

John Walker, 127 Oakwood Lane, has concerns about the development, safety, and the comments from Shore Haven citizens. The town has spent time and money creating a Comprehensive Plan to provide direction for the town on development. This area falls under the Corridor Commercial designation and the use proposed does not meet that definition's guidelines. He asks that the Comprehensive Plan be honored and the proposed plan be rejected.

David Markward, 7 Hillview Court, agrees with his neighbors and is strongly against the zoning change. He says No to the project. There is no benefit and any revenue brought in will go back out to the police. Some cities have special departments that only handle the problems caused by this type of hotel. He loves the community; it is beautiful so we should not go backward. A lot of cities he has researched do not allow a 4-story hotel to abut a residential neighborhood. It is a 24/7 operation with lighting issues for the neighbors and crime. Say no.

Ron Luce, 3 Hillview Court, strongly urges the commission to vote against the rezoning. The tax revenue is not worth it as not all money is noble. Work has been done for years to make Hickory Creek a beautiful place. Many people have used their life savings to move to

a peaceful place. The potential drop in property values with this kind of clientele feels really disrespectful to the people who saved and planned to live here. He urges the commission to think about what kind of money the town would be getting and the statement sent to those who have moved here.

Scott Figart, 199 Country Lane, wishes to speak as a resident and personally. As a resident he supports local businesses, master planning, development and balance. Hickory Creek is in that balance as a bedroom community with a lot of pride in the area. There is a limited amount of commercial real estate left to develop which needs to be protected. When looking at residential entrances, commercial zoning gets tricky. The current zoning is the right balance of zoning at a residential entrance. The Professional Building zoning supports businesses open for standard business hours, about 8 hours a day, in contrast to a 24 hours revolving business with a hotel. He is not in favor of changing to a Planned Development and feels the current zoning should remain. On a personal level, he is concerned that there is an ingress/egress onto his personal property, commonly known as Oak Drive. He is not in favor of his personal property being used without further discussion or communications. He urges Planning and Zoning to vote no.

Collin Avilla, 240 Waterview Court, resides in the neighborhood directly behind Shore Haven. She is against this for various reasons. The number one reason is that her family picked Hickory Creek to be their home because of how safe, family oriented and community based it was. They moved in 2020 and have loved every day. The property values of anyone within eyesight of a hotel will go down. It is a 24 hour business which will make it difficult for anyone with small children to make sure they have all the curtains, blinds and black out windows available to fight the bright light. Now kids, golfcarts and teenagers feel like they are safe in the neighborhoods and surrounding areas. The biggest reason she feels it is a bad idea is a lot of the comments were based on this being a low budget hotel but, even if it was a 5 star hotel with a Michelin star restaurant inside, it will still bring the same kind of traffic, people from unknown backgrounds wandering around the backyards. It is really close to the lake and Corps properties which allows anyone public access. If the zoning is changed, a bell will be rung that cannot be unringed. They could change it to a different or bigger, taller hotel and all the problems identified as small will get bigger and it will only get worse. She strongly urges not allowing the zoning change.

Public Hearing closed at 7:06 p.m.

Mr. Patel, Value Hospitality, thanked everyone for their comments and acknowledged they heard the concerns about safety. He reiterated they had recently developed the first hotel in Wylie, recently named one of the safest towns in the nation and it was close to a neighborhood. It is up to the operators to control who is being brought in and what is going on. Security is a big thing and a lot of hotels hire security to supplement and prevent any wrong doings. Unfortunately, everything cannot be controlled, and some activities are going on currently. Best efforts can only be put forward.

Vice Chairman Gilmore asked the town if any conversations had been conducted with law enforcement concerning a hotel in this location. John Smith, Town Manager, stated there had not been a discussion yet since zoning was the only thing being discussed. Law

enforcement was involved in the Comprehensive Plan development, but hotels were not a concern at that time.

Chairman May discussed the Comprehensive Plan development process and its vision. A hotel is a high intensity use and is being proposed next to a low intensity use without a buffer between. A buffer or some type of transitional zoning is usually warranted to insulate the uses. He agrees with the staff recommendation. There are other concerns, but they are not currently under discussion. There is usually a give and take in a Planned Development without a straight zoning and he does not see one here.

Commissioner Jensen shared that he lived in a community in Lake Dallas before a hotel was built. It was a great community but, after the hotel was built, property values plummeted and the houses backing to the hotel were foreclosed as they could not sell. He was unable to sell his house for several years for the amount owed.

Vice Chairman confirmed with staff that the revisions received did not change their recommendation. Commissioner Barton stated he was reluctant to start changing the Comprehensive Plan. Chairman May stated he was not in favor of this land use in this location.

Motion to recommend denial to Council made by Commissioner Johnson, Seconded by Commissioner Jensen.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Barton, Commissioner Johnson. Motion passed unanimously.

Adjournment

Meeting adjourned at 7:19 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



June 11, 2024
AVO 37638.200

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

**Re: Double G Plaza – Final Replat
3rd Review**

Dear Ms. Chaudoir:

The Town of Hickory Creek received a Final Replat application for the Double G Plaza on July 14, 2023. The surveyor is Landmark Surveyors. The owner is BMT Properties, LLC.

2nd Review Submittal Received: May 21, 2024 (Amended Final Replat dated April 30, 2024)

3rd Review Submittal Received: June 4, 2024

Halff recommends approval of the Final Replat received on June 4, 2024. All previous comments have been addressed.

Final Replat

1. Please provide ten (10) sets of final plat submitted to the Town. (See checklist)
2nd Review: Acknowledged
2. Please update date in the title block. (See markups and checklist)
2nd Review: Addressed.
3. Include tax certificates for final submittal, for Town filing. If Owner/Developer/Surveyor filing, provide tax certificates for recording. (See checklist)
2nd Review: Acknowledged
4. Ensure the Development Application is amended or updated to show the new acreage of 2.258 acres from the original 1.937 acres.
3rd Review: Addressed
5. Per Denton County Planning, please show minimum building setback lines per County Subdivision Rules and Regulations for each lot.
3rd Review: Addressed
6. Per Denton County Planning, please include the Denton County standard plat notes, as is relevant and needed, per the County Subdivision Rules and Regulations.
3rd Review: Addressed



Sincerely,

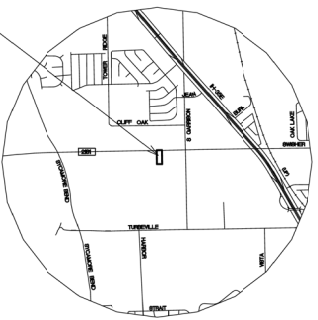
HALFF

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

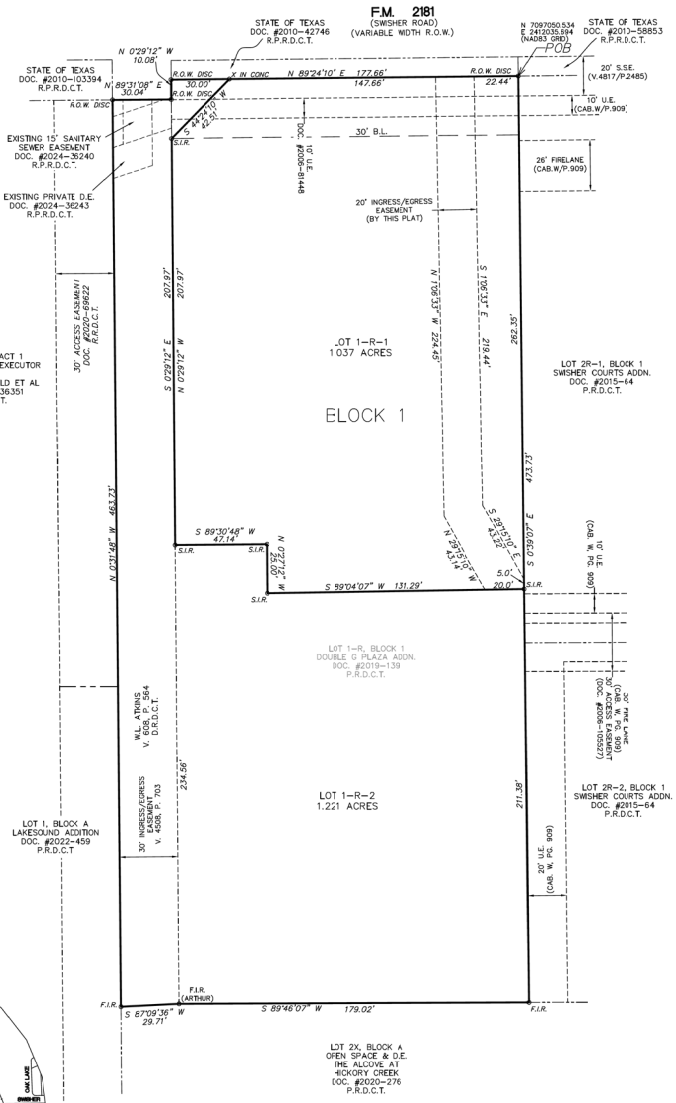
Kevin Gronwaldt, PE
Consulting Engineer for the Town of Hickory Creek

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

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON, WHEREAS WE, BMT Properties, LLC, are the owners of that certain lot, tract, or parcel of land situated in the H. Swisher Survey Abstract Number 1220 in the Extrajurisdiction of the Town of Hickory Creek, Denton County, Texas, being all of Lot 1-R, Block 1 Double G Plaza Addition, an addition to Denton County, Texas according to the plat thereof recorded under Document Number 2019-139, Plat Records, Denton County, Texas, and being a part of that certain tract of land conveyed by deed to W. L. Atkins recorded in Volume 608, Page 864, Deed Records, Denton County, Texas, and being more particularly described as follows: BEGINNING at a right-of-way disc found for corner in the south line of Farm-to-Market Highway Number 2181 (also known as Swisher Road), a public roadway having a variable width right-of-way, said point being the northwest corner of Lot 2R-1, Block 1 Swisher Courts Addition, an addition to the Town of Hickory Creek, Denton County, Texas according to the plat thereof recorded under Document Number 2015-64, Plat Records, Denton County, Texas;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the undersigned do hereby adopt this plat originating the herein above tract as LOTS 1-R-1 AND 1-R-2, BLOCK 1, DOUBLE G PLAZA, being a replat of Lot 1-R, Block 1 of Double G Plaza, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system in the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Mark L. Tucker, Managing Partner, BMT Properties, LLC
STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2024 by Mark L. Tucker.

NOTARY PUBLIC
STATE OF TEXAS
My commission expires _____

RECOMMENDED FOR APPROVAL

Chairperson, Planning and Zoning Commission Date
Town of Hickory Creek, Texas

Mayor, Town of Hickory Creek, Texas Date

The undersigned, Town Secretary of the Town of Hickory Creek, hereby certifies that the foregoing final plat of Lots 1-R-1 and 1-R-2, Block 1, Double G Plaza to the Extra Territorial Jurisdiction of the Town of Hickory Creek was submitted to the Town Council on the _____ day of _____, 2024 and the Council by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public access and water and sewer lines as shown and set forth on said plat, and of the Town Council and further authorized the Mayor to note the acceptance thereof by signing his name as hereon above subscribed.

WITNESS MY HAND this _____ day of _____, 2024.

Town Secretary, Town of Hickory Creek, Texas

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

NOTES:

- 1. The purpose of this plat is to replat a previously platted lot into two lots.
- 2. All monuments are 1/2" steel rods unless otherwise noted and are tied to the existing subdivision as noted in the legal description of the dedication of this plat.
- 3. There are no utility easements being created by this plat.
- 4. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
- 5. Blocking the flow of water or construction of improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
- 6. Denton County will not be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- 7. The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
- 8. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- 9. No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 4811C0392H, dated June 19, 2020. (Subject property lies in Zone X)
- 10. Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- 11. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

- LEGEND
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- F.I.R. = FOUND IRON ROD
- S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.A.E. = PUBLIC ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- W.E. = WATER EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

FINAL REPLAT
LOTS 1-R-1 AND 1-R-2, BLOCK 1 OF DOUBLE G PLAZA
BEING A REPLAT OF
LOT 1-R, BLOCK 1 OF DOUBLE G PLAZA
BEING 2.258 ACRES IN THE
H. SWISHER SURVEY A-1220
ETJ OF THE TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
4238 L-35 NORTH DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600 REVISED: 01 JUN 2024
DRAWN BY: BTJL SCALE: 1"=30' DATE: 04 APRIL 2024 JOB NO: 220492

OWNER/DEVELOPER
BMT PROPERTIES, LLC
P.O. BOX 784
LAKE DALLAS, TX 75065

SURVEYOR
LANDMARK SURVEYORS
4238 L-35 N
DENTON, TEXAS 76207
(540) 382-4016



May 31, 2024
AVO 37638.200

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

**Re: Chick-Fil-A (Lot 2, Block A - Lakesound Addition) – Revised Site & Landscape Plan
1st Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a revised Site Plan and Landscape Plan for Chick-Fil-A Lot 2, Block A Lakesound Addition on May 29, 2024. This is a revision to the Site & Landscape Plan approved by Planning & Zoning in Month Year. The engineer is Burger Engineering, LLC. The architect is Mayse & Associates, Inc. The applicant is Chick-Fil-A.

Halff has reviewed the revised Site and Landscape Plans and recommends approval contingent upon addressing the following comments.

Key Changes from Previously Approved Site and Landscape Plan

- Added “Stop” signage at all Fire Lane intersection approaches in parking lot.
- Relocated Prime “Chick-Fil-A” Signage to within parking lot.
- Removed one (1) parking space.
- Removed one (1) steel pipe bollard (from previous pylon sign location).
- Added ten (10) Texas Sage shrubs at relocated sign location
- Added six (6) Live Oak and three (3) Cedar Elm trees to back lot (in lieu of screening wall or decorative screening fence).
- Removed decorative screening fence.
- Added existing landscape off-site by others.

Comments on Site Plan

1. Please consider or verify need of bollards or some barrier around new sign location within the parking lot, especially if sign is intended to be raised or on pylon. Commercial signage typically sits somewhere in the front or side yard of lots, away from vehicular traffic, and is not set in a parking lot island or former space.

Comments on Landscape Plan

2. Please confirm the deletion of the previously proposed decorative screening fence and substitution of additional “screening” trees and existing landscape is adequate for Town approval or was made at the direction of Town staff.



Sincerely,

HALFF

TBPELS Engineering Firm No. 312

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

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

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator
Jeffrey McSpedden – Public Works Director

Attachment: Revised Site and Landscape Plans (provided by Developer)

CITY OF CORINTH
TOWN OF HICKORY CREEK

TEASLEY DRIVE (F.M. 2181)

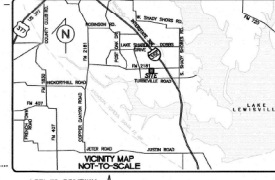
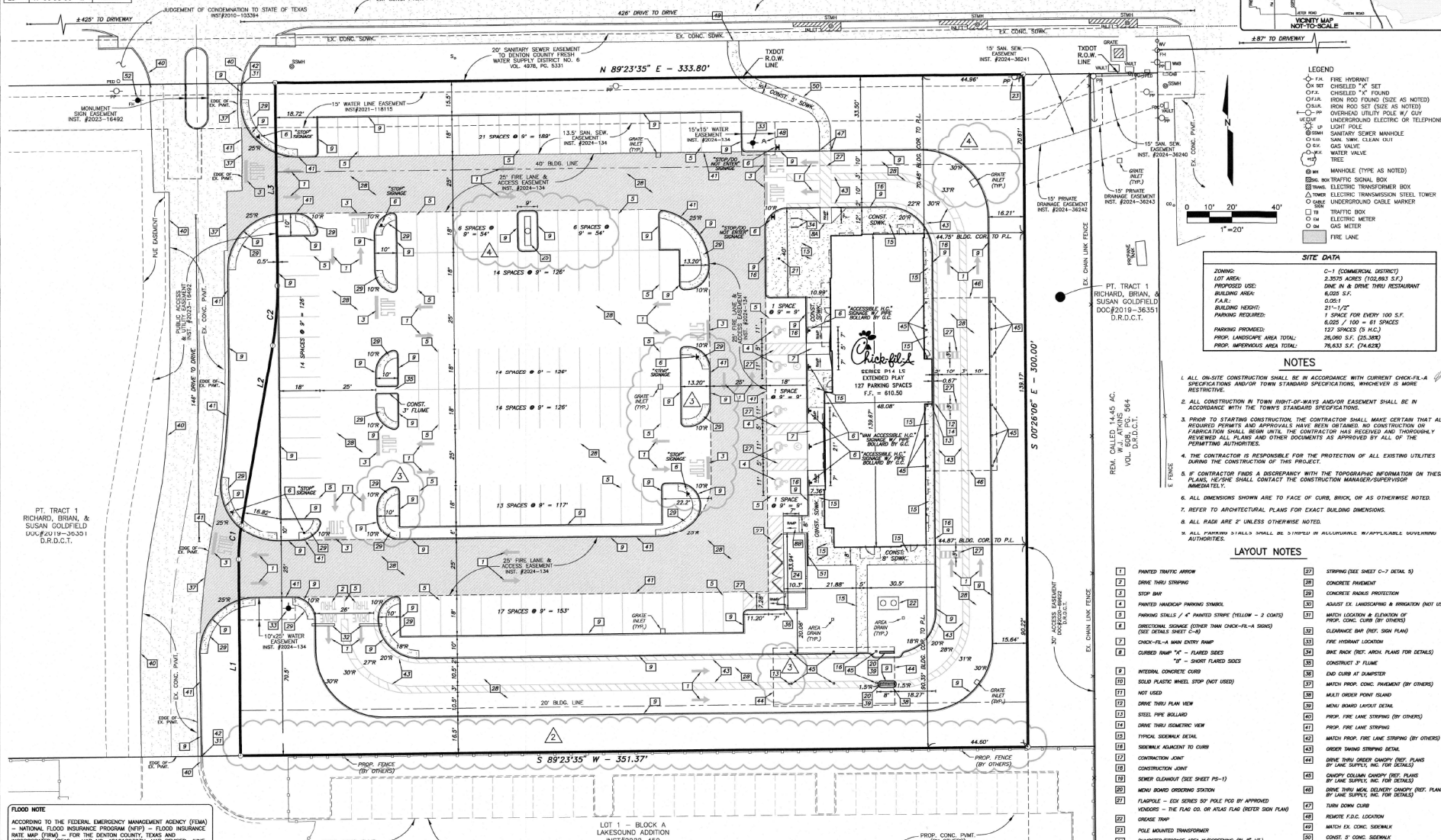
(VARIABLE WIDTH RIGHT-OF-WAY)

~ BOUNDARY CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	85.00'	10°24'23"	15.44'	N 04°35'46" E	15.42'
C2	145.00'	10°28'05"	26.41'	N 04°34'56" E	26.37'

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 00°36'25" W	87.44'
L2	N 09°47'58" E	81.56'
L3	N 00°38'06" W	90.73'



LEGEND

- FA FIRE HYDRANT
- CHS1 CHISELED "X" SET
- CHS2 CHISELED "X" FOUND
- CRK1 IRON ROD FOUND (SIZE AS NOTED)
- CRK2 IRON ROD SET (SIZE AS NOTED)
- OVH1 OVERHEAD UTILITY POLE W/ GUY
- OVH2 UNDERGROUND ELECTRIC OR TELEPHONE
- LP1 LIGHT POLE
- SM1 SANITARY SEWER MANHOLE
- SM2 SAN. TANK CLEAN OUT
- GV1 GAS VALVE
- WV1 WATER VALVE
- TR1 TRAFFIC SIGN
- TR2 TRAFFIC SIGNAL BOX
- TR3 TRAFFIC SIGNAL BOX
- TR4 ELECTRIC TRANSFORMER BOX
- TR5 120V ELECTRIC TRANSFORMER STEEL TOWER
- TR6 UNDERGROUND CABLE MARKER
- TR7 TRAFFIC BOX
- TR8 ELECTRIC METER
- TR9 GAS METER
- FL1 FIRE LANE

SITE DATA

ZONING:	C-1 (COMMERCIAL DISTRICT)
LOT AREA:	2.2575 ACRES (102,683 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	6,028 S.F.
F.A.R.:	0.26/1
BUILDING HEIGHT:	21'-1/2"
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F.
PARKING PROVIDED:	6,028 / 100 = 61 SPACES
PROP. LANDSCAPE AREA TOTAL:	127 SPACES (8,142)
PROP. IMPERVIOUS AREA TOTAL:	26,080 S.F. (25,388)
PROP. IMPERVIOUS AREA TOTAL:	76,833 S.F. (74,626)

- NOTES**
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHECK-FL-A SPECIFICATIONS AND/OR TOWN STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
 - ALL CONSTRUCTION IN TOWN RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
 - IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - ALL RAMP ARE 2" UNLESS OTHERWISE NOTED.
 - ALL PARALLEL WALLS SHALL BE 3" MIN IN ACCORDANCE W/ APPLICABLE GOVERNMENT AUTHORITIES.

- LAYOUT NOTES**
- | | |
|---|---|
| 1 PAINTED TRAFFIC ARROW | 27 STRIPING (SEE SHEET C-7 DETAIL 5) |
| 2 DRIVE THRU STRIPING | 28 CONCRETE PAVEMENT |
| 3 STOP BAR | 29 CONCRETE RADIUS PROTECTION |
| 4 PAINTED HANDICAP PARKING SYMBOL | 30 ADJUST EX. LANDSCAPING & IRRIGATION (NOT USED) |
| 5 PARKING STALLS / 4" PAINTED STRIPE (YELLOW - 2 COATS) | 31 MATCH LOCATION & ELEVATION OF PROP. CONC. CURB (BY OTHERS) |
| 6 DIRECTIONAL SIGNAGE (OTHER THAN CHECK-FL-A SIGNS) (SEE DETAIL SHEET C-4) | 32 CLEARANCE BAR (REF. SIGN PLAN) |
| 7 CHECK-FL-A MAIN ENTRY RAMP | 33 FIRE HYDRANT LOCATION |
| 8 CURBED RAMP "X" - FLARED SIDES | 34 BIKE RACK (REF. ARCH. PLANS FOR DETAILS) |
| 9 INTERNAL CONCRETE CURB | 35 CONCRETE 3" FLANGE |
| 10 SOLID PLASTIC WHEEL STOP (NOT USED) | 36 AND CURB AT DRIVE |
| 11 NOT USED | 37 MATCH PROP. CONC. PAVEMENT (BY OTHERS) |
| 12 DRIVE THRU PLAN VIEW | 38 MATCH ORDER POINT ISLAND |
| 13 STEEL PIPE BOLLARD | 39 MENU BOARD LAYOUT DETAIL |
| 14 DRIVE THRU ISOMETRIC VIEW | 40 PROP. FIRE LANE STRIPING (BY OTHERS) |
| 15 TYPICAL SIGN/MARK DETAIL | 41 PROP. FIRE LANE STRIPING (BY OTHERS) |
| 16 ORDER THRU SIGN STRIPING DETAIL | 42 ORDER THRU SIGN STRIPING DETAIL |
| 17 ORDER THRU ORDER CANNOPY (REF. PLANS BY LAND SURVEY, INC. FOR DETAILS) | 43 ORDER THRU ORDER CANNOPY (REF. PLANS BY LAND SURVEY, INC. FOR DETAILS) |
| 18 CONSTRUCTION JOINT | 44 DRIVE THRU MENU DELIVERY CANNOPY (REF. PLANS BY LAND SURVEY, INC. FOR DETAILS) |
| 19 SEWER CLEANOUT (SEE SHEET PG-1) | 45 TURN DOWN CURB |
| 20 MENU BOARD ORDERING STATION | 46 REMOVE F.O.D. LOCATION |
| 21 FLAGPOLE - EXX SERIES 50' POLE (SEE APPROVED VENDORS - THE FLAG CO. OR ARJAX FLAG (ORDER SIGN PLAN)) | 47 MATCH EX. CONC. SIDEWALK |
| 22 CHECKER STRIP | 48 CONST. 3" CONC. SIDEWALK |
| 23 POLE MOUNTED TRANSFORMER | 49 CONST. 3" CONC. SIDEWALK |
| 24 COMPARTMENT/STORAGE AREA W/WORKSHOP (BY-OT. N.T.) | 50 CONST. 3" CONC. SIDEWALK |
| 25 PROP. CHECK-FL-A PRIME SIGN (REF. SIGNAGE PLAN) | 51 DRIVE THRU ORDER CANNOPY (REF. PLANS BY LAND SURVEY, INC. FOR DETAILS) |
| 26 1" CURB GRADING (NOT USED) | 52 FUTURE FIRE HYDRANT AT THE MOUNTY TRAIL DEVELOP. |

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DENTON COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 483210001N, MAP REVISED, JUNE 15, 2020, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE 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 NATURE CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER:
SHIRLEY ABERNATHY
6101 LONG PRAIRIE ROAD,
SUITE 744, PMB 51
FLOWER MOUND, TEXAS 75028
PHONE: (940) 585-8186
EMAIL: DIVAONE@GMAIL.COM

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS
EMAIL: GETRA.SANDERS@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

REMARKS:
SITE BENCHMARK NO. 1 - CENTER OF RIM OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 25 FEET NORTHWEST OF THE NORTHEAST PROPERTY CORNER.
ELEVATION = 602.37'
SITE BENCHMARK NO. 2 - TOP OF NORTHWEST CORNER OF INLET LOCATED IN THE SOUTH CURB LINE OF SWISHER ROAD (FM 2181), APPROXIMATELY 33 FEET NORTHWEST OF THE NORTHEAST PROPERTY CORNER.
ELEVATION = 602.27'



Revisions:

Mark	Date	By
4	4-28-24	EMB
5	4-28-24	EMB
6	4-28-24	EMB
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100	4-28-24	EMB

LOT 2, BLOCK A - LAKESOUND ADDITION
2.2575 ACRES OUT OF THE
SWISHER SURVEY, ABSTRACT NO. 1220
THE TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

STORE
SERIES
P14 LS
EXT. LAYOUT

SHEET TITLE
SITE
PLAN

For Permit
For Bid
For Construction

Job No. : 013-432
Store : 05408
Date : 3/08/23
Drawn By : RMP
Checked By : BMB
Sheet

BURGER ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TXPE1-12997

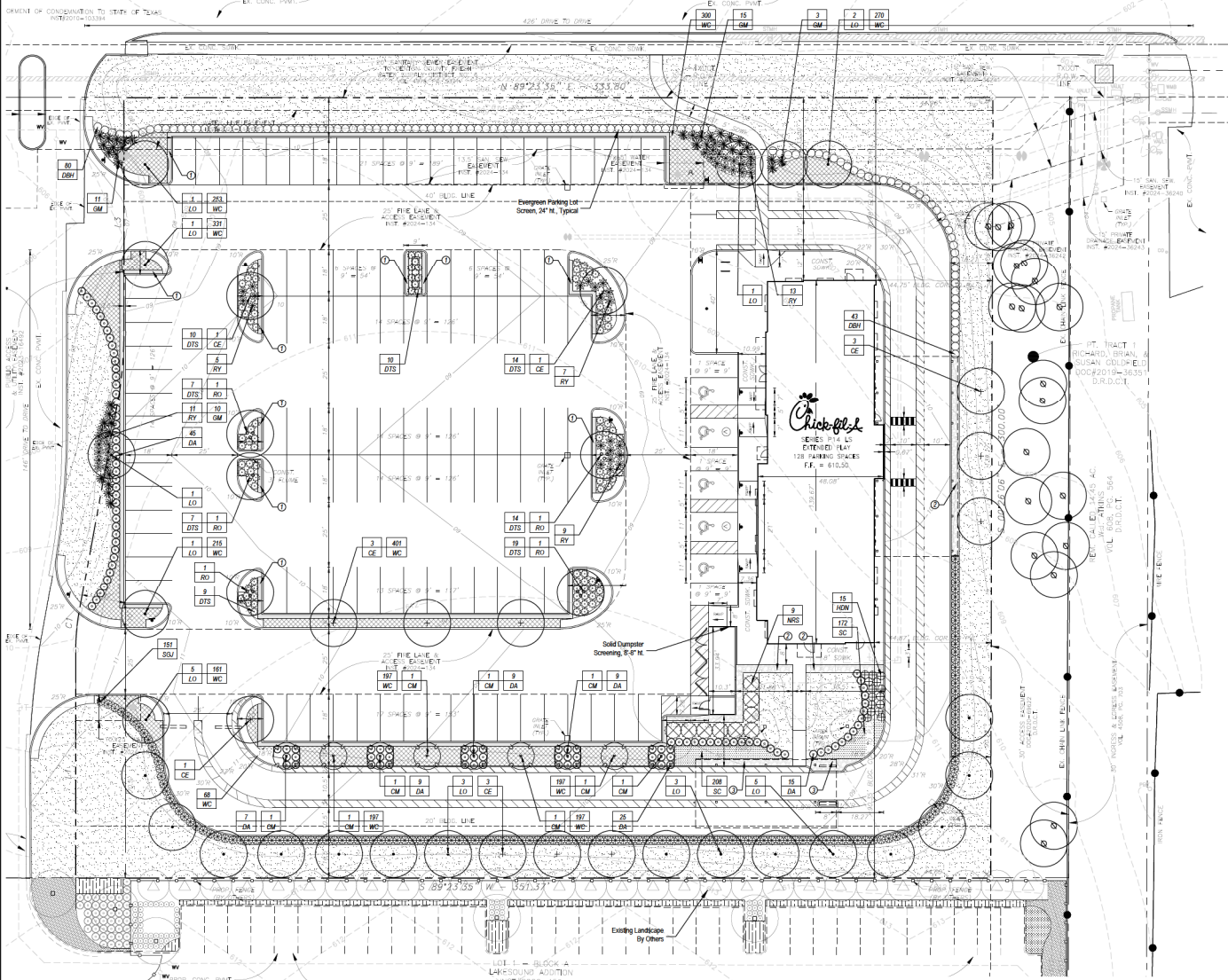
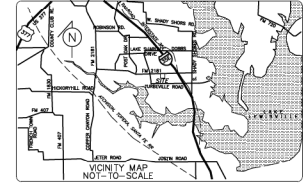
C-3.3

CITY OF CORINTH
TOWN OF HICKORY CREEK

TEASLEY DRIVE (F.M. 2181)

(VARIABLE WIDTH RIGHT-OF-WAY)

ZONING: C-1 (COMMERCIAL DISTRICT)
LOT AREA: 2.3575 ACRES (102,883 S.F.)
PROPOSED USE: ONE IN A CLASS THRU RESTAURANT
BUILDING AREA: 6,025 S.F.
F.A.R.: 0.251
PARKING REQUIRED: 1 SPACE FOR EVERY 100 S.F.
 6,025 / 100 = 61 SPACES
PARKING PROVIDED: 128 SPACES (5 H.C.)
PROP. LANDSCAPE AREA TOTAL: 25,926 S.F. (25.25AC)
PROP. IMPROVEMENTS AREA TOTAL: 76,767 S.F. (74.75AC)



PLANT LIST

TREES	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	TOTAL INCHES	REMARKS
12	CE	CE	Cedar Elm	Ulmus crassifolia	4" cal	48"	container grown, 17 ht., 5" spread min., 5" clear trunk
9	CM	CM	Crape Myrtle	Lagerfloroma x Natchez	8" ht.	27"	B&B, full specimen, 3-5 canes, no cross caning, 3" cal
23	LO	LO	Live Oak	Quercus virginiana	4" cal	50"	container grown, 17 ht., 5" spread min., 5" clear trunk
5	RD	RD	Red Oak	Quercus shumardii	4" cal	50"	container grown, 17 ht., 5" spread min., 5" clear trunk

SHRUBS	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
151	SDU	SDU	Seagreen Juniper	Juniperus chinensis 'Seagreen'	5 gal	container grown, full plant specimen
50	DTS	DTS	Dwarf Texas Sage	Leucophyllum fulgens	5 gal	container grown, full plant specimen
123	DRH	DRH	Dwarf Blue Myrtle	Myrica carolinensis	5 gal	container grown, full plant specimen
39	GM	GM	Gal Mahoy	Malvaceae cordata	5 gal	container grown, full plant specimen
5	NRS	NRS	Nashville Sycamore	Platanus occidentalis	30 gal	container grown, full to base, 8" ht. min.
42	EY	EY	East Yucca	Yucca filamentosa	5 gal	container grown, full plant specimen
117	DA	DA	Dwarf Alberta	Abelia grandifolia	5 gal	container grown, full plant specimen
15	HEN	HEN	Harbor Dwarf Nandina	Nandina domestica Harbor Dwarf	5 gal	container grown, full plant specimen

GROUNDCOVERS	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
380	SC	SC	Seasonal Color		4" pots	container grown, selection at time of planting, full to top of container, 12" o.c.
2787	WC	WC	Watercresser	Eurytemora forsteri	4" pots	solid soil root
			Common Bermudagrass	Cynodon dactylon		

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

LANDSCAPE TABULATIONS
Town of Hickory Creek, Texas

PERIMETER LANDSCAPE SCREENING
 Requirements: Vegetative Screen to provided to any site adjacent public R.O.W. w/ a site that contains at least 10 parking spaces.

INTERIOR LANDSCAPING (128 SPACES)
 Requirements: Applicable to sites with a minimum 40 parking spaces.
 (1) Tree per 15 spaces
 (1) Shrub per 4 spaces

VEHICULAR SURFACE AREA (64,865 SF)
 Requirements: (1) Tree per 6000 SF
 (1) Shrub per 1500 SF

GENERAL LAWN NOTES

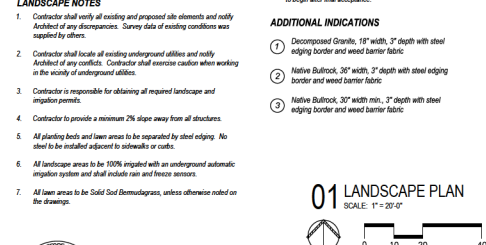
- Five grade areas to achieve final contours indicated on civil plans.
- Adult contours to achieve proper drainage away from buildings. Provide uniform mounding of top and bottom of slope and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid soil shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, rocks, debris, vegetation, stumps, containing no salt and shall be brown in color.
- All lawn areas to be five grade irrigation trenches completely unobstructed, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt, shells, sticks, concrete spalls, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1) one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or walks.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include one and three inch areas.
- All lawn areas to be Solid Soil Bermudagrass, unless otherwise noted on the drawings.

ADDITIONAL INDICATIONS

- Decomposed Granite, 18" width, 3" depth with steel edging border and weed barrier fabric.
- Native Bulboc, 36" width, 3" depth with steel edging border and weed barrier fabric.
- Native Bulboc, 33" width min., 3" depth with steel edging border and weed barrier fabric.



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
 Mark Date By
 △
 Mark Date By
 △
 Mark Date By
 △

LOT 2, BLOCK A - LAKESOUND ADDITION
 2.3575 ACRES OUT OF THE
 H.H. SWISHER SURVEY, ABSTRACT NO. 1220
 THE TOWN OF HICKORY CREEK
 DENTON COUNTY, TEXAS

STORE
 SERIES
 P14 LS
 EXT. PLAN

SHEET TITLE
LANDSCAPE PLAN

RF for Permit
 BF for Bid
 CF for Construction

Job No. : 013-432
 Store : 05408
 Date : 11/17/24
 Drawn By : BCC
 Checked By : BDA
 Sheet

APPLICANT: BURGER ENGINEERING, LLC
 CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GEORGIA 30349
 PHONE: (404) 755-8000
 CONTACT: GETRA.THOMAS@CFACORP.COM

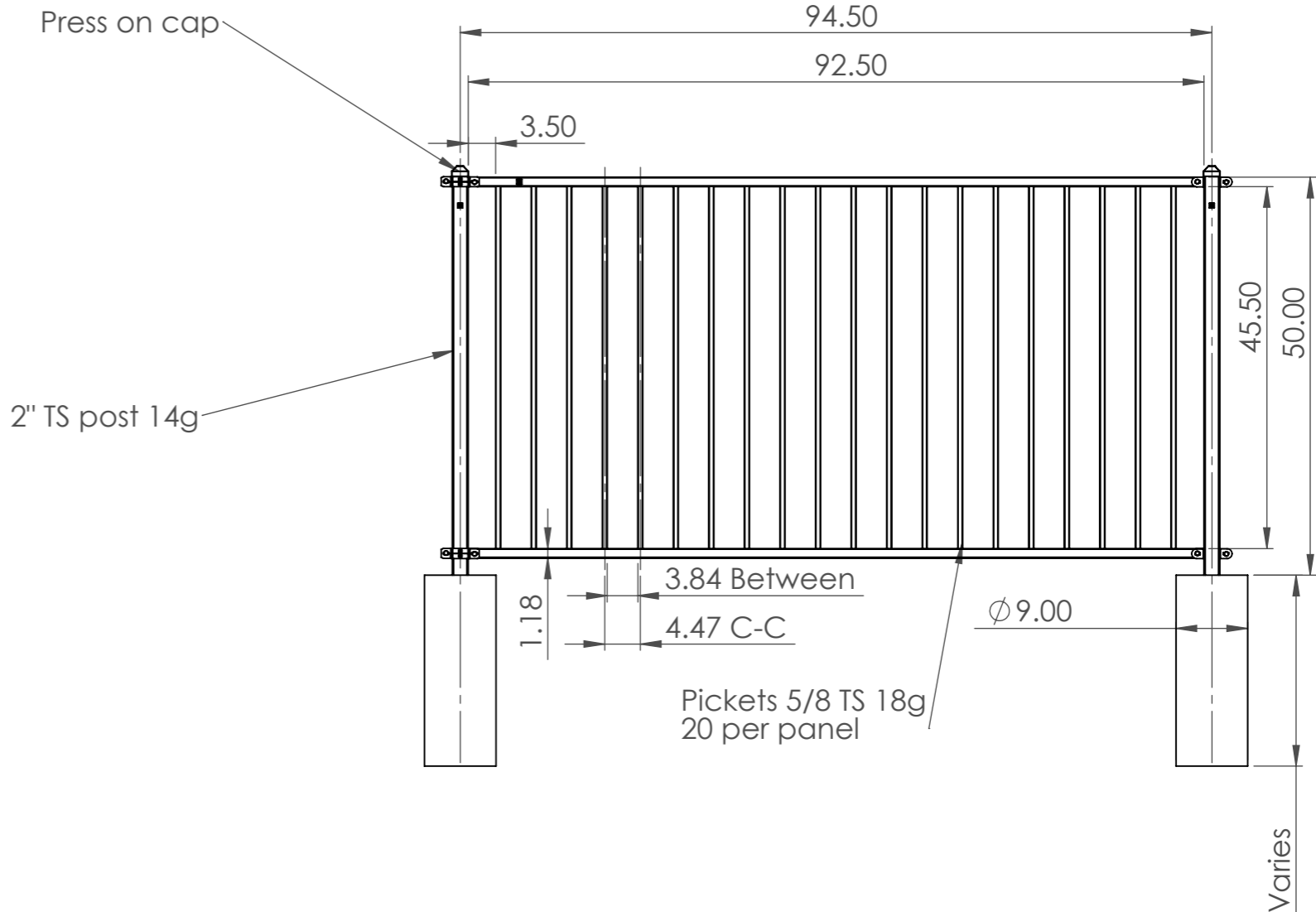
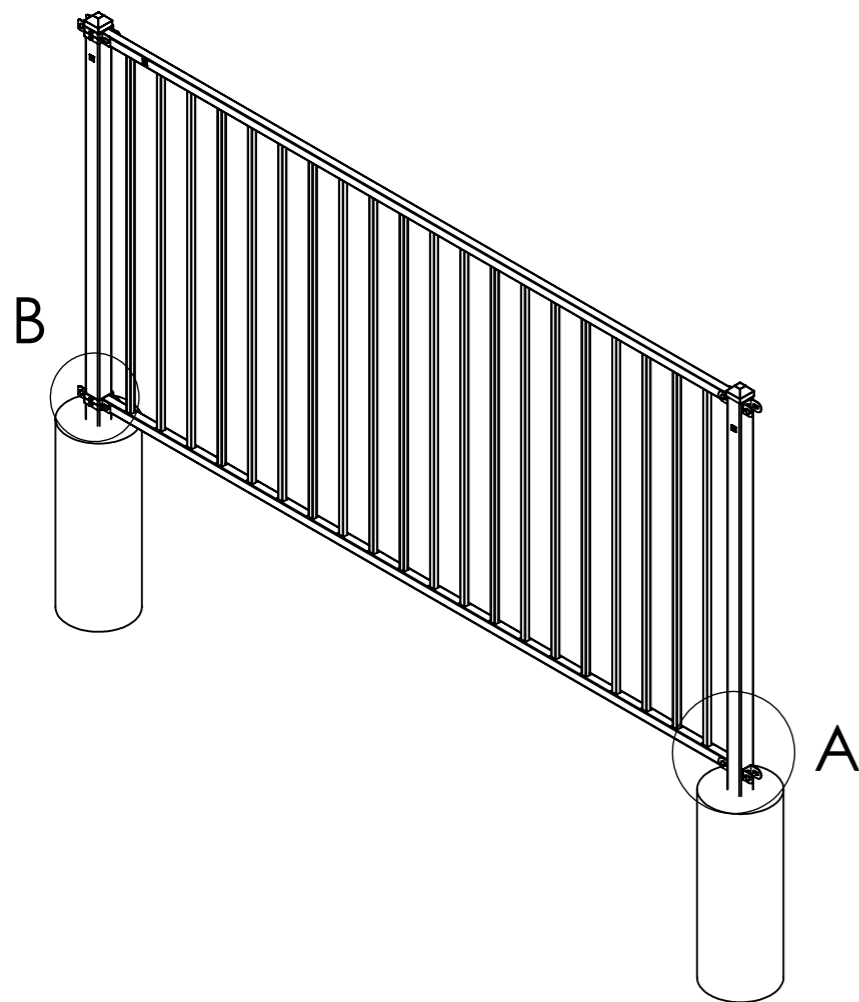
ENGINEER: BURGER ENGINEERING, LLC
 17103 PRESTON ROAD, SUITE 180N
 TEXAS REGISTERED ENGINEERING FIRM F-12997
 DALLAS, TEXAS 75248
 PHONE: (972) 630-3350
 CONTACT: BRYAN M. BURGER, P.E.
 EMAIL: MBURGER@BURGERENGINEERING.COM

SITM
 landscape architects, inc.
 1706 N. Galle Street
 Dallas, Texas 75248
 Tel: 214.811.0000
 Fax: 214.811.0886
 Email: sitm@sitm.com

BURGER ENGINEERING
 Civil Consultants

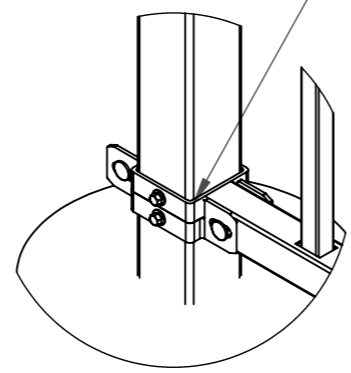
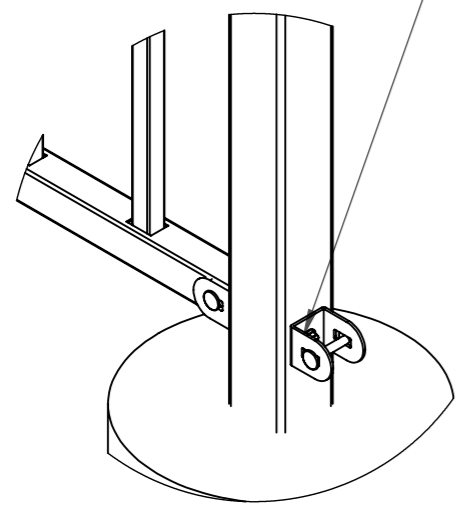
17103 Preston Road, Suite 180N
 Dallas, Texas 75248
 Office: 972.630.3360 Fax: 972.630.3380
 TDFE P-12997

L-1



Option 1
U bracket with
1 x self drilling screw
1 x bolt and nut

Option 2
All round post bracket with
3 x self drilling screws
1 x bolt and nut



DETAIL A
SCALE 1 : 5

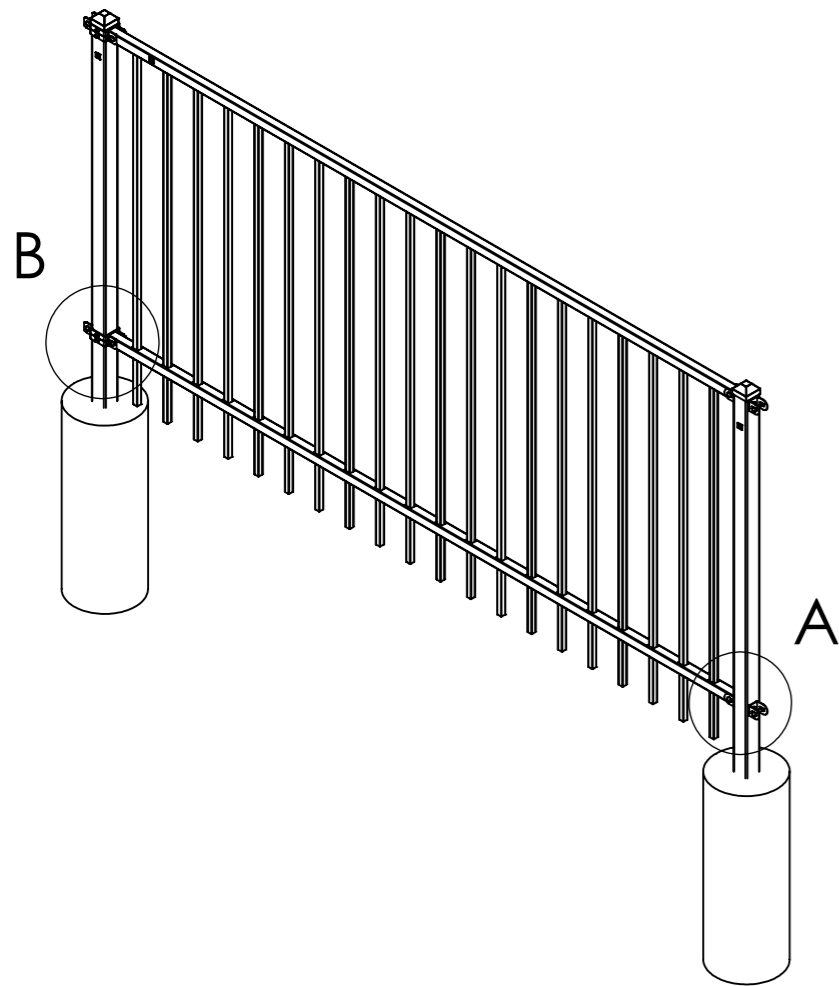
DETAIL B
SCALE 1 : 5

All dimensions are in inches

Rev	Date	Changed	By	Material	Spec
01				Mass	148.11 Kg
02					TRV-P-RF-204
03					
04					
05					
06				Status	Designer
07				Status by	Date
				DIN A3	A000000208
				Scale 1:20	

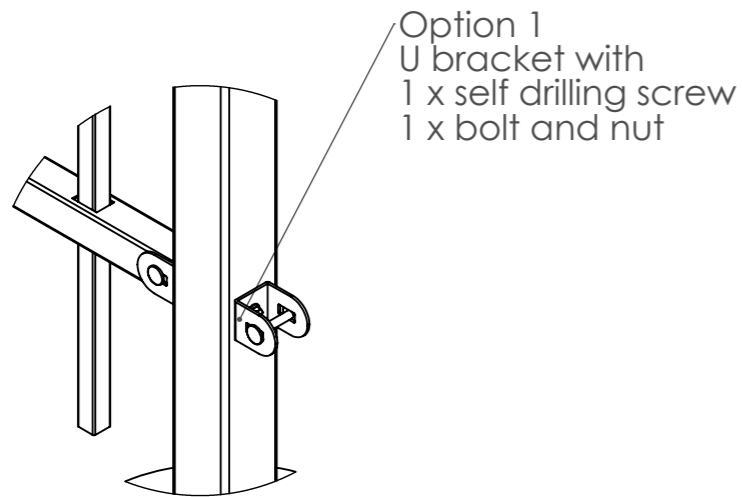
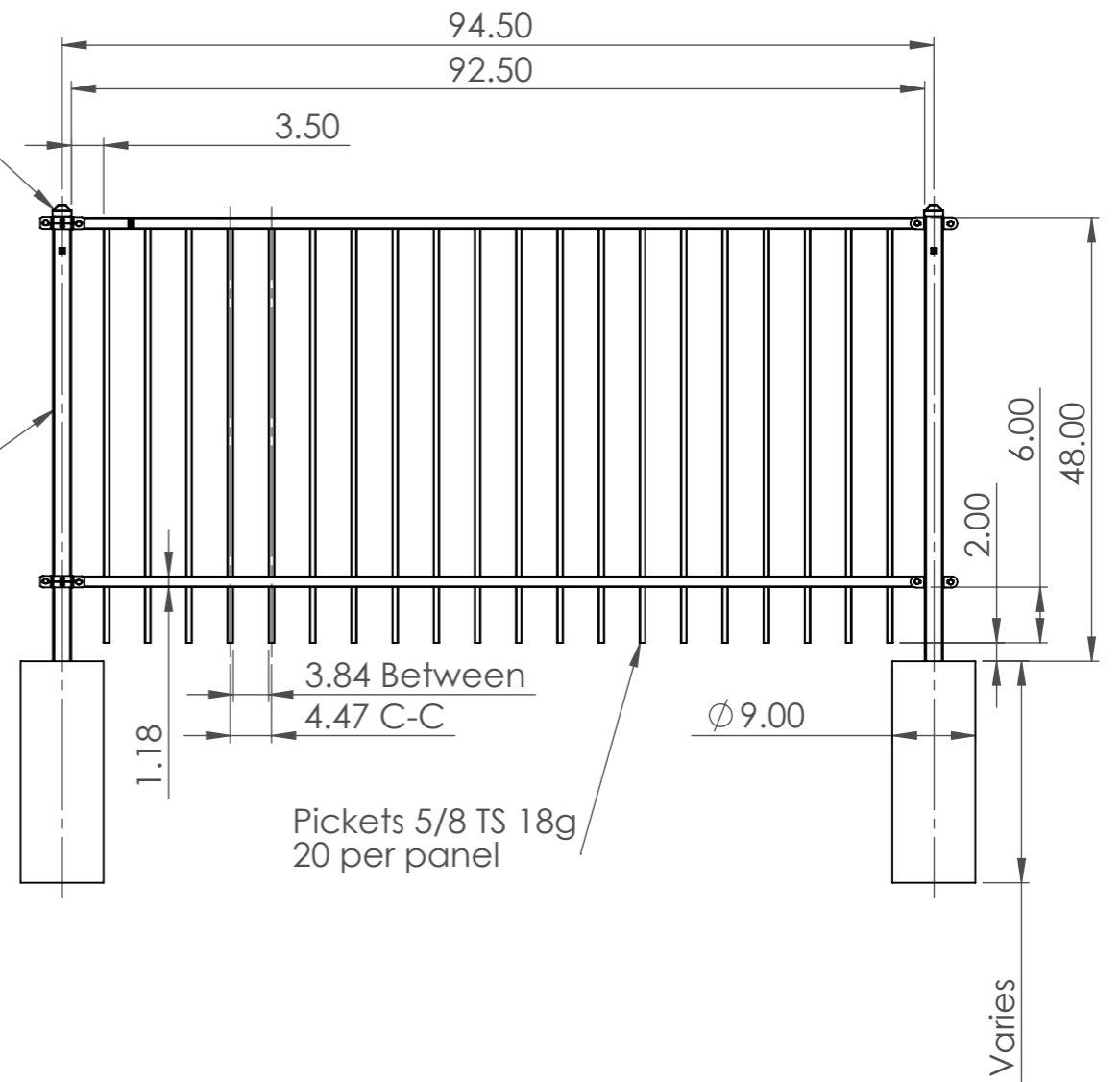


THIS DRAWING AND THE RELATED INFORMATION IS AND REMAINS THE EXCLUSIVE PROPERTY OF BETAFENCE WITHOUT THE PRIOR WRITTEN CONSENT OF BETAFENCE. THIS DRAWING AND THE RELATED INFORMATION MAY NEITHER BE COPIED OR REPRODUCED, NOR COMMUNICATED IN ANY WAY TO A THIRD PARTY, NOR USED FOR MANUFACTURING OUTSIDE BETAFENCE EACH INFRINGEMENT OF THESE INTELLECTUAL PROPERTY RIGHTS OF BETAFENCE SHALL GIVE RISE TO LEGAL PROCEEDINGS.

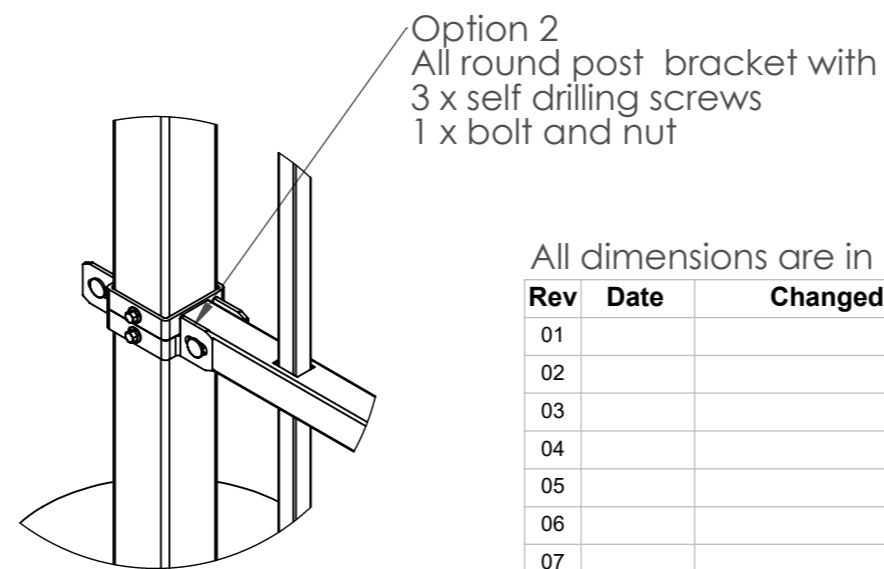


Press on cap

2" TS post 14g



Option 1
U bracket with
1 x self drilling screw
1 x bolt and nut





Option 2
All round post bracket with
3 x self drilling screws
1 x bolt and nut

DETAIL A
SCALE 1 : 5

DETAIL B
SCALE 1 : 5

All dimensions are in inches

Rev	Date	Changed	By	Material	Mass	Spec
01					147.76 Kg	
02						
03						
04						
05						
06						
07						

TRV-P-RL-204		
GA Installation Drawing		
Status	Designer	
Status by	Date	
 Free form- and placetolerances conform ISO 2768 m		DIN A3 Scale 1:20
A000000205		

THIS DRAWING AND THE RELATED INFORMATION IS AND REMAINS THE EXCLUSIVE PROPERTY OF BETAFENCE WITHOUT THE PRIOR WRITTEN CONSENT OF BETAFENCE. THIS DRAWING AND THE RELATED INFORMATION MAY NEITHER BE COPIED OR REPRODUCED, NOR COMMUNICATED IN ANY WAY TO A THIRD PARTY, NOR USED FOR MANUFACTURING OUTSIDE BETAFENCE EACH INFRINGEMENT OF THESE INTELLECTUAL PROPERTY RIGHTS OF BETAFENCE SHALL GIVE RISE TO LEGAL PROCEEDINGS.



COMMUNITY DEVELOPMENT
ZONING APPLICATION

Address/Location: 104 CAROLLE DR Hickory Creek

Project Name: 104 CAROLLE

Owner Name ROBBIE BROWN

Company Name AWS BOATS, LLC

Mailing Address 9150 TEN MILE BRIDGE FORT WORTH TX 76132

Email Address ROBBIE@AWSBOATS.COM

Work # _____ Cell # 480.330.5726

Signature [Handwritten Signature]

Printed Name ROBBIE BROWN Date 5/13/24

Applicant/Agent PAUL BOSCO JR

Company Name _____

Mailing Address 1461 JUSTIN RD Flower Mound TX 75028

Work # _____ Cell # (972) 741-7606

Email Address Paul @ BOSCO AG . com

Signature [Handwritten Signature]

Printed Name Paul Bosco Jr Date 5/13/24

Current Zoning: C1 Requested Zoning: C1 w/ sup Acres: 3.14

Legal Description (Abstract / Name, Lot, Block, Tract): A0284A COBB, TR 56, 55
58, 57 (PT)

What is the proposed use?
MARINE & AUTO SALES & SERVICE

	<u>Fees</u> (all fees are due at time of submission)		
Zoning Changes	Base Fee	\$600	Submittals requiring more than 2 reviews by the Town's engineer will be subject to additional engineering fees
	+ Per Acre	\$50	
	Maximum	\$3000	

LOWRY COBB SURVEY
ABSTRACT # 24
DENTON COUNTY, TEXAS

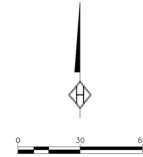
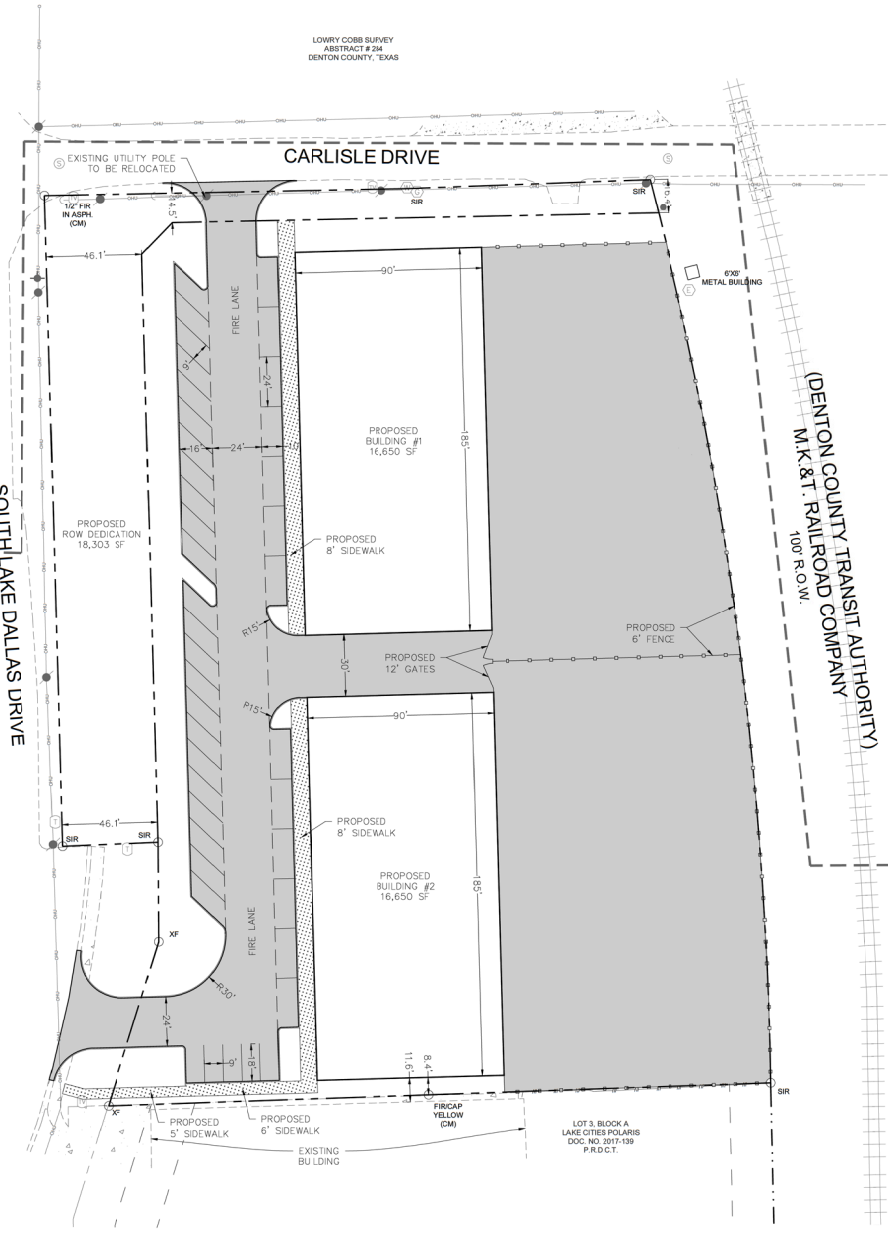
CARLISLE DRIVE

SOUTH LAKE DALLAS DRIVE

CITY OF LAKE DALLAS
TOWN OF HICKORY CREEK

(DENTON COUNTY TRANSIT AUTHORITY)
M.K.&T. RAILROAD COMPANY
100 P.O.M.

CITY OF LAKE DALLAS
TOWN OF HICKORY CREEK



- NOTES:
1. THIS CONCEPT PLAN IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
 2. THIS PROPERTY WILL REQUIRE THE TOWN OF HICKORY CREEK APPROVAL PRIOR TO SITE DEVELOPMENT.
 3. NO FIELD WORK WAS CONDUCTED FOR THE PREPARATION OF THIS LAYOUT. PUBLIC RECORDS WERE OBTAINED FROM VARIOUS PUBLIC SOURCES TO DETERMINE EXISTING CONDITIONS. AS A RESULT, THE PROPERTY BOUNDARIES AND EXISTING IMPROVEMENTS LOCATIONS ARE APPROXIMATE.
 4. ON-SITE DETENTION MAY BE REQUIRED. IF REQUIRED, THE SIZE AND LOCATION WILL BE DETERMINED DURING THE FINAL SITE DESIGN.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 06/05/2023

HOMEYER
ENGINEERING, P.C.
1000 W. WILSONVILLE ROAD
P.O. BOX 284227 • LEWISVILLE, TEXAS • 75029
972-906-9985 • PHONE • 972-906-9987 • FAX
WWW.HEI.US.COM



HICKORY CREEK RETAIL
TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

CONCEPT PLAN

DRAWN: SRH
DATE: 05/24/23
HEI #: 23-0502

SHEET NO:
C1



June 11, 2024
AVO 37638.200

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

**Re: Elm Fork Restaurant (Lot 1A, Block A – TLC Subdivision) – Replat
2nd Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Replat application for Elm Fork Restaurant Lot 1A, Block A TLC Subdivision on May 22, 2024. The surveyor is KAZ Surveying, Inc. The owner is Hard Sun V, Inc.

2nd Review Submittal Received: June 11, 2024

Halff recommends approval of the Replat received on June 11, 2024. All previous comments have been addressed.

General

1. Please refer to attached Town Checklist for Replat comments to be addressed.
2nd Review: Acknowledged
2. Please refer to markups for all comments not specifically included in the Town Checklist.
2nd Review: Acknowledged
3. Owner/Surveyor shall submit annotated comment response letter indicating addressment of comments.
2nd Review: No comment response letter provided. However, all other comments addressed.

Replat

1. The total called acreage on the replat title block does not equate to the called acreage for each lot. Title block and legal description notes 1.636 acres, and the equated amount from the lots on the replat sums to 1.568 acres. Please revise. (See Markup)
2nd Review: Acreage revised.
2. A number of called distances in the legal description, closure report and replat do not match/equate. Some may be typos or simple measuring errors. Please confirm and revise for all distance and bearing calls. (See Markup)
2nd Review: All distances and calls revised as noted.
3. Please confirm the Owner Contact Name from Ownership information and from the Owner's Dedication signature block. Shows Rick Moore, but site plan indicates ownership as James Murray. Please confirm (See Markup)

2nd Review: Ownership Contact revised.

4. Title block and purpose statement need to indicate the subdivision of Lot 1A into newly created Lots 1A-1 and 1A-2, per the replat. (See Markup)

2nd Review: Addressed

5. Please merge all noted or boxed purpose statements into one, combined purpose statement that dictates all purposes of the replat. (See Markup)

2nd Review: Addressed

Sincerely,

HALFF

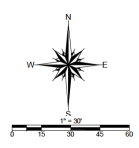
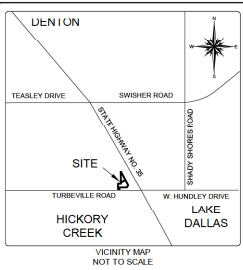
TBPELS Engineering Firm No. 312

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

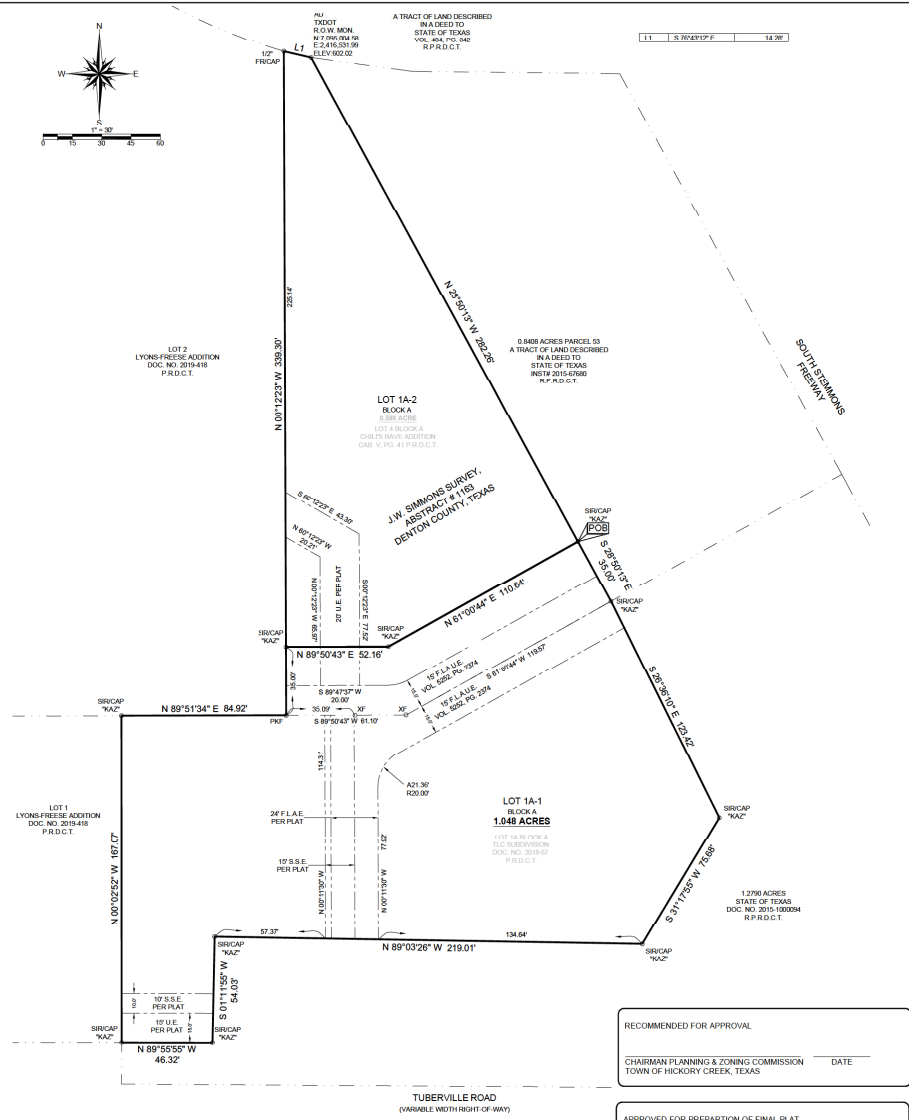
Kevin Gronwaldt, PE

Consulting Engineer for the Town of Hickory Creek

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



- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4252), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 - PLANNING STATEMENT:** I HAVE REVIEWED THE FINAL PLANNING STATEMENT DATED FOR DENION COUNTY, COMMUNITY NUMBER 400774, EFFECTIVE DATE 04-19-2011, AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON PANEL 535 G OF SAID MAP.
 - THE PURPOSE OF THIS REPLAT IS TO CREATE LOTS 1A-1 AND 1A-2, BLOCK A OF TLC SUBDIVISION, FROM LOT 1-A, BLOCK A TLC SUBDIVISION, AND LOT 4, BLOCK A, CHIL'S RAVE ADDITION.
 - 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, BUILDING PERMITS AND/OR CERTIFICATES OF OCCUPANCY.
 - SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
 - WATER SERVICES TO BE PROVIDED BY LAKE CITIES MUNICIPAL UTILITY AUTHORITY 501 N SHADY SHORED RD LAKE DALLAS, TX 75065 (940) 497-2999
 - ELECTRIC SERVICE TO BE PROVIDED BY ONCOR 3100 S GARRISON ROAD CORINTH, TX 76210 (888) 313-6862
 - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.



LEGEND

R.O.W.	= RIGHT-OF-WAY
XF	= "X" CUT FOUND
PNF	= "P" FOUND
FIR	= FOUND IRON ROD
FIRCAP	= FOUND IRON ROD W/CAP
SIRCAP	= SET IRON ROD W/CAP
AD	= ALUMINUM DISK
FOB	= POINT OF BEGINNING

Polyline Report Tue Jun 11 08:03:51 2024

Northing	Easting	Bearing	Distance
7094757.326	2414266.670	S 28°50'13" E	35.000
7094726.666	2414303.551	S 20°38'01" E	123.420
7094616.312	2414338.819	S 31°17'50" W	75.677
7094551.648	2414299.505	N 89°02'20" W	219.012
7094552.232	2414098.523	S 01°11'55" W	54.029
7094501.238	2414079.393	N 89°25'59" W	46.321
7094501.293	2414033.072	N 00°25'22" W	167.607
7094668.360	2414032.933	N 89°51'34" E	84.924
7094668.568	2414117.857	N 00°12'23" W	339.296
7095007.862	2414116.835	S 70°45'12" E	14.279
7095004.582	2414130.532	S 85°50'13" E	282.257
7094757.326	2414266.670		

RECOMMENDED FOR APPROVAL _____ DATE _____
 CHAIRMAN PLANNING & ZONING COMMISSION
 TOWN OF HICKORY CREEK, TEXAS

APPROVED FOR REPARATION OF FINAL PLAT _____ DATE _____
 MAYOR _____
 TOWN OF HICKORY CREEK, TEXAS

THE UNDERSIGNED, THE TOWN SECRETARY OF THE TOWN OF HICKORY CREEK, TEXAS, HEREBY CERTIFIES THAT FORGONE FINAL PLAT OF THE TLC SUBDIVISION OR ADDITION TO THE TOWN OF HICKORY CREEK WAS SUBMITTED TO THE TOWN COUNCIL ON THE _____ DAY OF _____, 2024, 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 SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HISHER NAME AS HEREBY SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF A.D., 2024 _____
 TOWN SECRETARY
 TOWN OF HICKORY CREEK, TEXAS

Whereas, HARD SUN V INC, is the owner of all that certain lot of land lying and being a part of the J.W. Simmons Survey, Abstract Number 1163 and being situated in the Town of Hickory Creek, Denton County, Texas and being all of Lot 1-A Block A of TLC Subdivision as recorded in Instrument #2016-67 of the Plat Records of Denton County, Texas, and also being part of Lot 4 Block A, Chli's Rave Addition as shown on a plan recorded in Instrument V, Page #1, Plat Records, Denton County, Texas and being more fully described by metes and bounds as follows:

Beginning at a capped iron rod set for the north corner of the tract being described herein, in the easterly line of Lot 4, Block A, Chli's Rave Addition, an addition to the Town of Hickory Creek, Texas as shown by plat of record in Cabinet V, Page 41 of said Plat Records and in the westerly line of a 0.8408 acre tract of land, described as Parcel 53, conveyed to the State of Texas by deed of record in Document Number 2015-67689 Real Property Records, Denton County, Texas, from which an aluminum disk found marked TXDOT bears North 28 degrees 50 minutes 13 seconds West, a distance of 264.48 feet;

THENCE South 28 degrees 50 minutes 13 seconds East, along the easterly line of said Lot 4 and the westerly line of said 0.8408 acre tract, a distance of 38.00 feet to a 1/2" capped iron rod set with a cap marked RPLS 5312 for corner in the north line of said Lot 1A, the south line of said Lot 4, and in the westerly line of a 1.2790 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2015-1000094 of said Real Property Records;

THENCE along a west line of said 1.2790 acre tract following calls and distances:

South 28 degrees 36 minutes 10 seconds East, a distance of 123.42 feet to a 1/2" capped iron rod set with a cap marked RPLS 5312 for corner at a re-entrant corner of said 1.2790 acre tract;

South 31 degrees 17 minutes 55 seconds West, a distance of 75.68 feet to a 1/2" capped iron rod set with a cap marked RPLS 5312 for corner in a south line of said Lot 1A, in a north line of said 1.2790 acre tract;

THENCE North 89 degrees 03 minutes 26 seconds West, along a south line of said Lot 1A and a north line of said 1.2790 acre tract, a distance of 219.01 feet to a 1/2" capped iron rod set with a cap marked RPLS 5312 for corner;

THENCE South 81 degrees 11 minutes 44 seconds West, along an east line of said Lot 1A and the west line of said 1.2790 acre tract, a distance of 54.03 feet to a PK nail set for corner of the southernmost southeast corner of said Lot 1A, in Turberville Road;

THENCE North 89 degrees 55 minutes 55 seconds West, along the south line of said Lot 1A, along said Turberville Road, a distance of 46.32 feet to a 1/2" iron rod set for corner at the southwest corner of said Lot 1A, in an east line of Lyons-Freeze Addition, an addition to the Town of Hickory Creek, Texas, as shown by plat record in Document Number 2019-418 of said Plat Records;

THENCE North 00 degrees 02 minutes 52 seconds West, along the west line of said Lot 1A and an east line of said Lyons-Freeze Addition, a distance of 167.07 feet to a PK nail set for corner at the northwest corner of said Lot 1A, the easternmost northeast corner of Lot 1 of said Lyons-Freeze Addition, and in the south line of Lot 2 of said Lyons-Freeze Addition;

THENCE North 89 degrees 51 minutes 34 seconds East, along the north line of said Lot 1A and the south line of said Lot 2, a distance of 84.92 feet to a PK nail found maintaining the southeast corner of said Lot 2 and the southwest corner of said Lot 4 of Chli's Rave Addition;

THENCE North 00 degrees 12 minutes 23 seconds West, along an east line of said Lot 2 and the west line of said Lot 4, a distance of 539.30 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 4 and the northeast corner of said Lot 2;

THENCE South 76 degrees 43 minutes 12 seconds East, along the north line of said Lot 4, a distance of 14.28 feet to an aluminum disk marked TXDOT at the northeast corner of said Lot 4 and the northwest corner of said 0.8408 acre Parcel 53;

THENCE South 28 degrees 50 minutes 13 seconds East, along the east line of said Lot 4 and the west line of said 0.8408 acre Parcel 53, a distance of 282.26 feet to the place of beginning and containing 1.636 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, HARD SUN V INC, does hereby adopt this Replat, designating the hereinabove described property as the Replat of TLC SUBDIVISION, an addition to Denton County, Texas, and do hereby dedicate to public use forever all easement dedications, watercourses, drains, easements, public places, and other land rights thereon shown on the plan and consideration therein expressed. All and any public utilities shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance, or efficiency of its respective systems on said easements, and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of anyone. The City of Denton shall not be responsible for maintenance of access easements, and the individual owners shall be responsible for the maintenance of access easements, and said owners agree to indemnify and hold harmless, the City of Denton, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

JAMES MIRRAY _____ DATE _____
 OWNER HARD SUN V INC.

STATE OF TEXAS
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK MOORE, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

FOR REVIEW ONLY

KENNETH A. ZOLLINGER, R.P.L.S. # 5312 DATE _____

STATE OF TEXAS
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____



**REPLAT OF
 LOT 1A, BLOCK A, TLC SUBDIVISION AND
 LOT 4, BLOCK A, CHIL'S RAVE ADDITION
 INTO LOT 1A-1 & 1A-2, BLOCK A
 TLC SUBDIVISION
 BEING 1.636 ACRES IN THE
 J.W. SIMMONS SURVEY, ABSTRACT NUMBER 1163,
 TOWN OF HICKORY CREEK
 DENTON COUNTY, TEXAS**

KAZ SURVEYING

4321 I-35 SUITE 575
 GAINESVILLE, TX, 76240
 (940) 382-3446

JOB NUMBER: 240017
 DRAWN BY: TEP
 DATE: 6-11-2024
 RPLS

KENNETH A. ZOLLINGER

SURVEYOR:
 KAZ SURVEYING, INC.
 4321 I-35 SUITE 575
 GAINESVILLE, TEXAS 76240
 PHONE: (940) 382-3446
 TPLS FIRM #10002100

OWNER:
 HARD SUN V, INC
 10001 HWY 390
 CROSS ROADS, TX 76227
 CONTACT: RICK MOORE
 PHONE: 940-300-4938

Closure Error Distance: 0.0000
 Total Distance: 1441.279
 Polyline Area: 71245 sq ft, 1.636 acres

TOWN OF HICKORY CREEK, TEXAS
ORDINANCE NO. 2024-0624 _____

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. 2018-11-805 ON A CERTAIN TRACT OF LAND DESCRIBED AS AN APPROXIMATELY 1.636 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT; PROVIDING FOR APPLICABLE REGULATIONS; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE AMENDED PLANNED DEVELOPMENT ZONING DISTRICT DESIGNATION FOR THE SUBJECT PROPERTY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; 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 an approximately 1.636 acre tract land described on Exhibit "A" attached hereto and incorporated herein (the "Property"), has requested an amendment to Ordinance No. 2018 11-805 for the purpose of extending zoning regulations and allowing certain Development Standards described in Exhibit B hereto; and

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

WHEREAS, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of this Town, and after considering the information submitted at that public

hearing and all other relevant information and materials, including the character of the Property and its suitability for particular uses and development, with a view of encouraging the most appropriate use of the Property, the Town Council made a finding that the rezoning approved hereby accomplishes such objectives; and

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

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
FINDINGS

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

SECTION 3
AMENDMENT

The Planned Development District Ordinance No. 2018-11-805 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 property description for Planned Development Ordinance 2018-11-805 is being repealed and replaced with the property description set forth on the attached Exhibit "A" and is incorporated herein as if copied in its entirety.
- B. The development standards for Planned Development Ordinance 2018-11-805 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.
- C. A site plan for the Planned Development District is attached as Exhibit "C".
- D. An elevation diagram describing signage is attached hereto as Exhibit "D".

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 ____th day of June, 2024.

Lynn Clark, Mayor
Town of Hickory Creek, Texas

ATTEST:

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

APPROVED AS TO FORM:

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

EXHIBIT A
LEGAL DESCRIPTION

Field notes to all that certain lot of land lying and being a part of the J.W. Simmons Survey, Abstract Number 1163 and being situated in the Town of Hickory Creek, Denton County, Texas and being all of Lot 1-A Block A of TLC Subdivision as recorded in Instrument #2018-67 of the Plat Records of Denton County, Texas, and also being part of Lot 4 Block A, Chili's Rave Addition as shown on plat recorded in Cabinet V, Page 41, Plat Records, Denton County, Texas and being more fully described by metes and bounds as follows:

Beginning at a capped iron rod set for the north corner of the tract being described herein, in the easterly line of Lot 4, Block A, Chili's Rave Addition, an addition to the Town of Hickory Creek, Texas as shown by plat of record in Cabinet V, Page 41 of said Plat Records and in the westerly line of a 0.8408 acre tract of land, described as Parcel 53, conveyed to the State of Texas by deed of record in Document Number 2015-67680 Real Property Records, Denton County, Texas, from which a an aluminum disk found marked TXDOT bears North 28 degrees 50 minutes 13 seconds West, a distance of 264.48 feet;

THENCE **South 28 degrees 50 minutes 13 seconds East**, along the easterly line of said Lot 4 and the westerly line of said 0.8408 acre tract, a distance of **35.00 feet** to a 1/2" capped iron rod set with a cap marked RPLS 5312 for corner in the north line of said Lot 1A, the south line of said Lot 4, and in the westerly line of a 1.2790 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2015-1000094 of said Real Property Records;

THENCE along a west line of said 1.2790 acre tract following calls and distances:

South 26 degrees 36 minutes 10 seconds East, a distance of **123.42 feet** to a 1/2" capped iron rod set with a cap marked RPLS 5312 for corner at a re-entrant corner of said 1.2790 acre tract;

South 31 degrees 17 minutes 55 seconds West, a distance of **75.68 feet** to a 1/2" capped iron rod set with a cap marked RPLS 5312 for corner in a south line of said Lot 1A, in a north line of said 1.2790 acre tract;

THENCE **North 89 degrees 03 minutes 26 seconds West**, along a south line of said Lot 1A and a north line of said 1.2790 acre tract, a distance of **219.01 feet** to a 1/2" capped iron rod set with a cap marked RPLS 5312 for corner;

THENCE **South 01 degrees 11 minutes 55 seconds West**, along an east line of said Lot 1A and the west line of said 1.2790 acre tract, a distance of **54.03 feet** to a PK nail set for corner at the southernmost southeast corner of said Lot 1A, in Turbeville Road;

THENCE **North 89 degrees 55 minutes 55 seconds West**, along the south line of said Lot 1A, along said Turbeville Road, a distance of **46.32 feet** to a 1/2" iron rod set for corner at the southwest corner of said Lot 1A, in an east line of Lyons-Freese Addition, an addition to the Town of Hickory Creek, as shown by plat record in Document Number 2019-418 of said Plat Records;

THENCE **North 00 degrees 02 minutes 52 seconds West**, along the west line of said Lot 1A and an east line of said Lyons-Freese Addition, a distance of **167.07 feet** to a PK nail set for corner at the northwest corner of said Lot 1A, the easternmost northeast corner of Lot 1 of said Lyons-Freese Addition, and in the south line of Lot 2 of said Lyons-Freese Addition;

THENCE **North 89 degrees 51 minutes 34 seconds East**, along the north line of said Lot 1A and the south line of said Lot 2, a distance of **84.92 feet** to a PK nail found maintaining the southeast corner of said Lot 2 and the southwest corner of said Lot 4 of Chili's Rave Addition;

THENCE **North 00 degrees 12 minutes 23 seconds West**, along an east line of said Lot 2 and the west line of said Lot 4, a distance of **35.00 feet** to a 1/2" iron rod set for corner in the west line of said Lot 4 and the east line of said Lot 2;

THENCE over and across said Lot 4 the following calls and distances:

North 89 degrees 50 minutes 43 seconds East, a distance of **52.16 feet** to a 1/2 inch iron rod set with a cap marked RPLS 5312 for corner;

North 61 degrees 00 minutes 44 seconds East, a distance of **110.64 feet** to the point of beginning and containing 1.048 acres of land, more or less.

Exhibit B
Planned Development Standards

The following PD Standards shall apply to the real property described in the legal description attached to this ordinance as Exhibit A (the “Property”). The Base Zoning for the Property is C-1 Commercial District, as that term is defined in Chapter 14 of the Code of Ordinances of the Town of Hickory Creek, Texas (the “Zoning Ordinance”). In the event any provision of these PD Standards conflict with a provision of the Zoning Ordinance, the PD Standards shall apply. All provisions of the Zoning Ordinance not specifically altered by the PD Standards shall apply to the Property.

Project Description

The site consists of a 5,227 square foot dining restaurant and bar area with a 939 square foot enclosed patio and a 251 square foot covered front porch on approximately 1.048 acres. The addition will consist of a smoker enclosure made of stone and a firewood enclosure.

Building Standards

77% Oklahoma Stone
23% Treated Lumber
Maximum height of thirty feet
Zero lot lines

Parking Standards

Minimum of 59 spaces with 3 ADA compliant.

Landscape Standards

All open spaces to be Xeriscape Landscape.
Minimum of fifteen trees on site.
Six foot cedar privacy fence around patio, Texas Alcoholic Beverage Commission certified.

Trash

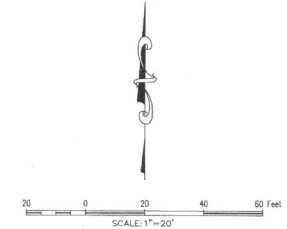
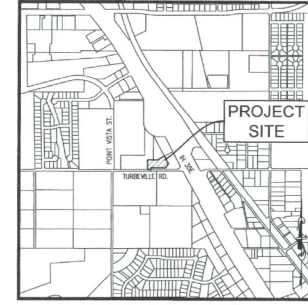
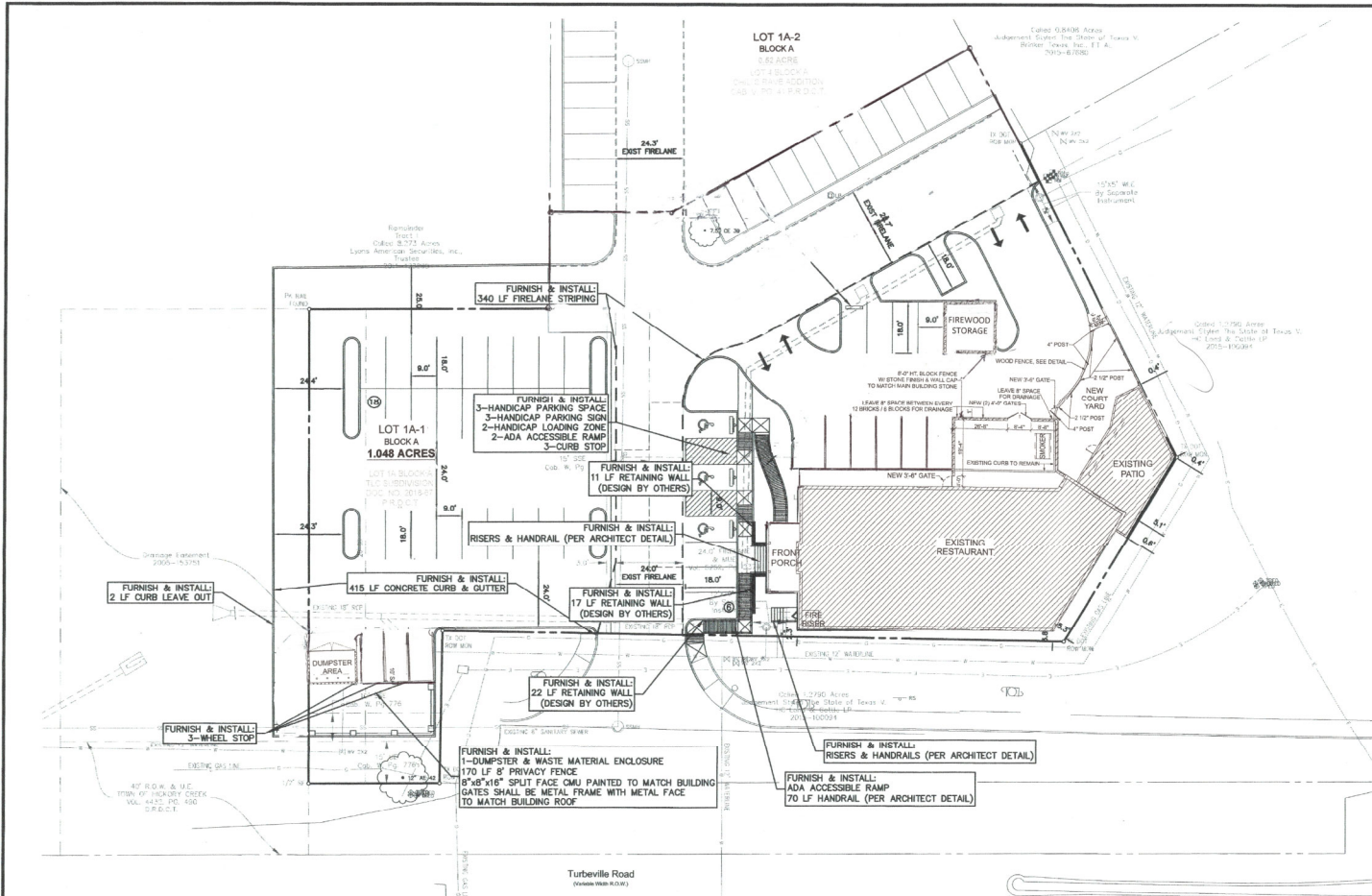
Minimum of one enclosed trash receptacle screened with an 8 foot privacy fence and grease collector.

Signage

The following sign standards shall be allowed on the property:

- 1) LED reverse Backlit cabinet mounted on panel wall above metal awning on west elevation with dimensions not to exceed 56.8” x 81” as depicted on the attached Exhibit D.
- 2) LED Backlit channel letters not to exceed 22 inches in height, total aggregate sign height not to exceed 72 inches, mounted on a panel wall on south elevation as depicted on the attached Exhibit D.
- 3) LED reverse Backlit channel letters not to exceed 30 inches in height, total aggregate height not to exceed 72 inches, mounted on a metal grain silo on north elevation as depicted on the attached Exhibit D.

Exhibit C



TBM #1 - 1000' ROW MONUMENT LOCATED AT NORTH EAST CORNER OF PROPERTY
ELEV. = 603.42

TBM #2 - 1000' ROW MONUMENT LOCATED AT SOUTH EAST CORNER OF PROPERTY
ELEV. = 603.39

GENERAL NOTES
1. REFER TO M.E.P. PLANS FOR LIGHT POLE LOCATIONS

LEGEND	
ABBREVIATIONS:	
CRF	Capped Rebar Found
CRS	Capped Rebar Set
CP	Control Point
Mon.	Monument
B.M.	Benchmark
Ex TC	Existing Top of Curb
TC	Existing Top of Pavement
TC	Top of Curb
G	Gutter
PG	Proposed Grade
TP	Grade at Top of Pavement
TA	Grade at Top of Asphalt
TW	Grade at Top of Wall
BW	Grade at Bottom of Wall
RW	Grade at Retaining Wall
TC	Grade at Top of Grate
FG	Finished Grade
FF	Finished Floor
FP	Finished Pad
FL	Flowline
UE	Utility Easement
DE	Drainage Easement
R.O.W.	Right-of-Way
DR	Deed Records
PR	Plot Records
PAE	Pedestrian Access Easement
SB	Setback line
WE	Waterline Easement
MAC	Mutual Access Easement

LEGEND	
SYMBOLS:	
	Existing Contours
	Proposed Contours
	Asphalt Pavement
	Wood Fence
	Chain Link Fence
	Wire Fence
	Masonry Wall
	Centerline of Creek, Swale, or Waterway
	Waterline
	Sanitary Sewer
	Storm Sewer
	Overhead Power
	Buried Power
	Gas Line

LEGEND	
SYMBOLS:	
	Existing Fire Hydrant
	Proposed Fire Hydrant
	Existing Water Valve
	Proposed Water Valve
	Existing Water Meter
	Proposed Water Meter
	Existing Sanitary Sewer Manhole
	Proposed Sanitary Sewer Manhole
	Existing Guy Wire
	Proposed Guy Wire
	Existing Light Pole
	Proposed Light Pole
	Existing Power Pole
	Proposed Power Pole
	Existing Tree
	Proposed Tree
	Existing Benchmark
	Proposed Benchmark

The John B. McAdams Company, Inc.
(DBA, G&A McAdams)
10000 E. Highway 281
Lubbock, Texas 79427
806.792.5272
281.792.5272
www.mcadams.com



ELM FORK RESTAURANT
TLC SUBDIVISION
Lot 1 Block A
0.91 ACRES
L.W. SIMMONS SURVEY, ABSTRACT NO. 1185
TARRANT COUNTY, TEXAS

SITE PLAN



G&A | MCADAMS
TBPE 19782

Drawn By: JML
Date: 04/11/2018
Scale: 1"=20'
Revised: 09/28/2018
01/04/2019
01/23/2019
02/09/2019
09/12/2024

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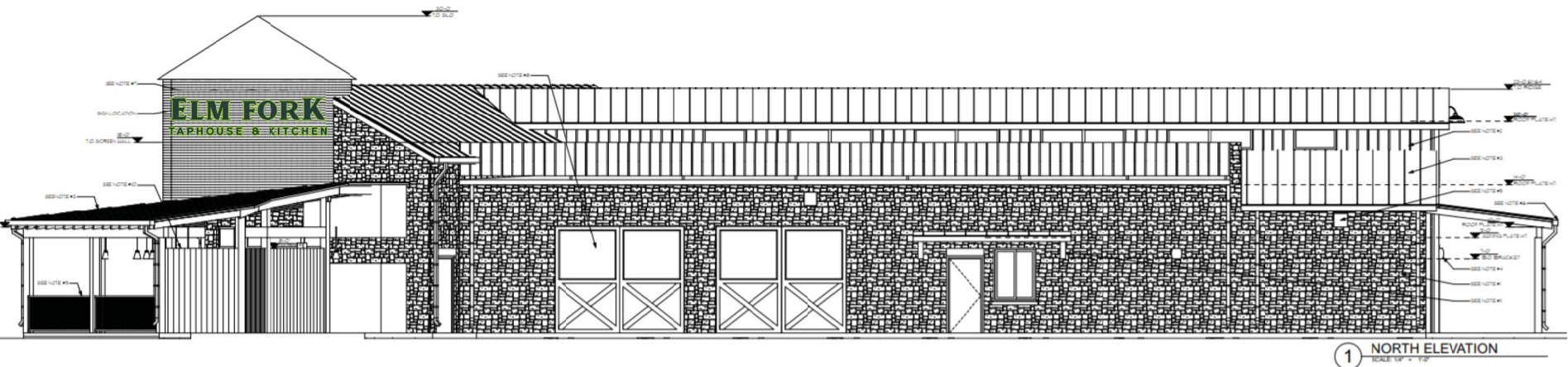
C4

OWNER/DEVELOPER
HARD RUN O&E, LLC
1301 SYCAMORE BEND ROAD
HICKORY CREEK, TEXAS 76066
P.O. Value
Contact: JAMES MURRAY

Plotted: 11/01/2018 11:58 AM by JML
 Plot Size: 11.00 x 17.00
 Plot Scale: 1"=20'
 Plot Date: 11/01/2018 11:58 AM
 Plot User: JML

Exhibit D

Sign Elevation Diagram





June 13, 2024
AVO 37638.200

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

**Re: Elm Fork Restaurant (Lot 1A, Block A – TLC Subdivision) – Revised Site Plan
1st Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a revised site plan for Elm Fork Restaurant Lot 1A, Block A TLC Subdivision on June 6, 2024. The surveyor is KAZ Surveying, Inc. The owner is Hard Sun V, Inc.

Halff has reviewed the revised site plan and recommends approval contingent on addressing the comments provided below.

Key Changes from Previously Approved Site and Landscape Plan

1. New fencing and “Aesthetic Shield” around existing smoker location.
2. Adding lumber enclosure with fencing at existing parking spaces on north side of lot.
3. No changes to landscaping plan.

Comments on Site Plan Revisions

1. The proposed improvements would provide enclosure for firewood storage and for the smoker used by the restaurant. Currently, the smoker is exposed and adjacent to public parking spaces and firewood is stockpiled north of the existing patio in an open grass area.
2. The smoker enclosure would remove three (3) parking spaces, while the lumber/firewood storage enclosure would remove two (2) spaces. Minimum parking space requirements are still achieved with this reduction.
3. Site plan references details for proposed wood fence, as well as description of 8-foot block fence. Please provide standard details, drawings and/or material cut sheet for the masonry block fence/wall for each enclosure.



Sincerely,

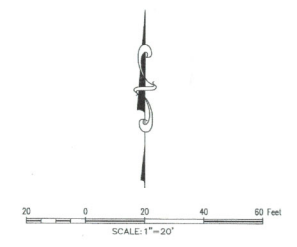
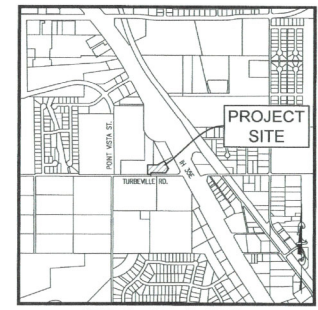
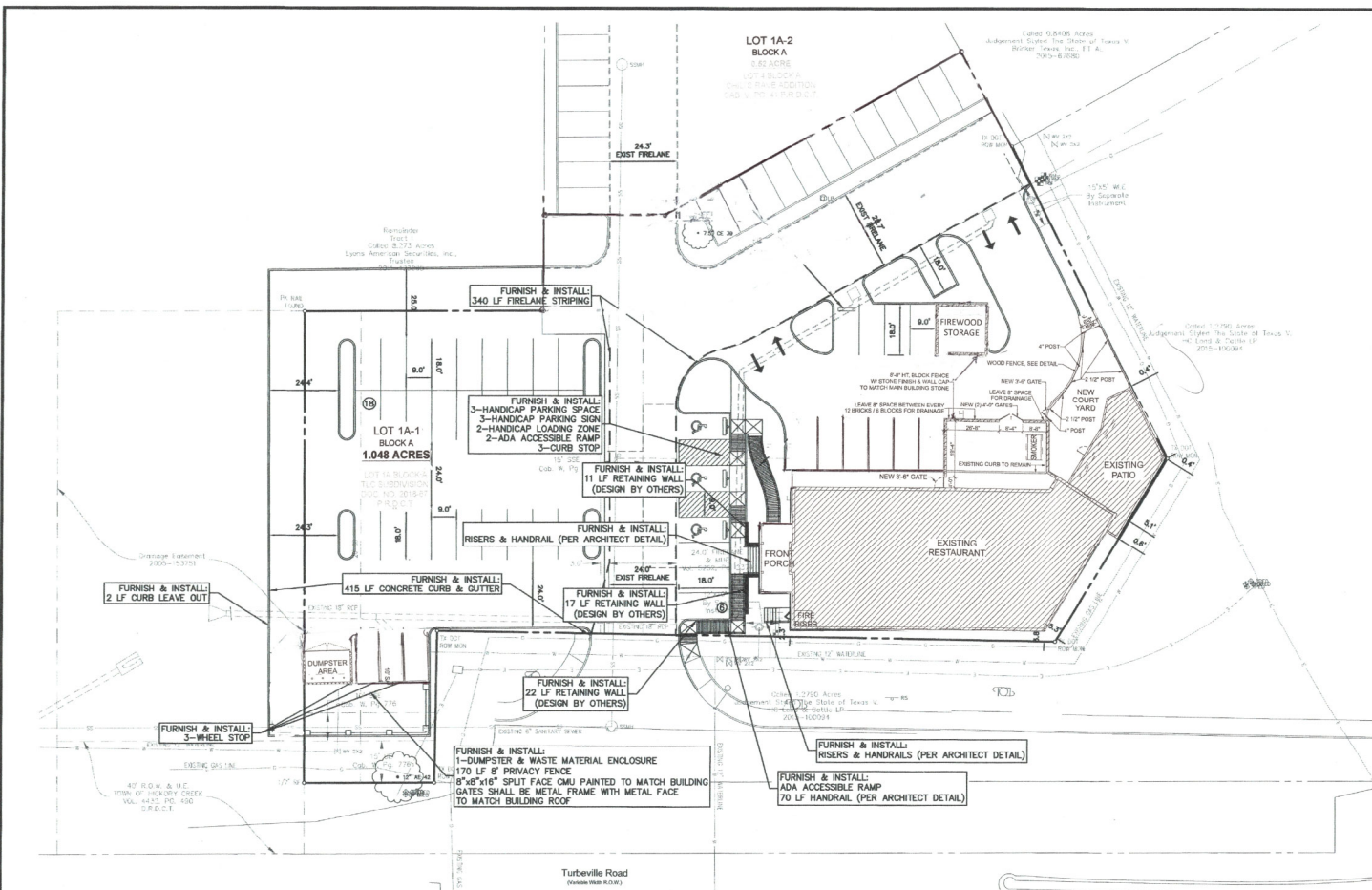
HALFF

TBPELS Engineering Firm No. 312

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

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

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



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LEGEND		
SYMBOLS:		
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----	Asphalt Pavement	----
	Wood Fence	
----	Chain Link Fence	----
----	Wire Fence	----
----	Masonry Wall	----
----	Centerline of Creek, Swale, or Waterway	----
----	Waterline	----
----	Sanitary Sewer	----
----	Storm Sewer	----
----	Overhead Power	----
----	Buried Power	----
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LEGEND		
SYMBOLS:		
Existing		Proposed
○	Fire Hydrant	○
○	Water Valve	○
○	Water Meter	○
○	Sanitary Sewer Manhole	○
○	Guy Wire	○
○	Light Pole	○
○	Power Pole	○
○	Tree	○
○	Benchmark	○

The John B. McAdams
 Company, Inc.
 (DBA, G&A McAdams)
 10000 W. Loop West
 Suite 100
 Houston, Texas 77042
 Phone: 281-486-1272
 Fax: 281-486-1273
 Website: www.mcadams.com
 License No. 17144-000001



ELM FORK RESTAURANT
 TLO SUBDIVISION
 Lot 1 Block A
 0.81 ACRES
 L.W. SIMMONS SURVEY SURVEY ABSTRACT NO. 1183
 1000' X 1000' SECTION
 DENTON COUNTY, TEXAS

SITE PLAN



G&A | MCADAMS
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C4

OWNER/DEVELOPER
 HARTO RUN ONE LLC
 1301 SYCAMORE BEND ROAD
 HICKORY CREEK, TEXAS 76066
 P.O. Box
 Contact: JAMES MURRAY

ELM FORK RESTAURANT