



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JULY 21, 2026, 6:00 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

Items of Community Interest

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

Public Comment

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

Consent Agenda

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

1. June 16, 2026 Meeting Minutes

Regular Agenda

- [2.](#) Discuss, consider and act on a recommendation for a Final Plat for the Lennon II Addition, Lot 9, Block A, being 1.767 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.

Adjournment

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

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

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on July 15, 2026 at 4:00 p.m.

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

Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JUNE 16, 2026**

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 Brenda Kihl in at 6:18 p.m.

Commissioner Collin Johnson

Commissioner Bill Nippert

ABSENT

Commissioner Tony Martinez

ALSO PRESENT

Kaitlyn Cerney, Town Attorney

Chris Gordon, Council Liaison

Chris Chaudoir, Administrative Assistant

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

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

Invocation

Invocation given by Vice Chairman Gilmore.

Items of Community Interest

Commissioner Gordon mentioned it is "Taco Tuesday" and encouraged everyone to visit the Hickory Creek Food Truck Park at 8310 S Stemmons, the old IHOP location.

Commissioner Johnson mentioned the overgrowth on the property at 1750 Turbeville Road.

Chairman May noted the progress on the construction for the park on Ronald Reagan across from Town Hall. Commissioner Gordon mentioned the Ribbon Cutting scheduled for August 31 and another event scheduled in October.

The Lake Cities 4th of July is scheduled for Saturday, June 27th. There will not be a parade due to road construction.

Public Comment

No Public Comment

Consent Agenda

1. May 5, 2026 Special Meeting Minutes

Vice Chairman Gilmore mentioned a spelling correction.

Motion made by Commissioner Nippert to accept the minutes with the correction, Seconded by Vice Chairman Gilmore.

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

Regular Agenda

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

Public Hearing opened at 6:09 p.m.

John Ramji, Victory Group, explained about the landscaping on lot 3 was already approved and that the 1 to 250 square foot parking ratio was the same as previously requested allowing for a mix of uses in the buildings.

Chairman May asked why the change to 1 to 250 per square feet parking ratio. Ms. Chaudoir explained the Town's current parking ratios for different types of businesses and Mr. Ramji stated the change gives more flexibility for uses within the building. Chairman May discussed the difference in the number of spaces needed at 250 square foot and asked if a larger building would be built. Mr. Ramji stated he could get the exact numbers if needed and the goal was to get some sit-down restaurants in the other buildings. There was also some parking behind the buildings. Lots 3 and 9 are multi-tenant buildings and the other lots are currently slated to be single tenants. The parking ratio will be lot specific not general shared use. Chairman May confirmed there was no concession for landscape area. Commissioner Johnson stated he would like to see more landscaping or parking for boats. Commissioner Kihl asked how the plans would be modified if the new ratio was not approved. Mr. Ramji said he would have to discuss that with his civil and development officers to discuss but believed the new ratio provided the flexibility needed for the type of retailers and restaurants they attract.

Public Hearing closed at 6:37 p.m.

The commission discussed that any provisions not addressed in the Planned Development Ordinance revert back to the base zoning ordinance. Commissioner Kihl asked about green space concessions previously discussed. Ms. Chaudoir explained the provisions of the existing Planned Development ordinance adopted in 2020 and a previous amendment request in 2025 containing landscaping modifications which was not approved.

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

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Johnson, Commissioner Nippert.

Voting Nay: Commissioner Kihl. Motion passed.

3. Discuss, consider and act on the appointment of a Commission Chairman and Vice Chairman.

Chairman May and Vice Chairman Gilmore reappointed.

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

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

Adjournment

Motion to adjourn made by Commissioner Jensen, Seconded by Commissioner Nippert.

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

Meeting adjourned at 6:47 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



AGENDA INFORMATION SHEET

Project Name: Victory Hickory Creek Development

Meeting Date: July 21, 2026

Agenda Item:

2. Discuss, consider and act on a recommendation for a Final Plat for the Lennon II Addition, Lot 9, Block A, being 1.767 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.

Previous Action/Review:

Date	Request	Meeting	Result
8/24/20	Annexation	Town Council	Approved Ordinance 20-08-856
8/24/20	Zoning Designation	Town Council	Approved Ordinance 20-08-857
8/24/20	Preliminary Plat	Town Council	Approved
1/21/25	Lennon Creek II, Lot 9, Block A Final Plat	PnZ	Approval recommended
1/27/25	Lennon Creek II, Lot 9, Block A Final Plat	Town Council	Approved
6/16/26	Zoning Amendment	PnZ	Approval recommended
6/2/26	Zoning Amendment	Town Council	Approved
7/21/26	Lennon Creek II, Lot 9, Block A Final Plat	PnZ	

Summary:

The properties in the ETJ north of Steeplechase North and south of FM 2181 were annexed into the town in 2019 & 2020. Per the zoning designation adopted in August 2020, 28.448 acres were zoned as the Lennon Creek Planned Development. The remaining 10.2 acres were designated a C-1 properties under the current zoning regulations with:

- (a) Southeast corner of Teasley Drive and Parkridge Drive zoned C-1 as a single lot with a maximum area of 60,000 square feet.
- (b) Balance of the Tract zoned C-1 proposed to subdivided into a maximum of 10 lots.

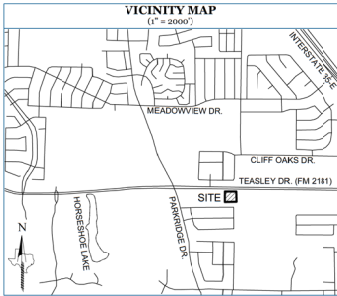
A Preliminary Plat of Lots 1 - 9 was approved August 24, 2020 and a final plat for Lot 9 was approved in January 2025.

In June of 2026, the Planned Development zoning was modified primarily to include a 1 parking space per 250 square feet of building floor space ratio.

On June 16, 2026, the Final Plat for signatures and filing was received by the town. This final plat contained several differences from the plat originally approved necessitating a new review by Halff.

Halff has reviewed the submission and recommends approval contingent on compliance with the comments outlined in the review letter.

The Final Plat is being considered under Texas Local Government Code 212.009.



- GENERAL NOTES**
- 1.) The purpose of this plat is to create one (1) lot of record from an unplatted tract of land and dedicate easements.
 - 2.) This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 19, 2020 and is located in Community Number 480774 as shown on Map Number 48121C035H.
 - 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the Aflterra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

TOWN APPROVAL BLOCK

Recommended for Approval _____

Chairman, Planning & Zoning Commission _____ Date _____
Town of Hickory Creek, Texas

Approved For Preparation of Final Plat _____

Mayor _____ Date _____
Town of Hickory Creek, Texas

TOWN APPROVAL BLOCK

The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing final plat of the LENNON II ADDITION, LOT 9, BLOCK A to the Town of Hickory Creek was submitted to the town council on the _____ day of _____, 20____, and the council, by formal action, then and there accepted the dedication of streets, alleys, paths, 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 vote the acceptance thereof by signing his/her name as hereinabove subscribed.

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

Town Secretary, Town of Hickory Creek, Texas _____

THE LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LCMAU), SHALL HAVE THE RIGHT TO, AT ALL TIMES AND WITHOUT THE PERMISSION OF THE PROPERTY OWNER, AND/OR HOA ACCESS, PATROL, INSPECT, OPERATE, MAINTAIN, REPAIR OR REPLACE ALL PUBLIC WATER AND SANITARY SEWER FACILITIES, LOCATED WITHIN EASEMENTS AND/OR HOA LOTS SHOWN ON THIS PLAT. MAINTENANCE OF SAID EASEMENTS AND/OR HOA LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/HOA AND LCMAU SHALL NOT BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS (LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, SIGNAGE, LIGHTING, ETC) LOCATED WITHIN THE EASEMENTS OR HOA LOTS SHOWN ON THIS PLAT.

ON THE DAY OF 20____, ALL PERMANENT LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LCMAU) EASEMENTS DEDICATED PER THIS PLAT WERE APPROVED AND ACCEPTED BY:

SIGNED: _____
MARK FAIRFIELD
GENERAL MANAGER
LCMAU

SURVEYOR
Eagle Surveying, LLC
Contact: Michael Fedchak
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER/DEVELOPER
Victory At Hickory Creek, LLC
2911 Turtle Creek Blvd., Suite 70C
Dallas, TX 75219
(972) 707-8555

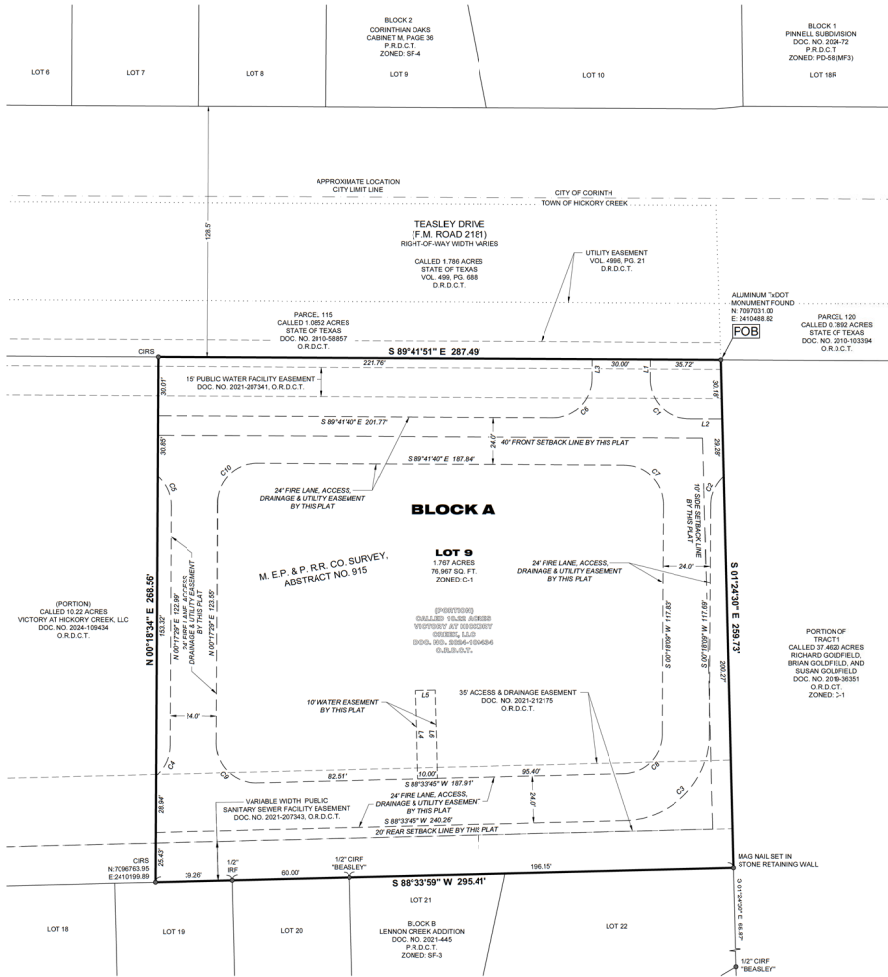
ENGINEER
Claymore Engineering
Contact: Drew Donosky
1903 Central Dr., Ste. 408
Bedford, Texas 76021
(817) 281-0572

JOB NUMBER
2404-089-10

DATE
05/13/2026

DRAWN BY
BEAMF/DJJ

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 00°18'15" W	10.17	
L2	S 89°41'40" E	16.82	
L3	N 00°18'15" E	10.02	
L4	N 01°28'15" W	45.09	
L5	N 88°33'45" E	10.00	
L6	S 01°28'15" E	45.09	

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	89°59'56"	S 44°41'43" E	28.28'
C2	20.00'	18.87'	47°28'08"	S 24°02'14" W	16.10'
C3	44.00'	67.78'	88°15'36"	S 44°25'57" W	61.27'
C4	19.89'	17.25'	49°25'44"	N 25°00'21" E	16.72'
C5	20.00'	17.19'	49°13'56"	N 24°19'30" W	16.66'
C6	20.00'	31.42'	89°59'50"	N 45°18'17" E	28.28'
C7	20.00'	31.41'	89°59'50"	S 44°41'46" E	28.28'
C8	20.00'	30.81'	88°15'36"	S 44°25'57" W	27.85'
C9	20.00'	32.02'	91°43'43"	N 45°34'23" W	28.71'
C10	20.00'	31.42'	89°59'51"	N 45°17'54" E	28.29'

LEGEND			
PG	= PAGE	P.R.D.C.T.	= PLAT RECORDS
VOL	= VOLUME		
CAB	= CABINET	D.R.D.C.T.	= DEED RECORDS
IRF	= IRON ROD FOUND	ITALICIZED TEXT	= EASEMENT ANNOTATION / DEDICATION TEXT
CRS	= CAPPED IRON ROD SET	-----	= PLAT BOUNDARY
IRF	= CAPPED IRON ROD FOUND	-----	= EASEMENTS
POB	= POINT OF BEGINNING	-----	= PLAT LOT LINE
SO. FT.	= SQUARE FEET	-----	= ADJOINING PROPERTY LINE
DOC. NO.	= DOCUMENT NUMBER	●	= BOUNDARY MONUMENT



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, VICTORY AT HICKORY CREEK, LLC, is the owner of a 1.767 acre tract of land out of the M. E.P. & P. R.R. Co. Survey, Abstract No. 915, situated in the Town of Hickory Creek, Denton County, Texas, being a portion of a called 10.22 acre tract of land conveyed to Victory At Hickory Creek, LLC by special warranty deed of record in Document Number 2024-109434 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument found in the south right-of-way line of Teasley Drive (F.M. Road 2111 - right-of-way with vases), being the northeast corner of said 10.22 acre tract, also being the southeast corner of a called 1.0852 acre tract of land conveyed as Parcel 115 to State of Texas by deed of record in Document Number 2010-58857 of said Official Records, and the southwest corner of a called 0.7793 acre tract of land conveyed as Parcel 120 to State of Texas by deed of record in Document Number 2010-103304 of said Official Records;

THENCE, S01°34'30"E, leaving the south right-of-way line of Teasley Drive, along the east line of said 10.22 acre tract, a distance of 259.73 feet to a mag nail set in a stone retaining wall at the northeast corner of Block B of Lennon Creek Addition, a subdivision of record in Document Number 2021-445 of the Plat Records of Denton County, Texas, being the southeast corner of said 10.22 acre tract;

THENCE, S88°32'56"W, along the north line of said Block B of Lennon Creek Addition, being the common south line of said 10.22 acre tract, a distance of 295.41 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N00°18'34"E, leaving the north line of said Block B of Lennon Creek Addition, over and across said 1022 acre tract, a distance of 288.56 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of Teasley Drive, being the common north line of said 10.22 acre tract;

THENCE, S89°41'51"E, along the south right-of-way line of Teasley Drive and the common north line of said 10.22 acre tract, a distance of 281.40 feet to the **POINT OF BEGINNING**, and containing an area of 1.767 acres (76,967 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, VICTORY AT HICKORY CREEK, LLC, does hereby adopt this plat designating the hereinabove described property as LENNON II ADDITION, LOT 9, BLOCK A, an addition to the Town of Hickory Creek, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Hickory Creek. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Hickory Creek's use thereof. The Town of Hickory Creek and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Hickory Creek and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, widening, meters, and adding to or removing all or parts of their respective systems where not necessary at any time proceeding permission from anyone.

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

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

OWNER: VICTORY AT HICKORY CREEK, LLC

BY _____ Date _____
Tony Ramji, Manager

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **TONY RAMJI**, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

THAT I, **CALEB MCCANNIES**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Department Ordinance of the Town of Hickory Creek, Texas.

Caleb McCannies, R.P.L.S. # 7036



STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **CALEB MCCANNIES**, Registered Professional Land Surveyor, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 3rd day of June, 2026.

Notary Public in and for the State of Texas



FINAL PLAT LENNON II ADDITION LOT 9, BLOCK A

BEING 1.767 ACRES OF LAND SITUATED IN THE
M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 915
TOWN OF HICKORY CREEK,
DENTON COUNTY, TEXAS

June 8, 2026

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

Re: Victory Phase 2 Hickory Creek
Lot 9, Block A - Lennon II Addition
Final Plat - Preliminary Plat Conformance Letter

Dear Ms. Chaudoir:

Please accept this letter as a formal response regarding the differences between the currently submitted final plat for Victory Phase 2 Hickory Creek, Lot 9, Block A - Lennon II Addition, and the previously approved preliminary plat.

The differences between the final plat and the approved preliminary plat are minor in nature and are primarily the result of a slight shift in the western property line of Lot 9. This minor boundary adjustment accounts for the difference in the final lot area, as well as the corresponding revisions to several metes and bounds calls and boundary line distances reflected on the final plat. The final plat reflects a lot area of 1.767 acres, whereas the prior approved final plat reflected 1.796 acres. The revised boundary calls are a direct result of the slight western property line adjustment and do not represent a material change to the overall development layout.

It is our understanding that the approved preliminary plat remains vested, particularly since Lot 3 has already been recorded. The current final plat continues to meet the spirit and intent of the approved preliminary plat. Specifically, the proposed plat does not increase lot density, does not materially alter the overall configuration of the development, and does not change the general development pattern previously reviewed and approved by the Town.

The adjustment is limited to a minor modification of the lot boundary and resulting lot size. The overall lot configuration, intended commercial use, access framework, and general relationship to the surrounding development remain consistent with the preliminary plat. Accordingly, we respectfully submit that the revisions should be considered minor in nature and consistent with the vested preliminary plat approval.

Please feel free to contact me if you have any questions or need any additional information.

Sincerely,



Drew Donosky, P.E.
Claymoore Engineering, Inc.
1903 Central Drive, Suite 406
Bedford, Texas 76021
817.281.0572
drew@claymooreeng.com



July 13, 2026
AVO 37638.200

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

**Re: Victory Phase 2 Hickory Creek (Lot 9, Block A – Lennon II Addition)
Final Plat (Revised)
4th Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Final Plat application for Victory Hickory Creek, Lot 9, Block A Lennon II Addition on December 18, 2024. The surveyor is Eagle Surveying, LLC and the engineer is Claymoore Engineering. The owner is Victory Real Estate Group.

2nd Submittal Received: January 21, 2025

3rd Submittal Received: June 16, 2026

4th Submittal Received: July 2, 2026

Halff has reviewed the Final Plat and recommends the approval of the amended Final Plat contingent upon the minor comments listed in this letter are addressed.

General

1. Refer to attached Town checklist markups for additional comments.
2nd Review: Addressed
2. Refer to attached plat markup for all additional comments.
2nd Review: Addressed
3. Update all years in signature blocks to 2025.
2nd Review: Addressed
4. Please provide comment response letter that addresses all comments provided in this letter.
4th Review: Comment addressed.

Final Plat

1. Please include minimum building setback lines for front, side and rear lot per Town Zoning Ordinance requirements and zoning designation.
2nd Review: Addressed
2. Please submit tax certificates or tax statement(s) proving payment of taxes on property.
4th Review: Comment addressed.
3. There are discrepancies between the approved preliminary plat for this lot and this final plat. Please provide letter fully outlining all alterations from the approved Preliminary Plat.
4th Review: Comment addressed.

4. 5' Drainage Easement has been added off-site. Provide approval letter or confirmation from abutting property owner that this is allowable/agreed upon.
3rd Review: Drainage Easement has been removed from Final Plat.
5. Minimum Drainage Easement width for open drainage is 10-foot wide. This will vary depending on the grading at the outfall of the outlet pipe at the wall. Please revise as needed.
3rd Review: Drainage Easement has been removed from Final Plat.
6. Acreage has been reduced and does not match the preliminary plat or previously approved final plat, nor the approved site and landscape plan.
4th Review: Comment addressed.
7. Metes and Bounds on three (3) of the boundary lines for the subject lot have been altered.
4th Review: Comment addressed.
8. The approved fire lane has been reduced and the lines and curves have been changed. Please verify with LCFD that this is acceptable and still meets requirements.
4th Review: To be addressed per LCFD
9. The northern & western property line lengths are off by 0.01 when sections are added together.
4th Review: Comment addressed.
10. The CIRS E coordinates in the southwest corner are different from the previously approved final plat.
4th Review: Comment addressed.
11. Verify the eastern cross access added does not impact landscape totals or coverage requirements as part of the already approved Landscape Plan.
4th Review: Comment addressed.

Sincerely,

HALFF

TBPELS Engineering Firm No. 312



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

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

Attachments: