



**NOTICE OF  
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, MARCH 22, 2022, 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. February 15, 2022 Minutes

**Regular Agenda**

2. Discuss, consider and act on a request from David Palmer on behalf of the Weitzman Group to change the zoning description from C-1 Commercial to Planned Development on an 11.890 acre tract of land in the J.W. Simmons Survey, Abstract No. A1163A in the Town of Hickory Creek, Denton County Texas, and being legally described as part of the following tracts: Tract 34A, Tract 34C, Tract 35A (pt), and Tract 35A (2) . The property is located between the 1000 block of Hickory Creek Boulevard and the 8300 block of Stemmons Freeway.

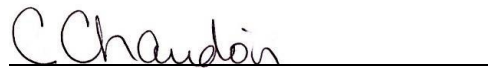
3. Discuss, consider and act on a recommendation for a preliminary plat of Jefferson Hickory Creek Lots 1 and 2, 13.6211 acres in the J.W. Simmons Survey, Abstract No. 1163, Town of Hickory Creek , Denton County Texas.

### **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 March 18, 2022 at 9:00 a.m.



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, FEBRUARY 15, 2022**

**MINUTES**

**Call to Order**

Meeting was call to order at 6:00 p.m. by Chairman Hawkes.

**Roll Call**

**PRESENT**

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

**ALSO PRESENT**

Trey Sargent, Town Attorney  
John Smith, Town Administrator  
Chris Chaudoir, Administrative Assistant

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

Pledge to the U.S. and Texas flags led by Chairman Hawkes.

**Invocation**

Invocation given by Commissioner Gilmore.

**Public Comment**

No Public Comment.

**Consent Agenda**

1. January 18, 2022 Minutes

Motion to approve the minutes made by Commissioner Barton, Seconded by Commissioner Jensen.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, and Commissioner Gilmore.

Voting Abstaining: Vice-Chairman May. Motion passed.

**Regular Agenda**

2. Discuss, consider and act on a recommendation for a Final Plat of The Olana at Hickory Creek, Lot 1, Block 1: being 38.8780 acres, H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located at 1851 Turbeville Road.

Laura Canada Lewis and Neda Hosseiny were present representing the owner. Ms. Lewis gave a presentation while reminding the Commission that they had seen the project before. The buildings have not changed but the bike path has moved. The residents on Saratoga in Steeplechase North had given a lot of pushback on the location due to the large trees in the area and their wish for the path to not be directly behind their homes. After meeting with the town that day, it was decided to leave the existing western buffer in its natural state and move the bike path to the eastern side between the Olana and the upcoming town home development. Ten feet will be dedicated to the town for the path bordered by the masonry wall.

Mr. Smith discussed the advantages to moving the path including the topography, trees, citizen concerns, the location of the path connection, and future cooperation from the owners of the gas well and water tower to use portions of their property for recreation.

Vice-Chairman May asked for clarification on the location along the eastern border. Mr Smith explained it would connect to the existing sidewalk on Turbeville and there was an existing fence opening at the northern end. Ms. Lewis stated, per the PD, they would be constructing the sidewalk on their property with an electrical conduit.

After discussion , Mr. Sargent stated there was no need to do any PD amendments since the items discussed were already allowed uses.

Vice-Chairman May asked about the open comments on Halff's February 4th letter. Ms. Hosseiny stated the majority of the comments were addressed with the exception of the driveway offset and backup of the traffic analysis. They should be able to provide that memo in the next few days. Commissioner May asked about #8, floodplain easement. Ms Hosseiny said the easement was shown on the new plat submission and they would be continuing to study it. They will be going through the proper permitting process for the floodplain. Mr Smith said Mr Williams at Halff had seen the responses and his main concern was the Harbor Lane offset. Vice-Chairman May commented on the encroachment on the floodplain and asked if there was any mitigation on it. Ms. Hosseiny stated they would be applying to FEMA for that. The fire department comments have been addressed as shown on the Site Development Plan. There will be a grasscrete fire lane by the hotel which is also reflected on the Site Plan.

After confirming it is a preliminary plat, Commissioner Barton moved to recommend approval, Seconded by Commissioner Gilmore.

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

3. Discuss, consider and act on a recommendation for a Site and Landscape Plan for The Olana at Hickory Creek, Lot 1, Block 1: being 38.8780 acres, H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located at 1851 Turbeville Road.

Commissioner Barton stated he had studied the Tree Survey and asked for the bottom line on the trees. Ms. Hosseiny reminded the commission that the tree survey only showed trees in the areas being disturbed. They will be working with the landscape architect to save as many trees as possible and to meet both the mitigation and street tree requirements along Turbeville Road. The look of the property is imperative. Ms. Lewis added that the area for the future hotel currently has no trees and the one tree she wanted to save was taken down by the beaver. There will be some tree loss on the northwestern side for the villas and along the eastern side for the design district. They are trying to develop in the open areas to cut down on the mitigation.

Vice-Chairman May had questions relating to page LP-101; the Turbeville frontage and the parking lot. He was concerned about the canopy tree ordinance requirement. The street tree requirements have been met, but there are no islands in the parking lot along Turbeville. He asked about the parking requirements and the possibility of adding islands to meet the one tree per every 15 parking space requirement. Ms. Hosseiny said they could look at it. Vice-Chairman May asked if they were proposing contributing to the tree fund. Ms. Hosseiny stated that the trees in the southeast corner of the property were not being disturbed and were not reflected on the survey. They will try to mitigate in the same areas that are disturbed. Ms. Lewis added that there were a number of trees now being saved due to the movement of the trail that were not yet reflected on the tree survey. They will be bringing new numbers to the Council, but the numbers the Commission was seeing were the worst case scenario. A few trees in the northeast corner and along the wall will need to be removed, but the number was far smaller than along the west side. Vice-Chairman May stated he did not see an irrigation plan. The existing irrigation system will be modified to cover the area and the plan will be ready for Council.

Vice-Chairman May asked Mr. Sargent if the commission could recommend approval of the plans without having seen the changes to the tree plan or would it be considered an incomplete submittal. Mr. Sargent said their recommendation should be based on what is before them and council may have more information. If the commission denies recommending approval a supermajority would be needed to pass at Council.

Commissioner Holston asked Vice-Chairman May exactly what he was missing in the submittal. Vice-Chairman May said it was the completeness of the submittal; the Commission's duty was to give their best recommendation to Council which they could not do with an incomplete submittal.

Ms. Lewis reminded the commission that the changes to the tree survey would be in favor of the town.

Motion made by Vice-Chairman May to recommend denial of the application as an incomplete submittal. Seconded by Commissioner Barton.

Chairman Hawkes asked when council would hear the submittal and determined that within the approximately three week time span changes could be made. He feels it is a good project and they have worked with the town to make it fit in with the town goals. Commissioner Jensen asked, if there had been no changes that night to the tree survey, would it have been considered for approval. Commissioner Gilmore reminded them that they had approved the plat. Commissioner Holston asked if this issue was a deal breaker when the applicant had been more than willing to work with the town. She asked if it would come back to them or go to council if denied. Mr. Smith said it would come back to them. Commissioner Holston clarified that the issue was trees and irrigation. Vice-Chairman May stated it was, but they were talking about a project that was 1-2 years away from construction. Ms. Lewis stated they were actually planning on submitting for construction after approval, and any needed changes would be made prior to council. Mr. Smith stated the irrigation plan should be reviewed as part of the submittal, but the tree mitigation was in the town's favor. He would not like to see the project stalled.

Ayes: Commissioner Barton, and Vice-Chairman May.

Nays: Commissioner Holston, Commissioner Rowell, Chairman Hawkes, Commissioner Jensen and Commissioner Gilmore. Motion failed.

Motion made by Commissioner Gilmore to recommend approval of the project as submitted with the requirement that the applicant will submit an irrigation plan and updated tree mitigation prior to council, Seconded by Commissioner Jensen.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, and Commissioner Gilmore.

Voting Nay: Vice-Chairman May. Motion passed.

4. Discuss, consider and act on a recommendation for a Final Plat of Lots 5R-1, 5R-2, 5R-3, 5R-4 and 1X, Ventana Addition, 0.492 acres in the J.W. Simmons Survey, Abstract No. 1163, Town of Hickory Creek, Denton County Texas. The lots are located on Northfield Drive.

Kenny Powell, Advantage Landmark Investments, and Hanna Haber, McAdams Engineering Group presented for the project.

Commissioner Barton confirmed the comments have been addressed.

Vice-Chairman May asked if the town required a Homeowners Association filing for maintaining the open space or if there was no requirement for an HOA. Ms Chaudoir stated the Townhouse zoning ordinance required the green space, but did not say how it was to be maintained and an HOA is not required anywhere in the ordinance. As such, the owner would be responsible for caring for green or common spaces. Commissioner Gilmore confirmed that the developer would be the property owner.

Vice-Chairman May stated the submittal did not show some of the protected trees on the site on the Existing Conditions page. Mr. Powell stated the two trees specified would be removed. Vice-Chairman May confirmed the open area would be irrigated.

Motion to recommend approval made by Commissioner Barton, Seconded by Commissioner Rowell.

Vice-Chairman May asked for an amendment to the motion to update the existing trees.

Motion amended to recommend approval of the final plat with the condition that updates to the existing trees be made by Commissioner Barton. Seconded by Commissioner Rowell.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, and Commissioner Gilmore.

Voting Nay: Vice-Chairman May. Motion passes.

5. Discuss, consider and act on a recommendation for a Site and Landscape Plan for Lots 5R-1, 5R-2, 5R-3, 5R-4 and 1X, Ventana Addition, 0.492 acres in the J.W. Simmons Survey, Abstract No. 1163, Town of Hickory Creek, Denton County Texas. The lots are located on Northfield Drive.

Vice-Chairman May stated, because the 2 large cluster Hackberry trees were being removed, some other tree mitigation may be required. Mr Powell agreed. Vice-Chairman May said the detail in the lower left corner of the page showed a wall but he was unclear on where it would go. Mr Powell explained it was considered for the eastern side of the property where the daycare is located. He would prefer not to have it if it was not required, but he would err on the side of caution. Ms. Chaudoir explained that there was a requirement for screening between commercial and residential properties. The daycare has been in existence for years and currently has a chain link fence on the property line. Vice-Chairman May requested the wall be appropriately labeled as well as the 2 protected trees being removed.

Vice-Chairman May moved to recommend denial of the Site and Landscape Plan based on an incomplete submittal with missing items being completion of requirements for tree mitigation, irrigation plan, and the labeling of the masonry wall. Motion failed for lack of second.

Motion made by Commissioner Gilmore to recommend approval to council with the addition of tree mitigation requirements completion, an irrigation plan, and the labeling of the masonry wall, Seconded by Commissioner Barton.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, and Commissioner Gilmore.

Voting Nay: Vice-Chairman May. Motion passes.

Mr. Powell stated the trees being removed were shown on the Landscape Plan, but the commission stated the mitigation was not shown.

6. Conduct a Public Hearing regarding a request from David Palmer on behalf of the Weitzman Group to change the zoning description from C-1 Commercial to Planned Development on an 11.890 acre tract of land in the J.W. Simmons Survey, Abstract No. A1163A in the Town of Hickory Creek, Denton County Texas, and being legally described as part of the following tracts: Tract 34A, Tract 34C, Tract 35A (pt), and Tract 35A (2) and consider and act on a

recommendation on the same. The property is located between the 1000 block of Hickory Creek Boulevard and the 8300 block of Stemmons Freeway.

Public Hearing opened at 7:21 p.m.

David Palmer, Weitzman Group, gave a presentation detailing the project. The Group bought the property approximately 15 years ago. The Kwik Industries buildings were in existence and Weitzman developed the Bank of America building, and the building containing Starbucks. With staff, they looked at several different ways to develop the property and possibly secure a big box store. The Weitzman Group finally decided to develop the commercial lot along Hickory Creek Boulevard which they plan to continue ownership of. There will be probably 2-3 commercial buildings as demand requires. The Weitzman Group owns and manages millions of square feet of commercial property in the four major Texas markets. They have been involved in several mixed use developments, showing examples for some. They have worked with JPI on several projects.

Miller Sylvan, JPI, gave a presentation on the company, this project and other comparable projects. They have been in existence for over 30 years and are based in Dallas. They only do high end multi-family development. They are fully integrated and have built more than 350 communities nationwide. They command the highest rents in the areas where they are located. This project will be higher end. Typical resident income will be about \$111,000 with an average age of 34. The renters will typically be those choosing to rent, residents in their last apartment before buying and those who are empty nesters downsizing from single family homes. The apartment buildings are planned to be 4 stories with airconditioned carpeted corridors like a hotel and approximately 20% of the units will have private tuck under garages. The brownstones will have 2 car tuck under garages. There are 2 landscaped courtyards. The detention area will be an amenity area for the residents and the retail customers. The amenity center will have about 8 - 10 thousand square feet. The 2 story brownstones will frame the road as it curves around with sidewalks on the street & to the front doors with private yards on the ground level. The architecture of the multi-family and commercial properties will compliment each other. The multi-family will generate about \$5,800 in taxes per year to the town. The stabilized value of the property will be \$95 million dollars and the taxable value about \$80 million generating approximately \$230,000 per year more than it does today.

Chairman Hawkes asked about the number of proposed residents. There will be 276 units and 20 brownstones. The unit mix is typically 65% one bedroom, 30% two bedroom and 5% three bedrooms. Most of the demographic will be young professional couples.

Commissioner Holston asked about the entrances and if you would required to U-turn at the Hickory Creek Boulevard traffic light to enter. There are 2 entrances from Hickory Creek Boulevard, 1 from FM 2181 and the entrance on the service road.

Mr. Palmer discussed the easement road and stated the site was designed so that, if the owner of the land to the south ever decided to sell, it could be incorporated, possibly with some townhouses.



Public Hearing closed at 7:42 p.m.

Commissioner Rowell asked if there were tax incentives for the project. No and the graphic in the presentation only shows the town's portion without the county and school taxes.

Commissioner Barton asked if the open space and the retention pond were the same or separate green areas: the green spaces include the open area and detention ponds as well as the parking lot islands and yards.

Typical rent will be \$1700 to \$1800 with some 3 bedrooms in the \$2500+ range and some 1 bedrooms at \$1300 to \$1400. Brownstones will have 1200 to 1400 square feet and be approximately \$2800.

Mr. Sylvan talked about the northern ponds being detention and the one on the east being a retention pond.

Commissioner Holston expressed concern that the surface streets were getting overloaded. Mr Smith gave some history based on the 2008 Comprehensive Plan and Vision Committee which included input from Mr. Smith, Chairman Hawkes and Commissioner Barton. At that time it was determined that the area south of Swisher and west of I-35 was the best choice for a mixed use development due to its location. The town has been wanting to develop the site as commercial for years without success. Mixed Use would be the best strategic use for the area. Traffic would push to the freeway or Swisher. Hickory Creek Boulevard can serve the proposed retail, service or restaurant. 80% of the town's current retail is the Hickory Creek Boulevard area.

Mr. Palmer stated he was also around during the development of the 2008 Comprehensive Plan and feels this development meets what was intended.

Commissioner Holston asked what type of retail was being targeted for the commercial area. Mr Palmer said he feels the area is underserved by restaurants. Other uses may be drycleaners and other necessary services. Mr. Smith said the wish list for the town council has included a big box store for the generation of sales tax. The big box would have also generated more traffic. The lots remained C-1 for years waiting for development. This development will not generate as much income, but will allow residents and customers to walk to different stores. The push is to get as much green space as possible and there are already 2 additional retention ponds on the property.

Vice-Chairman May confirmed that notifications had been sent and asked for any responses. Mr. Smith stated he had received one phone call from the owner to the south. Vice-Chairman May stated he had not seen the signs for rezoning on the property. Ms. Chaudoir and Mr. Smith listed the locations of the signs and Commissioner Holston confirmed that she had seen them.

Vice-Chairman May stated the submission was not complete because it did not include final elevations and commitments to building sizes, floorplans and materials. Traffic will need to be studied. There are concerns about the amenitization of the retention and detention ponds.

The proposal includes 25-30 units per acre when the densest population currently in the multi-family zoning is 16 per area, or double the amount usually zoned. That would greatly impact the traffic but the proposed revenues would be realized. Ms Chaudoir confirmed that notification was sent to the school district upon request. Vice-Chairman May questioned how the school district would handle the development. There is a demand for the use in the marketplace, but there is no indication of where the demand is localized: Dallas, DFW, Lake Cities or just Hickory Creek. He feels a mixed use is warranted in the area but is not sure the density is what was envisioned.

Commissioner Rowell remembered similar concerns when the Mansions were proposed and asked how much of an impact was realized. Mr. Smith stated LDISD is currently doing open enrollment for outside students. Commissioner Gilmore felt at the envisioned rent levels, the number of added students would be minimal, but the tax revenue to the school district would be significant. Vice-Chairman May agreed the revenue would go to the M&O, but not to the facilities so a bond issue impacting Hickory Creek is still possible.

Commissioner Gilmore asked if the buildings marked in yellow were 4 story and is that definite or would 3 story be considered to address the density issue. Mr. Sylvan stated they would remain 4 story, elevator served buildings. Commissioner Gilmore confirmed the building height as probably 50 feet and asked if the fire department could handle that height. Mr. Smith responded that Lake Cities Fire had a 75 foot ladder truck and was requesting a 100 foot ladder truck for the development Corinth was having along the freeway. Commissioner Rowell confirmed there would be fire suppression in the units. Vice-Chairman May stated the building height limit per the ordinance was 35 feet so the building height was still 30-40% taller than usually allowed. Other developments have made concessions for variances, but there are none seen here.

Chairman Hawkes gave some background stating, in the 2008 Plan, he, Mr. Smith and Commissioner Barton were thinking they wanted a C-1 developed area which the property owners would all take part in. At this point they may need to realize that dream is not going to happen and get a new dream. He understands Vice-Chairman May's concerns, but feels it is a good proposition. He asked Mr. Sargent how to insure some of elements envisioned in the original detail would still come to fruition. Mr. Sargent stated they would need to include any restrictions for uses and architectural design in the recommendation. Mr. Smith stated this PD listed justifications for changes needing to be made rather than listing uses and features. This is a totally different concept than seen before. \$50,000 has been offered for tree mitigation, but it has not been decided where the trees would go. The heavily treed area on the property had been inhabited by the homeless who were cleared out approximately two years earlier.

Chairman Hawkes discussed with Mr. Sargent and Mr .Smith different options for actions on the application. General discussion has held about what the Commission would like to see.

Mr. Palmer stated the development was designed based on the economics involved, and the design was based on the area. He is not sure how much more specific they can get on the design until they get further into the project.

Chairman Hawkes asked if Exhibit C could be incorporated in the requirements. Mr. Sargent stated it would be up to the Building Department to determine if there was enough detail in the Exhibit to issue a permit based on it. Ms. Chaudoir reminded the Commission that, even if the zoning was passed, the project would still have to come back to the Commission for Site and Landscape prior to a permit being issued. Commissioner Holston asked if there is any benefit to slowing the process in any way. Vice-Chairman May responded he was not trying to slow development, but was trying to ensure that the development remains under the town's control. He did not feel the applicant would take advantage, but wanted to make sure the Building Department had the necessary guidelines as the building permits come in. If the PD ordinance does not have that specificity then the town has lost the ability to administer the Comp Plan as envisioned and assist staff in permitting.

Mr. Palmer said it was a very detailed concept such as had been presented in other cities and he did not see how they could get much more detailed at this stage of the project without spending a great deal of money. The plan has gone through several variations with staff and satisfies the ordinances. Commissioner Rowell asked how many of Weitzman's similar projects have been sold. Mr. Palmer stated 2 of the 72 projects in the DFW. Vice-Chairman May assured Mr. Palmer he was not trying to stall the project, but that this was a zoning change that would be with the town long term, and they needed to be very careful with their decision. He does not feel they have enough information. Commissioner Holston stated she was not sure if the detailed information being asked for was needed because she does not feel the applicant is going to come in and put up a subpar development. Vice-Chairman May agreed, but reminded the Commission of the apartment complex they had looked at previously that got their zoning approval and promptly sold the project. The Commission then had to look at a new zoning proposal from a new developer. He feels a commitment is needed in the form of an ordinance in place detailing how on the property is developed.

Chairman Hawkes asked Mr. Sargent for the available options which were listed.

Mr. Palmer stated he did not know how much more they could provide and what direction to go. Mr. Smith said his understanding was the Commission is looking for a separate list in the PD that includes items like masonry requirements.

Mr. Palmer asked to table the item until the next meeting. They are not at the design stage yet, but he will get with his partners although he is not sure how much more information can be provided. A traffic study was not required or done. They will expand the PD to include materials and as many other concerns as possible.

Motion made by Commissioner Barton to table items 6, 7 and 8 to the next meeting on the applicant's request, Seconded by Vice-Chairman May.

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

7. Discuss, consider and act on a recommendation for a preliminary plat of Jefferson Hickory Creek Lots 1 and 2, 13.6211 acres in the J.W. Simmons Survey, Abstract No. 1163, Town of Hickory Creek, Denton County Texas.

Tabled until next meeting at applicant's request.

8. Discuss, consider and act on a recommendation for a site and landscape plan for Jefferson Hickory Creek Lots 1 and 2, 13.6211 acres in the J.W. Simmons Survey, Abstract No. 1163, Town of Hickory Creek , Denton County Texas.

Tabled until next meeting at applicant's request.

9. Conduct a Public Hearing regarding an ordinance of the Town of Hickory Creek, Texas amending the Town's Code of Ordinances, Chapter 14 Zoning, Article VII SF-1 Residential, Article VIII SF-2 Residential, Article IX SF-3 Residential, Article X TH-1 Townhouse District, and Article XII.5 GMH Garth Addition Mobile Home Single-Family Residential to add a requirement for impervious surface coverage and consider and act on a recommendation for the same.

Public Hearing opened at 8:43 p.m. and, with no one wishing to speak, closed at 8:43 p.m.

The Commission held a general discussion regarding percentages, lot sizes and shapes, vehicle sizes, and other criteria. A consensus of 40% front yard coverage was reached.

Motion to recommend approval with forty percent (40%) maximum coverage made by Vice-Chairman May, Seconded by Commissioner Barton.

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

### **Adjournment**

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

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

Meeting adjourned at 9:06 p.m.

Approved:

Attest:

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Bryant Hawkes, Chairman  
Planning and Zoning Commission

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Chris Chaudoir, Administrative Assistant  
Town of Hickory Creek

**TOWN OF HICKORY CREEK, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF HICKORY CREEK, TEXAS, AMENDING AS HERETOFORE AMENDED, ITS COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY CHANGING THE ZONING ON A CERTAIN TRACT OF LAND DESCRIBED AS 11.89 ACRES LOCATED IN THE J.W. SIMMONS SURVEY, ABSTRACT NO. 1163 IN DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN, TO DESIGNATE THE PROPERTY AS A PLANNED DEVELOPMENT (PD) ZONING DISTRICT; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE CITY; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PLANNED DEVELOPMENT ZONING DISTRICT FOR THE SUBJECT PROPERTY; PROVIDING A CONCEPT PLAN; PROVIDING DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SAVINGS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR THE CITY 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 owner/representative of a tract of land (the “Land”), described as a 11.89 acre tract of land located in the J.W. Simmons Survey, Abstract No. 1163 in Denton County, Texas and being more specifically described in Exhibit “A” attached hereto and incorporated herein, has applied for a zoning change to PD (Planned Development); and

**WHEREAS**, such application further requested an amendment to the official Zoning District Map of the City in accordance with the zoning ordinance of the City (the “Zoning Ordinance”); and

**WHEREAS**, all legal notices, requirements and conditions having been complied with, the case to rezone the Land came before the Planning and Zoning Commission; and

**WHEREAS**, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission

of the Town has forwarded to the Town Council its recommendation regarding the adoption of the amendment to the Comprehensive Zoning Ordinance as set forth in this Ordinance; and

**WHEREAS**, after complying with all legal notices, requirements, and conditions, a public hearing was held before Town Council at which the Town Council considered, among other things, the character of the land and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the Town, and does hereby find 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.

**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 interests of the Town of Hickory Creek, Texas, and of the public health, safety and welfare.

**SECTION 3.**  
**REZONING**

The zoning ordinance of the Town of Hickory Creek, Texas, the same being the Town's Comprehensive Zoning Ordinance, is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed:

- A. The zoning on the Land, more particularly described in Exhibit "A", attached hereto and incorporated herein, is hereby designated PD (Planned Development) for use in accordance with the requirements of this Ordinance and all other applicable ordinances, rules, and regulations of the Town. Requirements of this Ordinance are more specifically described and set forth in Exhibits "B" and "C", which are attached hereto and incorporated herein for all purposes and shall apply to the "PD" Planned Development unless otherwise specified in such Exhibits.
  - 1. Concept Plan. A planned concept plan for the Land, and all parts thereof, is attached hereto as Exhibit "B", "Planned Concept" and incorporated

herein as if copied in its entirety. Such Planned Concept shall be adhered to in carrying out the development of the land in accordance with this Ordinance, and compliance with each and every part of such plan shall constitute a condition precedent to the issuance of any building permit for the land in this Planned Development District.

2. Development Standards. The development standards for this Planned Development are attached hereto as Exhibit “C”, “Development Standards”, and are incorporated herein as if copied in their entirety. Such standards and regulations include, but are not limited to, building standards, parking requirements, landscape standards, sign standards, and lighting standards. Such Development Standards shall be adhered to in carrying out the development of the land in accordance with this Ordinance and shall individually and collectively constitute conditions precedent to the granting of any Certificate of Occupancy for all structures within this Planned Development.

**SECTION 4.**  
**APPLICABLE REGULATIONS**

In all respects the Land 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 final site plans, and landscape plans. It shall be unlawful for any person, firm, or corporation to make use of said premises in some manner other than as outlined by this Ordinance.

**SECTION 5.**  
**NO VESTED INTEREST**

No developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development District or in any other specific regulations contained herein. Any provision of this Ordinance may be repealed by the Town Council

**SECTION 6.**  
**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 7.**  
**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 8.**  
**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 9.**  
**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 10.**  
**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 11.**  
**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 12.**  
**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 in the minutes of the Town Council and by filing this Ordinance in the ordinance records of the Town.



**SECTION 13.**  
**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 \_\_\_\_\_ day of March, 2022.

\_\_\_\_\_  
Lynn Clark, Mayor  
Town of Hickory Creek, Texas

ATTEST:

\_\_\_\_\_  
Kristi Rogers, Town Secretary  
Town of Hickory Creek, Texas

{SEAL}

APPROVED AS TO FORM:

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

## Exhibit A

### PROPERTY DESCRIPTION (Proposed Lot 2 11.6191 ACRE)

**BEING** a tract of land situated in the J.W. Simmons Survey, Abstract No. 1163, Town of Hickory Creek, Denton County, Texas and being a portion of a called 11.890 acre tract of land described as "Tract 1" in Special Warranty Deed to Hickory Creek Crossing, LP., recorded in Document Number 2004-24782, Deed Records, Denton County, Texas, and a portion of a called 6.271 acre tract of land described in Special Warranty Deed to Hickory Creek Crossing, L.P., recorded in Document Number 2004-24783 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found for the southwest corner of Lot 1R, Block 1, Hickory Creek Market Place Addition, an addition to the Town of Hickory Creek, according to the plat recorded in Document Number 2018-422, Plat Records, Denton County, Texas, and being in the west line of said 6.271 acre tract and the east right-of-way line of Hickory Creek Boulevard (a variable width right-of-way);

**THENCE** departing said east right-of-way line of Hickory Creek Boulevard and with the south line of said Lot 1R, the following courses and distances:

North 89°41'57" East, a distance of 172.03 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;  
North 89°41'57" East, a distance of 58.58 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of said Lot 1R;

**THENCE** with the east line of said Lot 1R, North 0°10'33" West, a distance of 286.05 feet to a 1/2" iron rod with plastic cap stamped "O'NEIL 6570" found for the northeast corner of said Lot 1R in the south right-of-way line of F.M. 2181 (a variable width right-of-way);

**THENCE** with said south right-of-way line of F.M. 2181, North 89°49'27" East, a distance of 80.26 feet to an "X" cut in concrete found for the northwest corner of Lot 2, Block 1, Hickory Creek Market Place Addition, an addition to the Town of Hickory Creek, according to the plat recorded in Cabinet V, Page 787, of said Plat Records;

**THENCE** with the west line of said Lot 2, the following courses and distances:

South 0°09'18" East, a distance of 40.00 feet to an "X" cut in concrete set for corner;  
South 89°50'42" West, a distance of 40.00 feet to an "X" cut in concrete set for corner;  
South 0°09'18" East, a distance of 193.66 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southwest corner of said Lot 2;

**THENCE** with the south line of said Lot 2, North 89°50'42" East, a distance of 171.45 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of said Lot 2;

**THENCE** with the east line of said Lot 2, North 0°09'18" West, a distance of 16.27 feet to a 1/2" iron rod with plastic cap stamped "WAI" found for the southwest corner of Lot 1, Block 1, Kwik Kar Addition, an addition to the Town of Hickory Creek, according to the plat recorded in Cabinet O, Page 73, of said Plat Records;

**THENCE** with the south line of said Lot 1 and the south line of Lot 2, Block 1, of said Kwik Kar Addition, North 89°43'12" East, passing at a distance of 167.10 feet, a 1/2" iron rod with cap found for the southwest corner of Lot 3, Block 1, of said Kwik Kar Addition, continuing along the south line of said Lot 3 for a total distance of 183.07 feet to an "X" cut in concrete set for corner;

**THENCE** continuing with said south line of Lot 3, South 88°51'54" East, passing at a distance of 215.50 feet, a 1/2" iron rod with plastic cap stamped "WAI" found for the southeast corner of said Lot 3 and the southwest corner of the Ronald McDonald Addition, an addition to the Town of Hickory Creek, recorded in Cabinet N, Page 168 of said Plat Records, continuing with the south line of said Ronald McDonald Addition, for a total distance of 569.27 feet to a 1/2" iron rod with cap stamped "WAI" found for the northwest corner of Lot 5, Block 1, International House of Pancakes Addition, an addition to the Town of Hickory Creek, according to the plat recorded in Cabinet W, Page 418 of said Plat Records;

**THENCE** departing said south line of the Ronald McDonald Addition and with the northwest line of said Lot 5, South 58°57'41" West, a distance of 210.17 feet to a 1/2" iron rod with plastic cap stamped "WAI" found for the west corner of said Lot 5;

**THENCE** with the southwest line of said Lot 5, South 31°02'19" East for a distance of 141.35 feet to a 1/2" iron rod with cap stamped "WAI" found for the south corner of said Lot 5;

**THENCE** with the southeast line of said Lot 5, North 58°57'41" East for a distance of 269.79 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said Lot 5 in the southwest right-of-way of Interstate Highway 35 East (a variable width right-of-way) and at the beginning of a curve to the right having a central angle of 0°49'29", a radius of 5,579.60 feet, a chord bearing and distance of South 36°05'33" East, 80.31 feet;

**THENCE** with said southwest right-of-way line, in a southeasterly direction, an arc distance of 80.31 feet to a point for the northeast corner of a called 0.94 acre tract of land described in Special Warranty Deed with Vendor's Lien to SNS Riverfront LLC recorded in Document No. 2019-77059 of said Official Records, from which a 1/2" iron rod with cap stamped "CEI" found bears North 75°53'14" East, at a distance of 0.32 feet;

**THENCE** departing said southwest right-of-way of Interstate Highway 35 East with the northwest line of said 0.94 acre tract, the following courses and distances:

South 58°57'41" West for a distance of 50.13 feet to a 1/2" iron rod with plastic cap stamped "WAI" found for corner;

North 35°41'09" West for a distance of 40.13 feet to a point for corner, from which a 1/2" iron rod found bears North 28°56'36" East, at a distance of 0.25 feet;

South 58°57'41" West for a distance of 223.48 feet to a 1/2" iron rod with cap stamped

“CEI” found for the west corner of said 0.94 acre tract;

**THENCE**, with the southwest line of said 0.94 acre tract, South 31°02'20" East, passing at a distance of 153.60 feet a 1/2" iron rod found for the south corner of said 0.94 acre tract, continuing over and across said 11.890 acre tract, for a total distance of 240.23 feet to a 5/8" iron rod with red plastic cap stamped “KHA” set for corner in the south line of said 11.890 acre tract and the north line of a tract of land described as “Tract 1” in Special Warranty Deed to Yasi Land Holdings, L.P., recorded in Document Number 2018-16029, Official Public Records, Denton County, Texas;

**THENCE** with the north line of said Yasi Land Holdings, L.P. tract, South 85°53'29" West, a distance of 1,050.04 feet to a 5/8" iron rod with red plastic cap stamped “KHA” set for the corner;

**THENCE** departing said north line of the Yasi Land Holdings, L.P. tract, over and across said called 6.271 acre tract, North 01°26'09" West a distance of 485.78 feet to the **POINT OF BEGINNING** and containing 11.6191 acres or 506,127 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

# Exhibit B

## TABULATION: OPTION A

- SITE AREA: 10.48 ACRES
- RETAIL EMPLOYEE PARKING: 10,48 AC
- COMMERCIAL: 376,203 ACRES
- RESIDENTIAL: 30 UNITS/ACRE
- TOTAL: 30 UNITS/ACRE

## MULTIFAMILY BUILDING INFORMATION

- WITH TYPICAL GARRAGES: TYPE 1, 2, 3, 4
- UNIT MIXTURE:
  - 317,500 GSF
  - LEASING/ANNUITY = 0,000 SF
  - EFFICIENCY: 58%
  - EFFICIENCY: 58%
  - TOTAL: 274 UNITS @ 725 SF/UNIT
- CARRIAGE HOUSES:
  - TOTAL: 20 UNITS
  - TOTAL: 274 UNITS

## PARKING INFORMATION

- J/P PARKING STANDARD FOR M.F.
- 1 PARKING SPACE PER BEDROOM
- 0.25 PARKING SPACES PER UNIT FOR VISITORS
- ASSUMED UNIT MIXTURE = 100 PARKING SPACES
- 300% 2,000-4,000 SF UNITS = 164 PARKING SPACES
- 50% 3,000-14,000 SF UNITS = 65 PARKING SPACES
- VISITORS = 274 X 0.25 = 67.4 PARKING SPACES
- TOTAL = 449 PARKING SPACES - REQUIRED

## MULTIFAMILY

- INSIDE GATE PARKING
  - 60 GARAGES @ 544 SF (7/16)
  - GARAGES = 5/13 (10.0%)
- OUTSIDE GATE PARKING
  - SURFACE PARKING = 91 PS (10.0%)
  - TOTAL = 488 PS @ 1.77 P/U (100%)

## CARRIAGE HOUSES

- 2 PARKING SPACES/GARAGE
- TOTAL = 40 PARKING SPACES

## COMMERCIAL

- 43 SURFACE PARKING SPACES

## LOCATION MAP



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Scale: 1" = 100'-0"



Exhibit C

**Development Standards for**  
JEFFERSON HICKORY CREEK MIXED USE DEVELOPMENT  
PD-MF-1 for 13.62 acres  
Town of Hickory Creek, Denton County, Texas

The regulations set forth in this section of the development standards are for the Planned Development (PD) District for the above referenced tract which is comprised of 13.62 acres. Within said boundary are two tracts as described in Exhibit A (the “Subject Property”).

**Subdistrict A: Retail (C-1) – 2.05 Ac.**

The Subject Property is currently zoned Commercial (C-1). C-1 shall remain the zoning for Subdistrict A. All allowed uses of the C-1 zoning shall remain.

**Subdistrict B: Multi-family (MF-1) – 11.57 Ac.**

Subdistrict B – Traditional Multifamily (MF) use – PD-MF-1 – 11.57 AC.

1. The base zoning applicable to the Property shall be MF-1 Apartment District. All the development and use standards applicable to that designation shall apply to the Property, unless specifically altered herein.
2. The site plan shall substantially conform to the conceptual site plan provided in Exhibit B.
3. Multiple buildings may be located on a single site provided separation meet fire code requirements. Each multi-family building over 3 stores must have minimum 9-foot ceiling heights, conditioned corridors, and serviced by an elevator. All buildings constructed on the Property must not exceed 4 stories.
4. There are no minimum enclosed storage requirements.
5. Parking improvements shall be provided at the rate 1 parking space per bedroom with an additional 0.25 per unit.
6. The following shall be prohibited with the Project:
  - a. Open storage, with the exception of architecturally treated covered storage for outdoor sporting equipment (e.g. kayaks and canoes); and
  - b. Parking of boats, campers, trailers, and other recreational vehicles, except and unless these are within enclosed garages.

7. The property shall include perimeter fencing which may consist of a combination of the building facade, gates, and wrought iron/masonry fencing. A masonry wall shall not be required between the subdistricts.
8. Standalone garages are permitted within the rear yard setback.
9. Mass grading of the site is permitted as required to develop the site in accordance with the concept plan. All disturbed, unpaved areas shall be fully sodded or covered with landscaping materials, such as ground cover. For clarity this provision shall exclude natural areas undisturbed by development on the Property.
10. All existing trees on-site may be cleared provided the developer contribute \$50,000 to the City tree fund and plant approximately 350" DBH of replacement trees.
11. All planted landscape areas shall be irrigated by a fully automated irrigation system.
12. Garbage collection area shall be fully screened by solid masonry screening with a minimum of six (6) feet in height and designed with a gate constructed of durable material. A single location for garbage collection shall be permitted so long as the Property is served by a valet trash service.
13. Building facades shall be constructed of the following material with a minimum of 90% coverage: stone (including manufactured veneers), brick, brick veneer, cementitious products, architectural metal panels or other similar building materials. No vinyl siding shall be used. Masonry is defined as brick, pre-cast concrete, stone, stucco (must be ½ inch, fiber reinforced stucco, over paper backed, metal lathe, with scratch coat and finish coat (2 coat system; example: Fastwall by LaHabra), cementous siding, or waterproof masonry painted concrete blocks.
14. The project will have no more than 30 units/acre and the following minimum bedroom unit densities shall apply to the overall multi-family unit mix on the Property:
  - a. A minimum of 65% single bedroom units with minimum 600 SF
  - b. 25% - 30 % two-bedroom units with minimum 950 SF
  - c. 5% - 10% three-bedroom units with minimum 1,250 SF
  - d. 15 – 20 carriage homes
  - e. A minimum 8,000 square feet of leasing/amenity space.
15. Stormwater detention may utilize retaining walls. Detention ponds may be utilized as retention ponds or other active areas such as a dog park provide a 12' maintenance access route is provided.



March 18, 2022  
AVO 37638.200

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

**RE: Jefferson Hickory Creek – Preliminary Plat  
3<sup>rd</sup> Review**

Dear Ms. Chaudoir:

Halff Associates received a request to review a Preliminary Plat application for Jefferson Hickory Creek on January 28, 2022. A second submittal was received March 7, 2022. A third submittal was received March 17, 2022. The surveyor/engineer is Kimley-Horn and Associates, Inc. The owner/developer is Jefferson Hickory Creek.

**Halff has reviewed the Preliminary Plat and offers the following comments.**

**Preliminary Plat**

1. Please depict the Town Limits on the plat.  
*2<sup>nd</sup> Review: Addressed.*
2. Using the Site Plan included in the submitted Design Package, please include the approximate location of known easements, such as the fire lane and access easements, and a drainage easement to encompass the proposed detention pond. These should be adjusted as necessary for the final plat based on the final design plans for the development.  
*2<sup>nd</sup> Review: Addressed.*
3. On the lot remaining C-1 Zoning, please depict the minimum setback lines as described in Town Ordinances.  
*2<sup>nd</sup> Review: Addressed.*
4. The planned retention pond will require an emergency spillway encompassed by a drainage easement that directs overflow a receiving stream or right-of-way. Please show anticipated location of drainage easement for required spillway.  
*3<sup>rd</sup> Review: Addressed.*
5. The Town's Engineering Design Manual requires a Traffic Impact Analysis (TIA) for development with more than 500 peak hour vehicle trip generation or more than 5,000 vehicle trip generation per day. Please provide a memo, to be signed and sealed by a licensed professional engineer, assessing the proposed vehicle trip generation for this property. If the analysis of trip generation indicates an increase of greater than the aforementioned thresholds, a full TIA will be required.  
*3<sup>rd</sup> Review: Addressed. A calculation of anticipated vehicle trip generation was provided. Applicant will provide a memo showing calculations and methodology for determining the project trip generation before moving from preliminary to final plat/development plans review. If the review of the memo results in the need for a TIA, the applicant will be responsible for preparing the TIA for review.*
6. Add label for easement along lot line (see markup).  
*3<sup>rd</sup> Review: Addressed.*
7. Add widths of easements throughout (see markup).  
*3<sup>rd</sup> Review: Addressed.*



8. Correct the radius in the easement in the southeast corner of the plat (see markup).  
3<sup>rd</sup> Review: Addressed.

**Drainage Study**

9. A Drainage Study will be required before review of construction plans or the final plat. The preliminary plat is being reviewed without the benefit of a Drainage Study. Review and acceptance of the Drainage Study review may cause the addition or modification of easements shown in the preliminary plat.

**Tree Survey**

10. Town Ordinance 10.02.004(a) will require 137 trees be provided on the site (10 trees per acre) or otherwise mitigated by planting trees elsewhere in the town.
11. Town Ordinance 10.02.004(h) requires mitigation for the removal of protected trees at 1.5 times the caliper width of the removed trees. The required mitigation should be calculated for each tree, then a total sum of the mitigation can be calculated. The result is 5,724 caliper inches of mitigation required based on the information provided.  
3<sup>rd</sup> Review: The proposed Planned Development standards include a provision to mitigate tree clearing with 350 caliper inches of tree planting and \$50,000 paid into the Town's tree fund.

Sincerely,

**HALFF ASSOCIATES, INC.**

TBPELS Engineering Firm No. 312



Lee Williams, PE

Town Engineer for the Town of Hickory Creek

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



**OWNER'S CERTIFICATION**

WHEREAS, JEFFERSON HICKORY CREEK is the owner of a tract of land situated in the J.W. Simmons Survey, Abstract No. 1183, Town of Hickory Creek, Denton County, Texas and being a portion of a called 11,890 acres tract of land described as "Tract 1" and all of a called 1,008 acre tract of land described as "Tract 3" in Special Warranty Deed to Hickory Creek Crossing, L.P., recorded in Document Number 2004-04762, Deed Records, Denton County, Texas, and a portion of a called 6,271 acre tract of land described in Special Warranty Deed to Hickory Creek Crossing, L.P., recorded in Document Number 2004-24763 of said Deed Records, and being more particularly described as follows:

**BEGINNING** at an "X" cut in concrete found for the southwest corner of Lot 1R, Block 1, Hickory Creek Market Place Addition, an addition to the Town of Hickory Creek, according to the plat recorded in Document Number 2018-422, Plat Records, Denton County, Texas, and being in the west line of said 6.271 acre tract and the east right-of-way line of Hickory Creek Boulevard (a variable width right-of-way);

**THENCE** departing said east right-of-way line of Hickory Creek Boulevard and with the south line of said Lot 1R, North 89°41'37" East, a distance of 230.61 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of said Lot 1R;

**THENCE** with the east line of said Lot 1R, North 0°10'33" West, a distance of 286.05 feet to a 1/2" iron rod with plastic cap stamped "ONEIL 6570" found for the northeast corner of said Lot 1R in the south right-of-way line of F.M. 2181 (a variable width right-of-way);

**THENCE** with said south right-of-way line of F.M. 2181, North 89°49'27" East, a distance of 80.26 feet to an "X" cut in concrete found for the northwest corner of Lot 2, Block 1, Hickory Creek Market Place Addition, an addition to the Town of Hickory Creek, according to the plat recorded in Cabinet V, Page 707, of said Plat Records;

**THENCE** with the west line of said Lot 2, the following courses and distances:

South 0°09'18" East, a distance of 40.00 feet to an "X" cut in concrete set for corner;  
South 89°50'42" West, a distance of 40.00 feet to an "X" cut in concrete set for corner;  
South 0°09'18" East, a distance of 193.68 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southwest corner of said Lot 2;

**THENCE** with the south line of said Lot 2, North 89°50'42" East, a distance of 171.45 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of said Lot 2;

**THENCE** with the east line of said Lot 2, North 0°09'18" West, a distance of 18.27 feet to a 1/2" iron rod with plastic cap stamped "WA" found for the southwest corner of Lot 1, Block 1, Kwik Kar Addition, an addition to the Town of Hickory Creek, according to the plat recorded in Cabinet O, Page 73, of said Plat Records;

**THENCE** with the south line of said Lot 1 and the south line of Lot 2, Block 1, of said Kwik Kar Addition, North 89°43'12" East, passing at a distance of 167.10 feet, a 1/2" iron rod with cap found for the southwest corner of Lot 3, Block 1, of said Kwik Kar Addition, continuing along the south line of said Lot 3 for a total distance of 163.07 feet to an "X" cut in concrete set for corner;

**THENCE** continuing with said south line of Lot 3, South 88°51'54" East, passing at a distance of 215.50 feet, a 1/2" iron rod with plastic cap stamped "WA" found for the southeast corner of said Lot 3 and the southwest corner of the Ronald McDonald Addition, an addition to the Town of Hickory Creek, recorded in Cabinet N, Page 168 of said Plat Records, continuing with the south line of said Ronald McDonald Addition, for a total distance of 569.27 feet to a 1/2" iron rod with cap stamped "WA" found for the northwest corner of Lot 5, Block 1, International House of Pancakes Addition, an addition to the Town of Hickory Creek, according to the plat recorded in Cabinet W, Page 418 of said Plat Records;

**THENCE** departing said south line of the Ronald McDonald Addition and with the northwest line of said Lot 5, South 58°57'41" West, a distance of 210.17 feet to a 1/2" iron rod with plastic cap stamped "WA" found for the west corner of said Lot 5;

**THENCE** with the southwest line of said Lot 5, South 31°02'19" East for a distance of 141.35 feet to a 1/2" iron rod with cap stamped "WA" found for the south corner of said Lot 5;

**THENCE** with the southeast line of said Lot 5, North 58°57'41" East for a distance of 289.79 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said Lot 5 in the southwest right-of-way of Interstate Highway 35 East (a variable width right-of-way) and at the beginning of a curve to the right having a central angle of 0°49'29", a radius of 5,578.60 feet, a chord bearing and distance of South 58°02'33" East, 60.31 feet;

**THENCE** with said southwest right-of-way line, in a southeasterly direction, an arc distance of 80.31 feet to a point for the northeast corner of a called 0.94 acre tract of land described in Special Warranty Deed with Vendor's Lien to SNS Riverfront LLC recorded in Document No. 2019-7059 of said Official Records, from which a 1/2" iron rod with cap stamped "CEI" found bears North 32°52'14" East, at a distance of 0.32 feet;

**THENCE** departing said southwest right-of-way of Interstate Highway 35 East with the northwest line of said 0.94 acres tract, the following courses and distances:

South 58°57'41" West for a distance of 50.13 feet to a 1/2" iron rod with plastic cap stamped "WA" found for corner;  
North 35°41'09" West for a distance of 40.13 feet to a point for corner, from which a 1/2" iron rod found bears North 28°56'38" East, at a distance of 0.25 feet;  
South 58°57'41" West for a distance of 223.48 feet to a 1/2" iron rod with cap stamped "CEI" found for the west corner of said 0.94 acres tract;

**THENCE**, with the southwest line of said 0.94 acre tract, South 31°02'19" East, passing at a distance of 153.60 feet a 1/2" iron rod found for the south corner of said 0.94 acre tract, continuing over and across said 11,890 acre tract, for a total distance of 240.23 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the south line of said 11,890 acre tract and the north line of a tract of land described as "Tract 1" in Special Warranty Deed to Yasi Land Holdings, L.P., recorded in Document Number 2018-18020, Official Public Records, Denton County, Texas;

**THENCE** with the north line of said Yasi Land Holdings, L.P. tract, South 85°53'29" West, a distance of 1,229.49 feet to a point for the northwest corner of said Yasi Land Holdings, L.P. tract in said east right-of-way line of Hickory Creek Boulevard, from which a 5/8" iron rod with plastic cap stamped "CARTER AND BURGESS" bears South 7°52'31" East, at a distance of 0.51 feet;

**THENCE** with the east right-of-way of Hickory Creek Boulevard (a variable width right-of-way), the following courses and distances:

North 01°26'09" West for a distance of 319.36 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;  
North 89°02'42" East for a distance of 3.29 feet to a 1/2" iron rod with cap stamped "WA" found for corner;  
North 00°09'18" West a distance of 178.31 feet to the **POINT OF BEGINNING** and containing 13,621.11 acres or 593,336 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, JEFFERSON HICKORY CREEK, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as JEFFERSON HICKORY CREEK, an addition to the Town of Hickory Creek, Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as indicated.

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

WITNESS, my hand at \_\_\_\_\_, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2021.

**JEFFERSON HICKORY CREEK**

BY:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**RECOMMENDED FOR APPROVAL**

Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_  
Town of Hickory Creek, Texas

**APPROVED FOR PREPARATION OF FINAL PLAT**

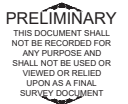
Mayor, Town of Hickory Creek, Texas \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Hickory Creek, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED ON UNLESS IT IS FILED UPON AS A FINAL SURVEY DOCUMENT.  
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6198  
Kimley-Horn and Associates, Inc.  
13455 Noel Road,  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
(972) 770-1300  
andy.dobbs@kimley-horn.com



**PRELIMINARY PLAT**  
**JEFFERSON HICKORY CREEK**  
**LOTS 1 & 2, BLOCK 1**  
**13.6211 ACRES**  
**J. W. SIMMONS SURVEY, ABSTRACT NO. 1163**  
**TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS**

**OWNER/APPLICANT:**  
JEFFERSON HICKORY CREEK  
600 E. LAS COLINAS BLVD.  
SUITE 1800  
IRVING, TX 75039  
CONTACT: MILLER SYLVAN  
PHONE: 972-373-3931

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER,  
SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: J. ANDY DOBBS  
PHONE: 972-770-1300

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER,  
SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: JOSEPH HORNSHISHER, P. E.  
PHONE: 972-770-1300

**Kimley»Horn**  
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240  
FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 238-3820  
Scale: NA Drawn by: PCB Checked by: JAD Date: Mar. 2022 Project No.: 064446503 Sheet No.: 2 OF 2

20210310 10:52:10 AM C:\PROJECTS\2021\1163\1163-1\1163-1.dwg PLOT: 1163-1.PLT

**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

<b>TAG#</b>	<b>DBH</b>	<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>CONDITION</b>	<b>MULTIPLE-STEMMED</b>	<b>Classification</b>	<b>Remove / Preserve</b>	<b>Mitigation</b>
4451	8.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.0
4452	24.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	36.0
4453	14.2	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Forked		Remove	-
4454	8.4	post oak	<i>Quercus stellata</i>	Healthy	Multi	Protected	Remove	12.6
4455	6.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.2
4456	7.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.5
4457	24.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	36.3
4458	6.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.5
4459	6.7	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4460	6.9	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
4461	8.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.5
4462	10.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	16.2
4463	6.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.6
4464	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
4465	9.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	14.7
4466	7.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.5
4467	9.1	post oak	<i>Quercus stellata</i>	Healthy	Forked	Protected	Remove	13.7
4468	13.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	20.4
4469	9.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	14.6
4470	8.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.0
4471	7.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.7
4472	6.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4473	8.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4474	6.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4475	6.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4476	9.0	hackberry	<i>Celtis laevigata</i>	Hazard	Single		Remove	-
4477	7.2	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
4478	7.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.8
4479	7.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	11.3
4480	6.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.6
4481	8.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.5
4482	11.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	17.0
4483	7.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	11.6
4484	6.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.9
4485	7.4	post oak	<i>Quercus stellata</i>	Healthy	Multi	Protected	Remove	11.1
4486	8.1	post oak	<i>Quercus stellata</i>	Healthy	Forked	Protected	Remove	12.2
4487	6.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.2
4488	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.3
4489	6.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.3
4490	6.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.1
4491	8.1	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
4492	17.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Protected	Remove	25.7
4493	8.2	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Single		Remove	-

**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

<b>TAG#</b>	<b>DBH</b>	<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>CONDITION</b>	<b>MULTIPLE-STEMMED</b>	<b>Classification</b>	<b>Remove / Preserve</b>	<b>Mitigation</b>
4494	6.2	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Single		Remove	-
4495	8.2	Callery pear	<i>Pyrus calleryana</i>	Healthy	Single		Remove	-
4496	13.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	19.8
4497	12.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	18.3
4498	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single		Remove	-
4499	15.2	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Protected	Remove	22.8
4500	13.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	20.0
4501	9.0	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
4502	8.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	12.3
4503	14.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	22.1
4504	6.7	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Single		Remove	-
4505	6.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.1
4506	6.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.8
4507	18.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Protected	Remove	28.4
4508	6.2	American elm	<i>Ulmus americana</i>	Healthy	Multi	Protected	Remove	9.3
4509	12.2	Callery pear	<i>Pyrus calleryana</i>	Healthy	Multi	Protected	Remove	18.3
4510	6.7	Callery pear	<i>Pyrus calleryana</i>	Healthy	Multi		Remove	-
4511	14.7	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	22.1
4512	10.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	16.2
4513	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.3
4514	11.3	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi		Remove	-
4515	7.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.7
4516	8.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	12.0
4517	10.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Forked	Protected	Remove	15.2
4518	7.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.8
4519	7.8	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4520	7.4	Callery pear	<i>Pyrus calleryana</i>	Healthy	Forked		Remove	-
4521	7.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	11.1
4522	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
4523	9.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	13.5
4524	8.7	American elm	<i>Ulmus americana</i>	Healthy	Single	Protected	Remove	13.1
4525	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.2
4526	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
4527	7.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.8
4528	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.2
4529	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
4530	8.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	12.9
4531	8.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	12.0
4532	8.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	13.1
4533	7.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	11.6
4534	6.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.2
4535	8.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	13.4
4536	11.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	16.5
4537	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.5



**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

<b>TAG#</b>	<b>DBH</b>	<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>CONDITION</b>	<b>MULTIPLE-STEMMED</b>	<b>Classification</b>	<b>Remove / Preserve</b>	<b>Mitigation</b>
4538	6.5	pecan	<i>Carya illinoensis</i>	Healthy	Single	Protected	Remove	9.8
4539	9.6	pecan	<i>Carya illinoensis</i>	Healthy	Single	Protected	Remove	14.4
4540	10.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4541	10.0	pecan	<i>Carya illinoensis</i>	Healthy	Single	Protected	Remove	15.0
4542	6.6	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4543	13.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	20.0
4544	7.3	hackberry	<i>Celtis laevigata</i>	Declining	Single		Remove	-
4545	11.2	hackberry	<i>Celtis laevigata</i>	Declining	Single		Remove	-
4546	7.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4547	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
4548	6.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.8
4549	7.6	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi		Remove	-
4550	7.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.8
<b>Tree Tags 4551-5679 were not used.</b>								
5680	6.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.1
5681	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	33.9
5682	17.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	26.3
5683	6.3	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	9.5
5684	6.1	post oak	<i>Quercus stellata</i>	Healthy	Multi	Protected	Remove	9.2
5685	7.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Protected	Remove	10.7
5686	7.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.8
5687	15.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	22.8
5688	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5689	10.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	16.4
5690	8.4	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	12.6
5691	8.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.8
5692	7.0	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	10.5
5693	10.0	hackberry	<i>Celtis laevigata</i>	Declining	Multi		Remove	-
5694	7.0	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	10.5
5695	10.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	15.2
5696	8.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	12.0
5697	7.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	11.6
5698	13.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Forked	Protected	Remove	19.7
5699	9.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	14.7
5700	6.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.9
5701	6.8	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5702	8.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.0
5703	8.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.9
5704	9.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	14.7
5705	10.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5706	24.6	post oak	<i>Quercus stellata</i>	Hazard	Single	Protected	Remove	-
5707	9.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5708	8.1	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5709	6.7	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-

**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

<b>TAG#</b>	<b>DBH</b>	<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>CONDITION</b>	<b>MULTIPLE-STEMMED</b>	<b>Classification</b>	<b>Remove / Preserve</b>	<b>Mitigation</b>
5710	6.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.9
5711	9.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	13.8
5712	7.1	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	10.7
5713	9.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	13.8
5714	13.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	19.8
5715	33.4	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	50.1
5716	8.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.2
5717	11.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	16.7
5718	7.8	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5719	8.8	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5720	8.2	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5721	8.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	12.2
5722	8.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.6
5723	8.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.5
5724	13.4	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Protected	Remove	20.1
5725	13.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Protected	Remove	20.6
5726	6.6	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	9.9
5727	7.4	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Protected	Remove	11.1
5728	13.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Protected	Remove	20.6
5729	7.3	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	11.0
5730	8.0	Shumard oak	<i>Quercus shumardii</i>	Healthy	Single	Protected	Remove	12.0
5731	7.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Protected	Remove	10.7
5732	9.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	13.5
5733	6.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.8
5734	14.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Protected	Remove	22.1
5735	10.9	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5736	9.5	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5737	7.6	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5738	7.4	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5739	17.8	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Protected	Remove	26.7
5740	6.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5741	11.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	16.5
5742	6.4	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	9.6
5743	7.4	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	11.1
5744	10.6	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	15.9
5745	6.0	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5746	6.2	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	9.3
5747	9.8	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
5748	8.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5749	7.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.5
5750	22.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	34.1
5751	7.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5752	7.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5753	9.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-

**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

<b>TAG#</b>	<b>DBH</b>	<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>CONDITION</b>	<b>MULTIPLE-STEMMED</b>	<b>Classification</b>	<b>Remove / Preserve</b>	<b>Mitigation</b>
5754	10.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5755	13.1	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Protected	Remove	19.7
5756	7.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	10.7
5757	7.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5758	9.6	hackberry	<i>Celtis laevigata</i>	Hazard	Single		Remove	-
5759	7.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	10.5
5760	27.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	41.1
5761	23.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	35.1
5762	7.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Protected	Remove	10.7
5763	23.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	34.5
5764	8.2	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5765	31.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Protected	Remove	47.6
5766	16.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	24.0
5767	15.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	22.5
5768	6.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Protected	Remove	9.0
5769	7.6	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	11.4
5770	7.2	Callery pear	<i>Pyrus calleryana</i>	Healthy	Multi		Remove	-
5771	8.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.2
5772	13.7	post oak	<i>Quercus stellata</i>	Healthy	Multi	Protected	Remove	20.6
5773	7.4	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
5774	10.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	15.2
5775	8.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5776	11.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	16.8
5777	6.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.6
5778	7.9	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5779	21.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	32.3
5780	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5781	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.5
5782	13.2	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5783	13.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	19.7
5784	8.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5785	6.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5786	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5787	23.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	34.8
5788	7.5	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5789	8.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5790	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5791	9.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	14.7
5792	12.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	19.1
5793	13.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	19.5
5794	18.8	post oak	<i>Quercus stellata</i>	Healthy	Multi	Protected	Remove	28.2
5795	6.7	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
5796	20.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	30.0
5797	19.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	29.1



**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

<b>TAG#</b>	<b>DBH</b>	<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>CONDITION</b>	<b>MULTIPLE-STEMMED</b>	<b>Classification</b>	<b>Remove / Preserve</b>	<b>Mitigation</b>
5798	6.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5799	10.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5800	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5801	6.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5802	6.7	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5803	7.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.5
5804	6.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.8
5805	7.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.7
5806	6.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.0
5807	24.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	36.2
5808	17.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	26.4
5809	13.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	19.7
5810	7.2	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5811	21.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	31.5
5812	16.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	24.0
5813	18.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	27.8
5814	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	33.3
5815	6.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.4
5816	6.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.9
5817	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.5
5818	7.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5819	21.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	32.0
5820	11.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	16.5
5821	7.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	10.8
5822	7.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	10.7
5823	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	9.0
5824	7.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	10.7
5825	7.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	10.5
5826	7.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Forked	Protected	Remove	10.5
5827	7.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	11.3
5828	8.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	12.0
5829	8.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	12.6
5830	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	33.3
5831	21.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	31.8
5832	20.5	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	30.8
5833	23.3	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	35.0
5834	10.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5835	6.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.4
5836	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5837	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.2
5838	6.6	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5839	8.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5840	7.2	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
5841	7.4	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-

**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

<b>TAG#</b>	<b>DBH</b>	<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>CONDITION</b>	<b>MULTIPLE-STEMMED</b>	<b>Classification</b>	<b>Remove / Preserve</b>	<b>Mitigation</b>
5842	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	33.3
5843	19.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	28.5
5844	6.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5845	23.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	34.5
5846	6.0	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
5847	24.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	36.0
5848	6.3	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	9.5
5849	8.3	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5850	21.5	post oak	<i>Quercus stellata</i>	Hazard	Single	Protected	Remove	-
5851	23.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	35.1
5852	24.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	36.2
5853	6.7	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5854	6.3	Osage-orange	<i>Maclura pomifera</i>	Healthy	Multi		Remove	-
5855	23.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	35.3
5856	21.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	31.8
5857	7.6	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5858	13.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	19.5
5859	6.3	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	9.5
5860	6.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5861	9.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5862	24.1	post oak	<i>Quercus stellata</i>	Hazard	Single	Protected	Remove	-
5863	6.8	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5864	6.7	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5865	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5866	7.5	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5867	20.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	30.6
5868	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	33.9
5869	6.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.3
5870	8.3	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	12.5
5871	6.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.1
5872	6.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.6
5873	17.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Protected	Remove	25.5
5874	8.5	Osage-orange	<i>Maclura pomifera</i>	Declining	Multi		Remove	-
5875	6.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.0
5876	26.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	39.3
5877	16.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	24.9
5878	27.0	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	40.5
5879	24.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	36.0
5880	7.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.5
5881	6.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.0
5882	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5883	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.2
5884	6.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.1
5885	6.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.2

**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	Classification	Remove / Preserve	Mitigation
5886	21.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	32.3
5887	9.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	13.7
5888	7.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.7
5889	6.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5890	6.4	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
5891	24.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	36.9
5892	21.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	31.5
5893	14.0	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	21.0
5894	27.2	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	40.8
5895	6.5	Osage-orange	<i>Maclura pomifera</i>	Healthy	Multi		Remove	-
5896	18.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	27.9
5897	20.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	30.6
5898	20.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	31.1
5899	17.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	26.4
5900	14.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	21.5
5901	21.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	32.4
5902	9.3	post oak	<i>Quercus stellata</i>	Healthy	Multi	Protected	Remove	14.0
5903	19.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	29.1
5904	14.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	21.0
5905	15.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	23.6
5906	19.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	28.7
5907	14.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	21.0
5908	24.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	36.2
5909	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5910	16.6	post oak	<i>Quercus stellata</i>	Declining	Single	Protected	Remove	24.9
5911	21.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	31.8
5912	26.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	39.6
5913	6.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	9.0
5914	7.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5915	7.5	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Protected	Remove	11.3
5916	6.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Protected	Remove	10.1
5917	21.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	32.1
5918	7.8	post oak	<i>Quercus stellata</i>	Healthy	Multi	Protected	Remove	11.7
5919	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5920	6.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.2
5921	6.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	10.1
5922	6.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.0
5923	21.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	32.4
5924	7.3	blackjack oak	<i>Quercus marilandica</i>	Healthy	Single	Protected	Remove	11.0
5925	12.2	blackjack oak	<i>Quercus marilandica</i>	Healthy	Single	Protected	Remove	18.3
5926	13.6	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Protected	Remove	20.4
5927	27.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	40.5
5928	18.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	27.8
5929	13.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	20.3

**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

<b>TAG#</b>	<b>DBH</b>	<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>CONDITION</b>	<b>MULTIPLE-STEMMED</b>	<b>Classification</b>	<b>Remove / Preserve</b>	<b>Mitigation</b>
5930	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5931	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.3
5932	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5933	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.2
5934	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5935	7.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.7
5936	7.0	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Forked		Remove	-
5937	23.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	34.8
5938	22.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	33.0
5939	23.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	35.0
5940	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5941	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.2
5942	19.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	28.5
5943	8.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5944	6.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5945	24.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	36.0
5946	17.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	26.0
5947	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5948	23.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	34.7
5949	25.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	37.5
5950	10.7	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5951	11.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5952	8.1	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
5953	11.2	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5954	11.4	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
5955	9.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5956	6.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	9.5
5957	9.5	mesquite	<i>Prosopis glandulosa</i>	Healthy	Single		Remove	-
5958	8.2	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5959	8.7	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5960	9.0	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Forked		Remove	-
5961	9.8	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
5962	13.1	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Protected	Remove	19.7
5963	7.0	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
5964	9.8	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5965	7.0	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
5966	7.4	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5967	7.5	American elm	<i>Ulmus americana</i>	Healthy	Single	Protected	Remove	11.3
5968	7.9	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5969	6.3	Chinaberry	<i>Melia azedarach</i>	Healthy	Single		Remove	-
5970	13.8	Chinaberry	<i>Melia azedarach</i>	Healthy	Multi	Protected	Remove	20.7
5971	6.1	Chinaberry	<i>Melia azedarach</i>	Healthy	Multi		Remove	-
5972	6.5	Chinaberry	<i>Melia azedarach</i>	Healthy	Single		Remove	-
5973	6.0	Chinaberry	<i>Melia azedarach</i>	Declining	Single		Remove	-

**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	Classification	Remove / Preserve	Mitigation
5974	6.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5975	7.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5976	9.8	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5977	8.0	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Forked		Remove	-
5978	9.6	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5979	9.7	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5980	8.0	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
5981	7.0	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
5982	6.8	honey locust	<i>Gleditsia triacanthos</i>	Declining	Forked		Remove	-
5983	7.4	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
5984	9.0	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
5985	6.0	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
5986	7.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5987	6.1	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
5988	8.7	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5989	18.0	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Protected	Remove	27.0
5990	12.7	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	19.1
5991	7.8	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5992	9.8	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5993	13.0	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Protected	Remove	19.5
5994	7.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
5995	21.8	hackberry	<i>Celtis laevigata</i>	Hazard	Multi	Protected	Remove	-
5996	13.9	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Protected	Remove	20.9
5997	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
5998	9.1	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
5999	8.2	Osage-orange	<i>Maclura pomifera</i>	Healthy	Single		Remove	-
6000	8.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
<b>Tree Tags 6001-6616 were not used.</b>								
6617	8.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
6618	8.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	12.6
6619	6.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.6
6620	8.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	13.4
6621	9.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	14.0
6622	12.2	American elm	<i>Ulmus americana</i>	Healthy	Single	Protected	Remove	18.3
6623	6.8	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
6624	9.2	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
6625	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.5
6626	19.8	American elm	<i>Ulmus americana</i>	Healthy	Forked	Protected	Remove	29.7
6627	7.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
6628	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.0
6629	11.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Protected	Remove	17.1
6630	10.1	Callery pear	<i>Pyrus calleryana</i>	Healthy	Multi		Remove	-
6631	32.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	48.8
6632	12.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	18.8



**JPI Hickory Creek - Tree Inventory**  
**Hickory Creek, Denton County, Texas**

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	Classification	Remove / Preserve	Mitigation
6633	11.7	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
6634	6.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
6635	10.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Protected	Remove	15.2
6636	6.1	hackberry	<i>Celtis laevigata</i>	Declining	Forked		Remove	-
6637	6.4	hackberry	<i>Celtis laevigata</i>	Declining	Single		Remove	-
6638	15.8	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	23.7
6639	13.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	20.1
6640	16.4	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Protected	Remove	24.6
6641	18.2	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Protected	Remove	27.3
6642	9.9	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Single		Remove	-
6643	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Forked	Protected	Remove	9.3
6644	7.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	10.5
6645	7.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	11.1
6646	8.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	12.9
6647	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	9.3
6648	8.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Forked	Protected	Remove	13.4
6649	12.2	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Forked	Protected	Remove	18.3
6650	11.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
6651	14.8	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	22.2
6652	6.4	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Single		Remove	-
6653	11.8	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi		Remove	-
6654	11.2	Chinaberry	<i>Melia azedarach</i>	Healthy	Multi		Remove	-
6655	6.6	Chinaberry	<i>Melia azedarach</i>	Healthy	Multi		Remove	-
6656	7.0	hackberry	<i>Celtis laevigata</i>	Healthy	Multi		Remove	-
6657	6.4	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Forked		Remove	-
6658	7.7	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
6659	6.7	hackberry	<i>Celtis laevigata</i>	Healthy	Single		Remove	-
6660	8.4	Chinaberry	<i>Melia azedarach</i>	Healthy	Single		Remove	-
6661	8.3	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single		Remove	-
6662	7.2	Chinaberry	<i>Melia azedarach</i>	Declining	Single		Remove	-
6663	11.5	Chinaberry	<i>Melia azedarach</i>	Hazard	Single		Remove	-
6664	8.1	hackberry	<i>Celtis laevigata</i>	Healthy	Forked		Remove	-
6665	11.2	American elm	<i>Ulmus americana</i>	Healthy	Multi	Protected	Remove	16.8
6666	7.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Single	Protected	Remove	11.4
6667	13.1	Chinaberry	<i>Melia azedarach</i>	Declining	Multi	Protected	Remove	19.7
6668	9.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Protected	Remove	13.7
6669	12.6	Chinaberry	<i>Melia azedarach</i>	Healthy	Multi	Protected	Remove	18.9
6670	8.9	Chinaberry	<i>Melia azedarach</i>	Healthy	Multi		Remove	-
6671	21.6	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	32.4
6672	14.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Protected	Remove	21.3

Total Mitigation Owed: **5,579.7**

Kimley-Horn Red Tag numbers: 4451-4550; 5680-6000; 6617-6672. Trees measuring 6-inches and larger, at DBH, were tagged, in accordance with the City of Hickory Creek Ordinance.