



TOWN OF HICKORY CREEK

COMPREHENSIVE PLAN | 2023

Prepared By:





**“BUILDING A
TOWN OF THE
FUTURE WITH
THE LIFESTYLE &
VALUES OF THE
PAST”**

ACKNOWLEDGMENTS

Thank you to the following individuals and groups for contributing to this important process!

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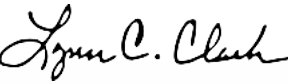
MESSAGE FROM THE MAYOR

It brings me great pride to introduce the Town of Hickory Creek’s 2023 Comprehensive Plan. Over the years, our Town has evolved and grown, but the essence of what truly matters remains. As we continue to grow and build our future, we are committed to preserving the core values that make Hickory Creek so special.

Our updated Comprehensive Plan will be used as a blueprint for the Town to achieve a future that reflects our aspirations and needs. In the spirit of the plan’s principles, Town Staff will collaborate closely with Council, local partners, and all of you to provide access to recreation opportunities and quality amenities, find the best ways to support our local economy, and ensure the long-term wellbeing of our community. We aim to be a Town that fosters a strong sense of community for all and enhances the harmony between our residents and the environment.

Thank you for being a part of this remarkable community. Together, we will shape the future of Hickory Creek, making it a place where generations to come will find joy, prosperity, and a true sense of belonging.

Respectfully,



Mayor Lynn Clark





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WHAT IS A COMPREHENSIVE PLAN?

The Hickory Creek Comprehensive Plan (Plan) is a policy document that articulates a vision, outlines goals and objectives, and recommends specific actions for implementation. It ensures that new development and redevelopment of land, roads, parks, utilities, and public facilities are well-planned and occur in a manner that achieves the desired vision of the community.

A sound plan is based on a thorough understanding of community assets and provides a firm footing upon which communities can make decisions about the future investment of their resources. A Comprehensive Plan helps staff and elected and appointed officials make public policy, plan for capital improvements, and evaluate proposed private developments in a way that leads toward the long-term vision for Hickory Creek.

This Plan is organized into five chapters, providing both a high-level overview of the Town’s key recommendations and implementation priorities as well as greater detail on existing conditions and other materials which support the Plan’s conclusions. It is important to note that a comprehensive plan does not replace zoning regulations, development codes, capital improvement programs, or other regulatory documents. Instead, the plan is meant to serve as the foundation for updates to those other policy documents and implementation tools.

PLANNING AUTHORITY

For the “purpose of promoting sound development of municipalities and promoting public health, safety, and welfare,” the Texas Local Government Code (LGC) permits municipalities to develop a comprehensive plan “for the long-range development of the municipality.” In Texas, the bulk of land use control falls on municipalities. And while comprehensive plans are not required in Texas, as they are in other states, municipalities across the state use comprehensive plans and the planning process to identify their needs and desires and how to achieve them.

According to the LGC, municipalities may “define the content and design of a comprehensive plan” and this may: (1) include, but is not limited to, provisions on land use, transportation, and public facilities; (2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and (3) be used to coordinate and guide the establishment of development regulations.

The LGC requires the adoption or amendment of a comprehensive plan to include both review by the community’s planning commission or department (if one exists), as well as a public hearing. In addition, a municipality may define the relationship between a comprehensive plan and development regulations. Municipalities are given different authority to regulate land use and development depending on whether the property is within their full-service jurisdiction or within the municipality’s extraterritorial jurisdiction (ETJ).

ABOUT HICKORY CREEK

In 2022, the Town of Hickory Creek initiated the process to update its Comprehensive Plan. This process included public engagement and analysis to provide an updated vision and strategy that will help the Town achieve its long-term goals, guide development, and promote investments that prioritize quality of life. This land use and market analysis provides an overview of the Town’s current and projected population, existing land uses, zoning, and development and market potential to identify key issues and opportunities and inform the direction of the future land use map.

The Town’s location in the Dallas-Fort Worth (DFW) Metroplex and variety of natural features have contributed to the Town’s gradual growth. With this increase in population, the Town has also seen an increase in demand for retail, housing, and economic development from both the local community and developers. It will be important to balance residential and non-residential development to protect and preserve the natural resources that attract so many people to Hickory Creek as it continues to develop and grow. Additionally, with few opportunities to acquire undeveloped land in the area, this land use and market strategy will play a vital role in identifying development that will serve and guide the community over the next twenty years.



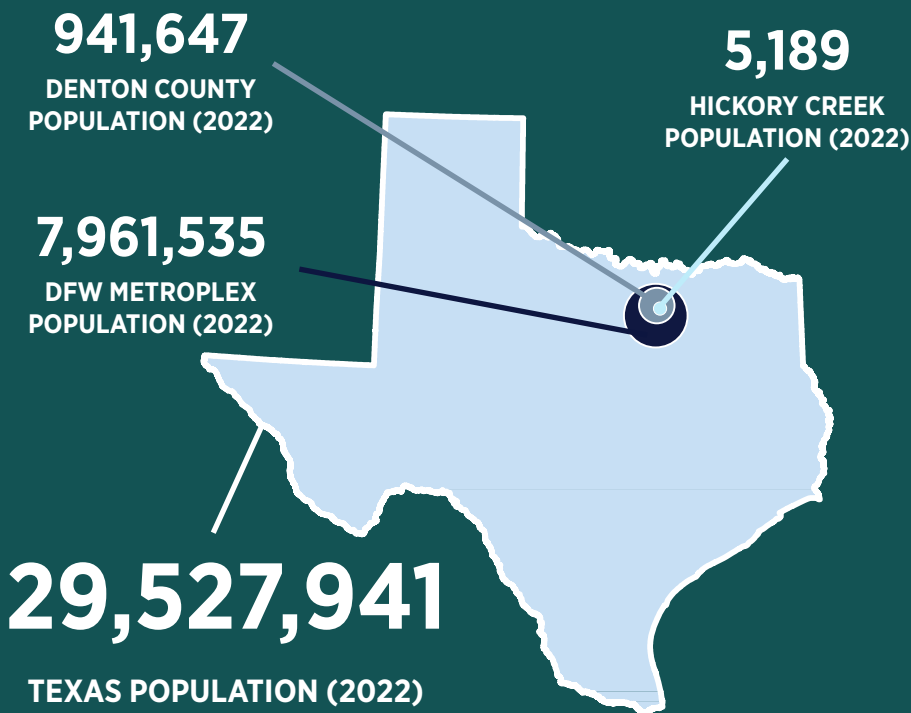
WESTLAKE PARK



HICKORY CREEK TOWN HALL

A GROWING STATE

Despite making up only 9% of the country’s population, the State of Texas accounted for 32% of the population growth seen in the United States between 2019 and 2020. Texas has forty cities with populations over 100,000 and is projected to reach 52.5 million residents by 2050 according to the Texas Demographic Center. This growth trend is mirrored in Denton County.



SOURCE: 2016-2020 5-YEAR ACS

PLANNING AREA

REGIONAL CONTEXT

Hickory Creek is a lakeside town located on the edge of the DFW Metroplex with a current population of 5,189 people. The Town is within Denton County, which has a population of 941,647 people and is one of the fastest growing counties in the United States. According to the Texas Water Development Board (TWDB), Denton County's population is expected to grow to 1.6 million by 2050. This number is projected based on recent trends which show Denton County grew approximately 36.8% between 2010 and 2020. While Hickory Creek is not projected to experience the same growth rate, the Town still needs to prepare for a 50% increase in population over the next 30 years (2020-2050).

TABLE 1.1: PROXIMITY TO MAJOR LOCATIONS IN THE REGION	
PLACE/FEATURE	MILES FROM TOWN
CITY OF DALLAS	31
CITY OF FORT WORTH	41
CITY OF DENTON & THE UNIVERSITY OF NORTH TEXAS	10.7
DFW INTERNATIONAL AIRPORT	18.5

As shown in **Table 1.1**, Hickory Creek's proximity to a variety of major cities, amenities, transit services, and interstate highways in the Metroplex position the Town to experience local and regional growth pressures. Interstate 35E (I35E) travels through the Town, providing connections to multiple cities in the area. The location of the Town results in over 70% of residents working more than 10 miles away.

LOCAL CONTEXT

Adjacent to the City of Lake Dallas, the City of Corinth, and the eastern edge of Lewisville Lake, Hickory Creek's Town Limits account for 4.475 square miles of land (2,864 acres). Of this, only 179 acres are undeveloped. This does not include area owned by the U.S. Army Corp of Engineers (USACE). The Town has an Extraterritorial Jurisdiction (ETJ) limit, which accounts for an additional 667 acres. Within the Town Limits, Hickory Creek enacts and manages zoning, subdivision, and building regulations and provides police and emergency services. The study limits for the comprehensive plan include the incorporated city limits and the land designated as the City's ETJ.

Of the land within Town Limits, 32% is located within the 100-year floodplain and 68% is located in the 500-year floodplain. Given that there is a limited amount of developable land available it will be increasingly important for Hickory Creek to make strategic decisions regarding land use and development opportunities as well as development standards to withstand future flooding events.

PLANNING AREA KEY STATISTICS

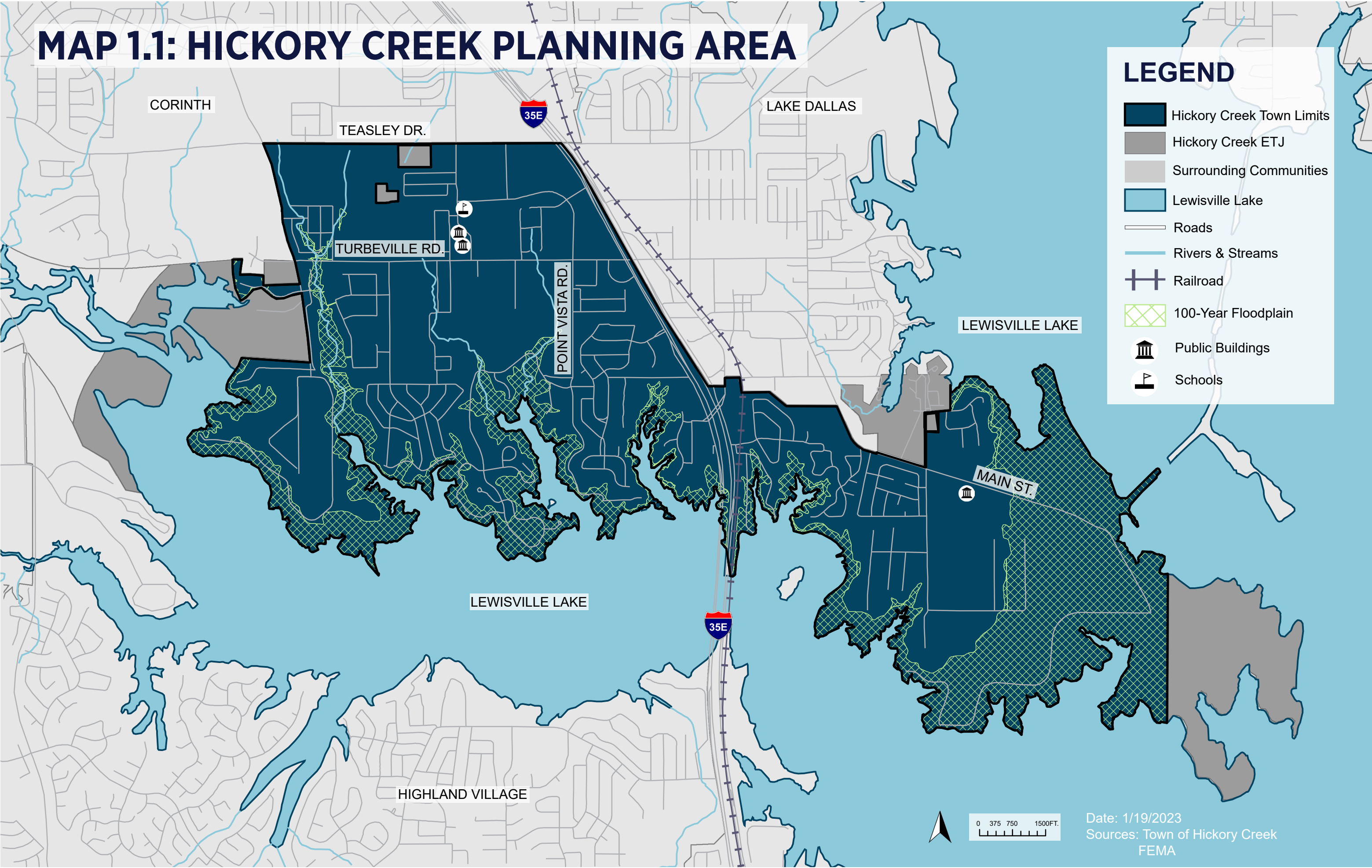
5,189
TOWN POPULATION
(2022)

4.5
TOWN AREA
SQUARE MILES

2,864
INCORPORATED
ACRES

667
EXTRATERRITORIAL
JURISDICTION (ETJ) ACRES

32%
TOWN LOCATED IN 100-
YEAR FLOODPLAIN



TOWN PLANNING EFFORTS

The Town takes on many other responsibilities to ensure a positive quality of life for its residents. These responsibilities are executed in the form of services which are managed through the following departments:

- Administration & Finance
- Animal Services
- Code Compliance
- Economic Development
- Fire Services
- Municipal Court
- Parks & Trails
- Permitting
- Police Department
- Public Works

Prior to the completion of this Plan, the last update made to the Town’s Comprehensive Plan was conducted in 2008. Typically, a community will update their comprehensive plan every 10 years or sooner to account for major changes and growth.

In addition to the Comprehensive Plan, the Town has many other documents that require updates as time progresses. Most recently, Hickory Creek’s Parks and Recreation Master Plan received an update in 2020, which includes plans for two additional parks in Town. Additionally, the Town’s Thoroughfare Master Plan was last updated in 2017.

The Town currently has several major projects underway. Four development projects are in progress, including two single-family developments on the west side of Town and a townhome project that was recently approved for annexation on the eastern part of Town. The Olana property is expanding to include a hotel, restaurant and spa. In addition, twenty acres were recently annexed for a townhome development nearby.

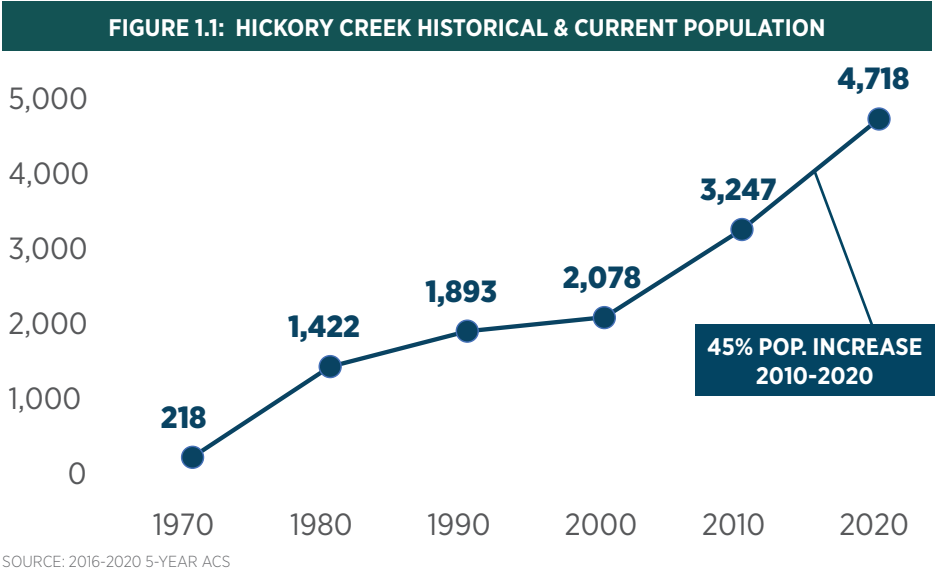
Last updated in 2014, the Town’s Engineering and Design Manual includes development standards for sidewalk requirements. More recently, the Town began addressing sidewalk gaps on Turbeville and Harbor Road in 2019. At present, a hike and bike trail is being addressed for sections of both Turbeville and Harbor Road and the latter is also slated to receive more work to address sidewalk gaps in the future.



COMMUNITY PROFILE

GROWTH TRENDS

The Town of Hickory Creek was first incorporated in 1963, with 218 residents according to the 1970 Census. As shown in Figure 1.1, over the course of the following ten years, Hickory Creek grew by over 550%, reaching 1,422 people by 1980. By 2010 the town recorded a population of 3,247 reaching 4,718 by 2020.



HICKORY CREEK COMMUNITY

The figures on the next page provide a current snapshot of Hickory Creek’s demographics. Notably, the community is slightly older than Denton County’s median age (34.9 years old), with a median age of 43.2. The community’s median household income of \$124,043 is also higher than Denton County’s and the DFW Metroplex’s median, \$99,674, and \$79,627 respectively. Similarly, the community has a higher educational attainment than both the State of Texas, with over 96% of its population over the age of twenty-five having received a high school diploma and 44.7% having obtained a bachelor’s degree. The majority of the Town’s population aged sixteen years or older are in occupations related to Management/Business/Financial or Professional Industries (56.4%). Finally, while the community is home to a mix of races and ethnicities, “White Alone” makes up the majority of the Town’s racial group (73.7%).

KEY FINDING | PURCHASING POWER

The median age in Hickory Creek is 43.2 years old, the disposable income is \$105,076, and approximately 40% of households earn \$150,000 or more annually. The Bureau of Labor Statistics (BLS) categorizes those between the ages of 35 and 54 to be in their primary earning years, of which the Town of Hickory Creek has roughly 34.7% of the population within this age bracket. This underscores the strong spending capacity in Hickory Creek and ability to attract and retain commercial and retail development.

COMMUNITY KEY STATISTICS

43.2

MEDIAN AGE

73.7%

RACE IS “WHITE ALONE”

44.7%

OBTAINED A BACHELOR’S DEGREE

35.6%

WORKFORCE EMPLOYED IN MANAGEMENT/BUSINESS/ FINANCE

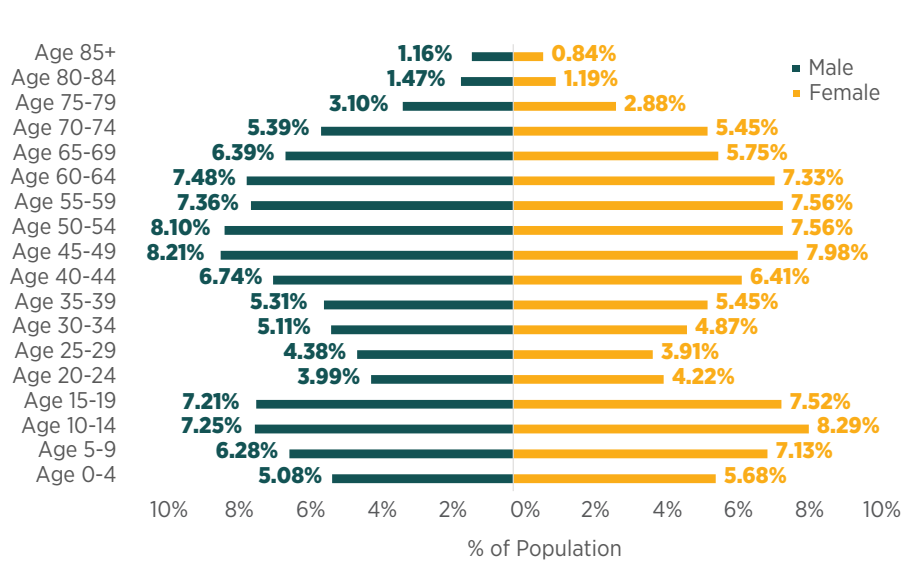
\$124K

MEDIAN HOUSEHOLD INCOME

DEMOGRAPHIC SNAPSHOT

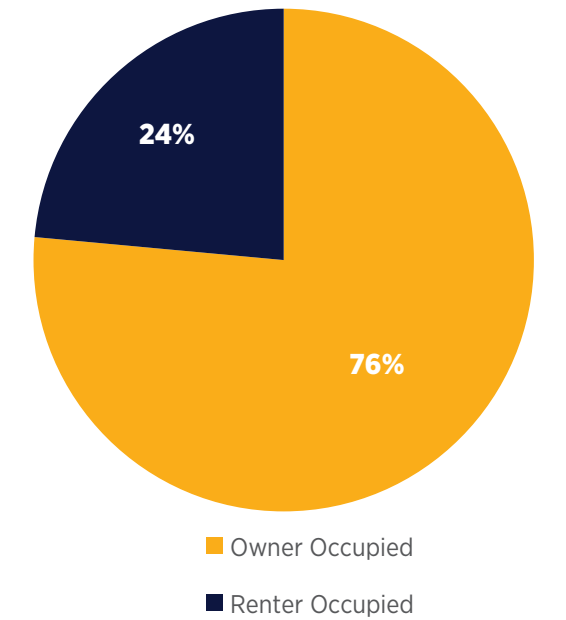
The following figures illustrate demographic trends that are present within Hickory Creek as of the 2020 decennial census. These trends include population size, age and gender, race, income, education, housing, and employment characteristics. All of these factors are essential in determining the Town's current and future needs as the population grows and changes.

FIGURE 1.2: AGE & GENDER DISTRIBUTION



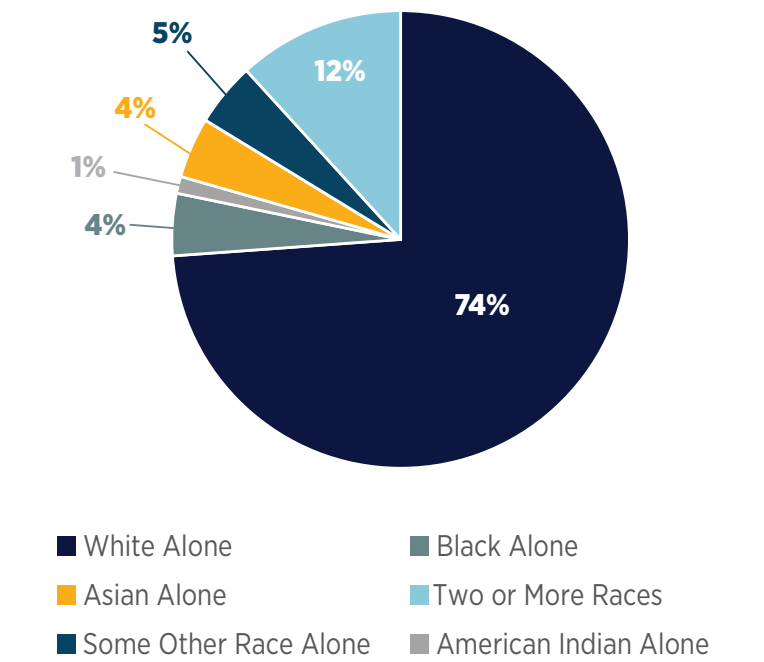
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.3: HOUSING TENURE



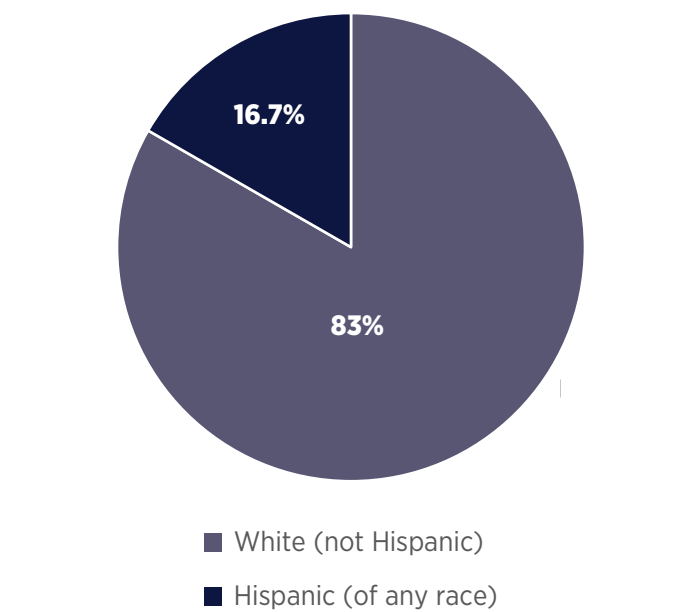
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.4: RACE



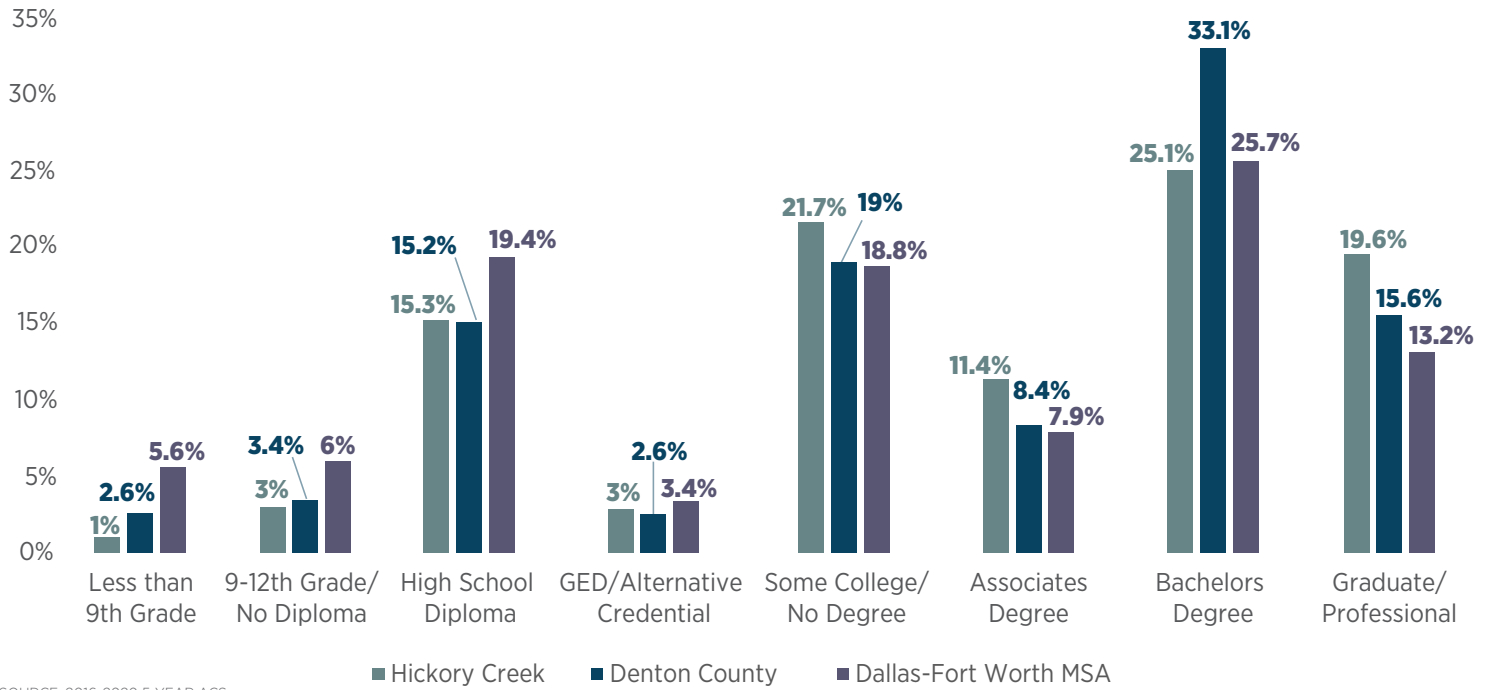
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.5: ETHNICITY



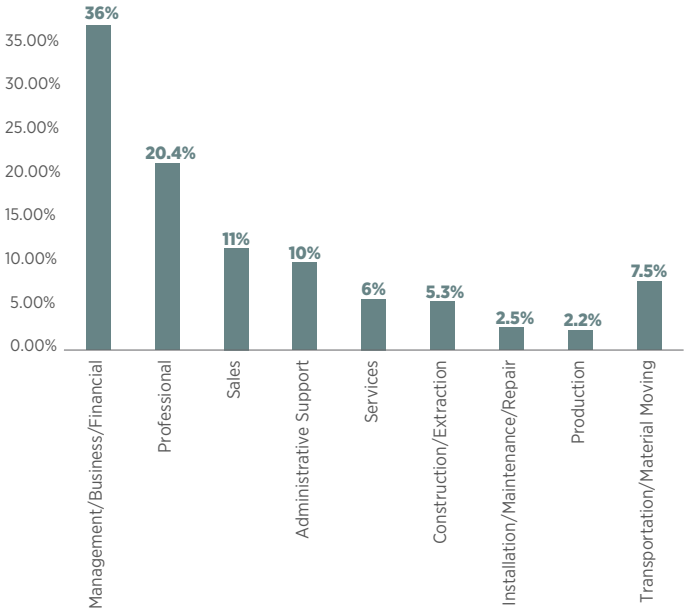
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.6: EDUCATIONAL ATTAINMENT



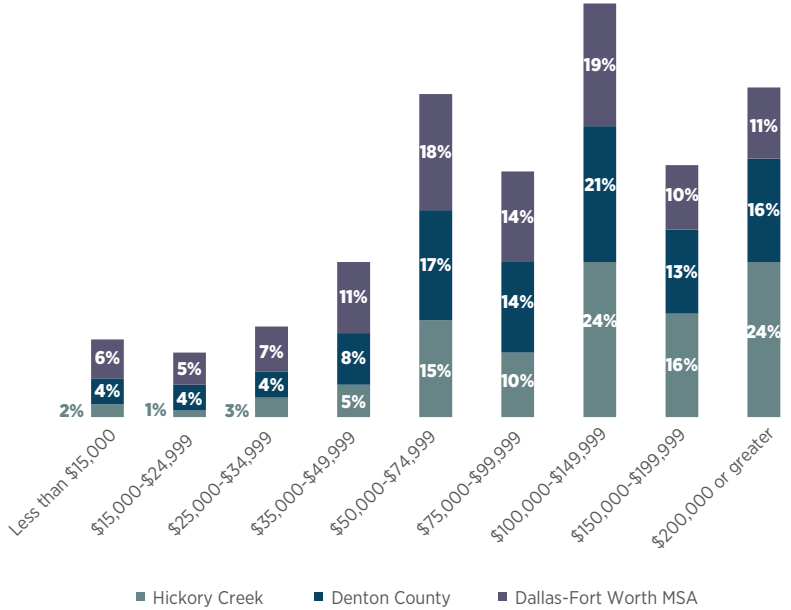
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.7: OCCUPATION BY INDUSTRY



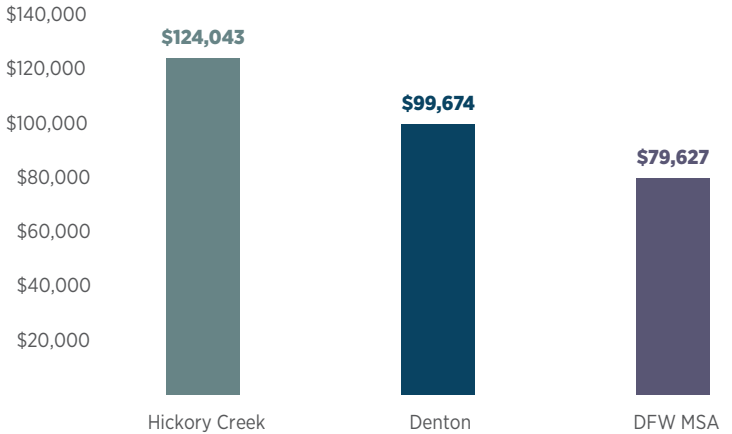
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.8: HOUSEHOLD INCOME



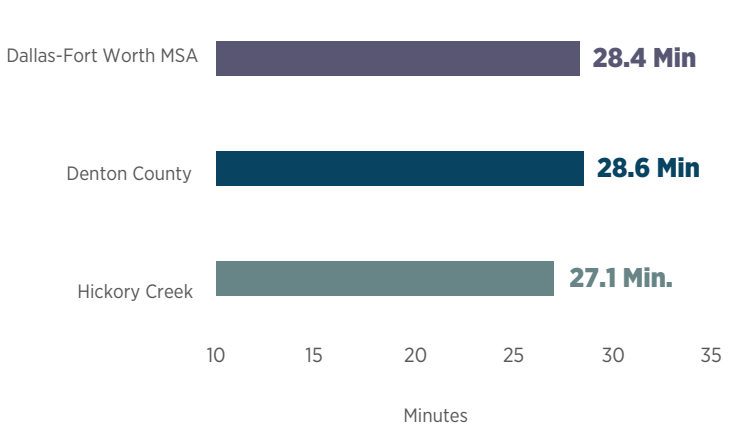
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.9: MEDIAN INCOME



SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.10: TRAVEL TIME TO WORK



SOURCE: 2016-2020 5-YEAR ACS

LAND USE CONDITIONS

EXISTING LAND USE

Understanding Hickory Creek's existing land uses provides context to identify those uses which are most predominant, as well as opportunities for future growth and modifications to the Future Land Use Plan. It will be important to continue focusing on the quality of development and having a balance of land uses. Single-Family Residential development consists of 45.8% of the entire area within the Town. Considering that an additional 45.8% of land area consists of open space and undeveloped land, Single-Family development makes up an overwhelming majority of developed land. This type of residential development is generally buffered by a layer of commercial development and undeveloped parcels bordering the Town's main thoroughfares of I35E and FM 2181. Commercial uses are the second most predominant land use within developed portions of the Town with a percentage of 4.4%. **Table 1.2** includes the land totals and percentages for all land uses within Hickory Creek:

TABLE 1.2: HICKORY CREEK EXISTING LAND USES		
Existing Land Use	Acres	%
Single-family Residential	1195.95	45.79%
Multifamily Residential	34.26	1.31%
Commercial	114.95	4.40%
Institutional	17.40	0.67%
Institutional (Public)	23.14	0.89%
Industrial	30.43	1.16%
Office	0.17	0.01%
Open Space	1016.45	38.92%
Undeveloped	179.15	6.86%

While Open Space and Undeveloped Lands account for 45.8% of the Town's area, it is important to note that most of this land is held by entities that require formal negotiations and coordination with for development, whether it be private or public development. The USACE holds most of the open space along Lake Lewisville. This land is currently used as parkland with a variety of passive and active uses. It provides the Town with a layer of protection against various types of floods and will continue to provide this benefit moving forward.

The Texas Department of Transportation (TxDOT) holds most of the frontage properties along the western side of I35E. While this area has high value for commercial development, TxDOT may use it for expansions or may choose to maintain the undeveloped status of these parcels. Finally, the Hickory Creek Economic Development Corporation (EDC) holds a small undeveloped lot along I35E. Considering all these factors, the Town will need to be strategic and selective with the uses that would emerge in the remaining developable land, as well as the future of redevelopment and infill. These conversations will emerge during the development of the Future Land Use Map and Recommendations.

LAND USE
KEY STATISTICS

46%

LAND AREA ARE
SINGLE-FAMILY USES

46%

LAND AREA IS OPEN SPACE
OR UNDEVELOPED

4.4%

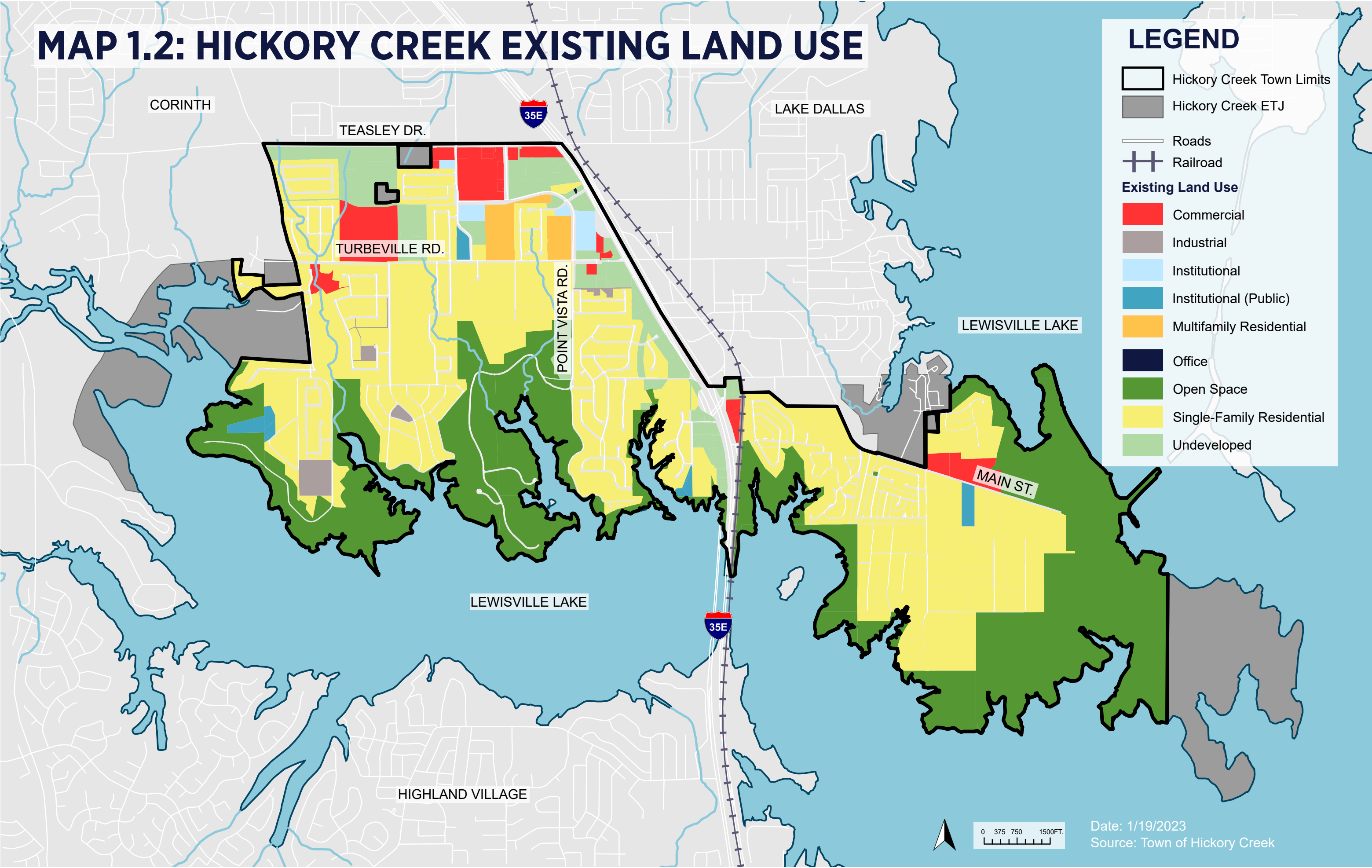
LAND AREA ARE
COMMERCIAL USES

38%

LAND AREA OWNED
BY USACE

30

ACRES OF
TXDOT FRONTAGE



ZONING

Zoning regulations serve as the basis for applying land use goals and development standards for different areas or districts across the Town. It is a tool that ensures that land uses are located appropriately and provide synergistic and compatible uses to surrounding land uses. Zoning regulations create site-specific requirements for the types of development that are allowed. Traditional components of zoning regulations include the use of the property, structural design, and the design of site features like landscaping, parking, or setbacks.

The Town of Hickory Creek contains 18 zoning categories, including seven residential categories, two commercial, one industrial, and eight being part of other districts. Single-Family districts account for the largest percentages of zoning by area. Single-Family districts account for a total of 37.57% of the area within the Town. Commercial districts make up the second largest share of zoning districts at 10.44%. Notably, there are several zoning districts that remain unutilized throughout the Town. Industrial (LI-1), Club (CL), Mobile Home Park (MHP), and both Mixed-Use districts (MU-1 and MU-2) remain unused. The Mixed-Use districts may present the greatest opportunity for the Town in the future and should be considered both in Future Land Use as well as zoning conversations. **Table 1.3** provides a breakdown of the zoning districts within the Town.

TABLE 1.3: HICKORY CREEK ZONING CLASSIFICATIONS		
Zoning District	Acres	%
Single-Family Districts of One Acre And Less	722.56	27.66%
Single-Family Districts of One Acre Or More	200.78	7.69%
Single-Family Districts of Five Acres Or More	57.95	2.22%
Apartment Districts	23.43	0.90%
Commercial Districts	272.71	10.44%
Light Industrial Districts	0	0.00%
Other Districts	235.80	9.03%

An important decision when creating the zoning map for the Town was how to include parcels that were created as Planned Developments (PD). As the number of parcels with a PD designation encompassed a large percentage of the Town, the Base Zoning for those parcels was used for symbology purposes instead of maintaining the PD designation.

The Town of Hickory Creek has allowed a majority of its development throughout the past 15 years to occur with the use of Planned Developments. This method allows developers a great deal of flexibility, but it prevents the Town from effectively regulating development to align with the Towns goals for future growth. Moving forward, zoning reform may be required for the Town to be able to implement the goals that will arise from this Comprehensive Planning Process.

ZONING
KEY STATISTICS

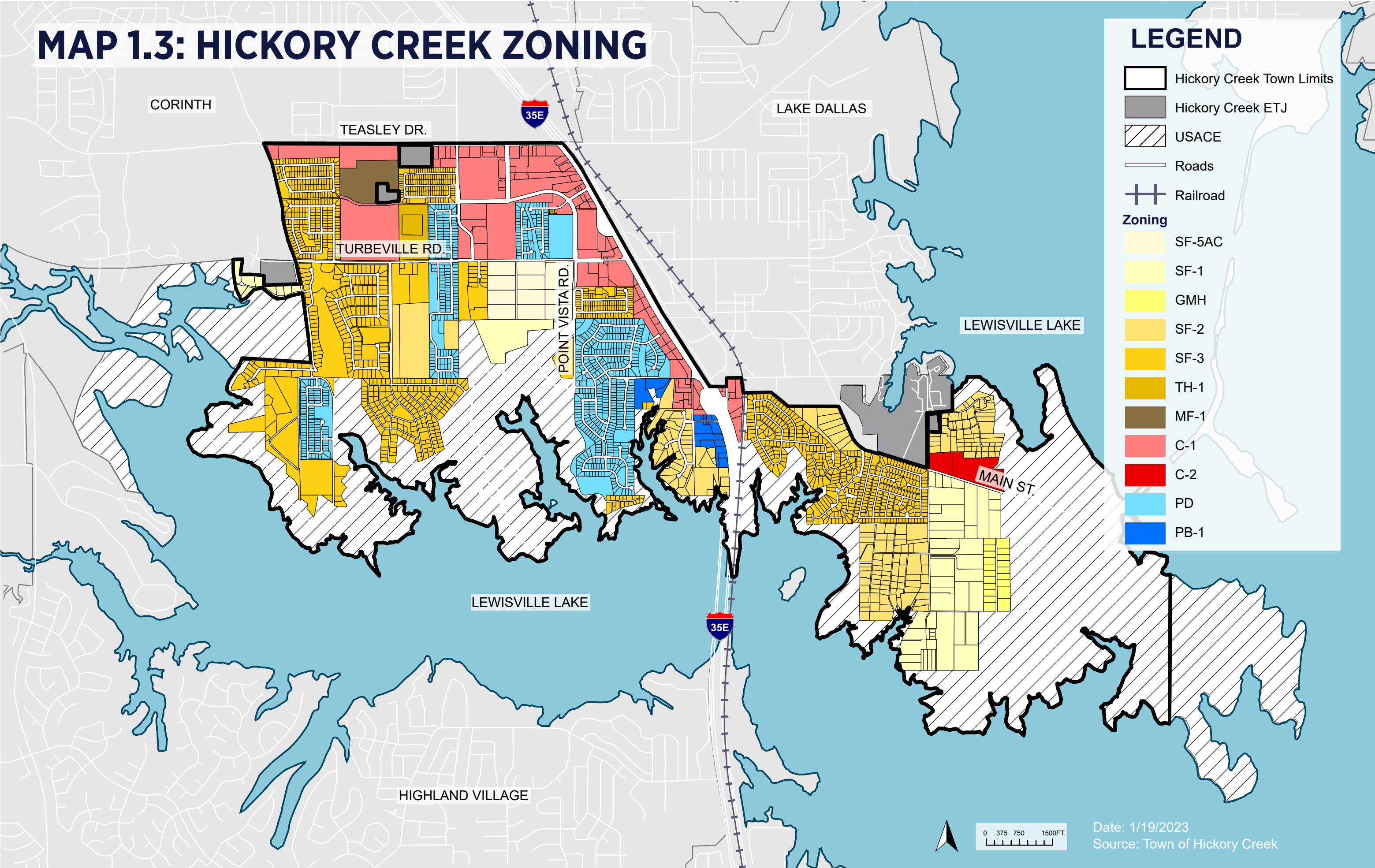
37%
TOWN APPROXIMATELY
ZONED FOR
SINGLE-FAMILY TYPES
(SF-2, SF-3, TH-1)

19%
LAND AREA
ZONED FOR SF-3
(LARGEST % ALL RESIDENTIAL)

5
UNUSED ZONING
DISTRICTS
(LI, CL, MHP, MU-1, MU-2)

10.44%
TOWN APPROXIMATELY
ZONED FOR COMMERCIAL
(C-1, C-2)

800+
LOTS WITH PLANNED
DEVELOPMENT
DESIGNATION



TRANSPORTATION & MOBILITY

CURRENT TRANSPORTATION NETWORK

The Hickory Creek Master Thoroughfare Plan (MTP) was last updated in April 2017. The Town’s roadway network consists of the following functional classifications of streets as defined by the U.S. Department of Transportation (DOT):

- **Interstate Highway:** Principle/Interstate arterials are designed and constructed with mobility and long-distance travel in mind. These arterial roads provide the highest level of mobility and the highest speeds over the longest uninterrupted distance. Interstates nationwide usually have posted speeds between 55 and 75 mph. Design types are interstate, other freeways and other principal arterials.
- **Arterials:** Arterials support trips of moderate length at a lower level of mobility than Interstates. Some emphasis on land access. May carry local bus routes and provide intra-community continuity but does not penetrate neighborhoods.
- **Collector Roads:** Collector roads are major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances. They balance mobility with land access. The posted speed limit on collectors is usually between 35 and 55 mph.
- **Local Streets:** Local roads provide direct access to adjacent land within a community and are not intened for long distance travel. They support through access to local residential areas, businesses, amenities, and other local areas. These roads give access to adjacent land by the lowest traffic volumes, between 20 and 45 mph, in the network and makeup up the greatest percentage of the Town’s entire transportation network and are usually intended to prevent through traffic.

In total, there are 47.36 miles of roadway within the Town’s limits, including interstate highways and frontage. Hickory Creek is primarily composed of local streets. Notably, a lack of local road connections to neighborhoods impedes connectivity throughout the Town, creating accessibility challenges for residents and first responders during times of emergency response.

Hickory Creek is connected to the region by FM 2181 (or Teasley Drive/ Swisher Road) along the northern boundary and is split by I35E, which runs along the Hickory Creek and Lake Dallas border. Major roadways that provide east-west access into and through Hickory Creek include FM 2181 (or Teasley Drive/Swisher Road) and Turbeville Road. North-south access is provided by Point Vista Road and Parkridge Drive/Sycamore Bend; Main Street and Ronald Regan Avenue provide north-south access to the Town’s critical facilities, including Town Hall and the emergency response facilities. Because the Town is essentially built out, roadway projects are focused on maintenance and safety improvements.

TRANSPORTATION KEY STATISTICS

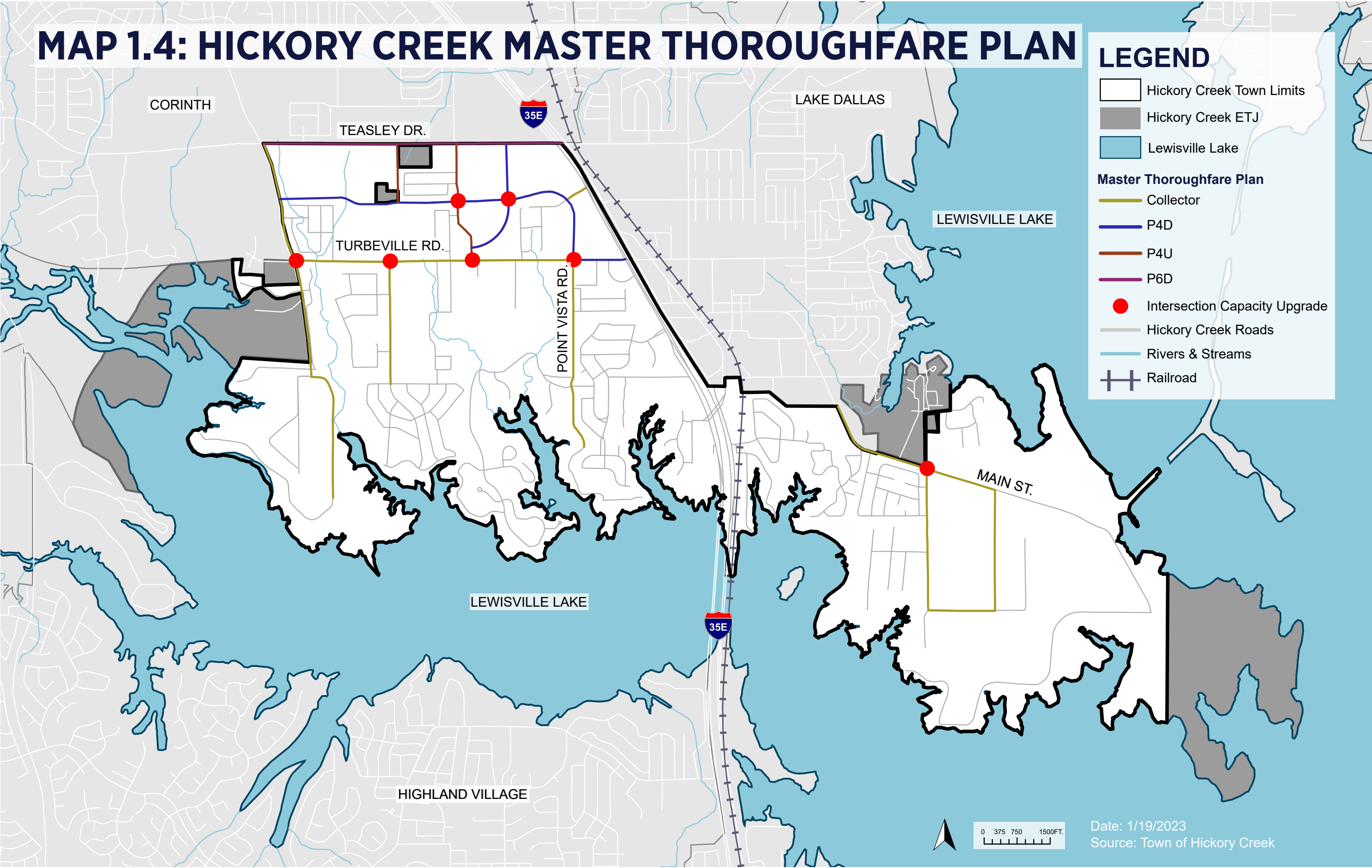
24
AVERAGE MILES
TRAVELED TO WORK

27.1
AVERAGE MINUTES
TO DRIVE TO WORK

38%
INCREASE IN CAR CRASHES
(2018-2022)

47.3
TOTAL ROADWAY MILES
WITHIN TOWN LIMITS

4.08
TOTAL MILES
OF TRAILS



CURRENT TRANSPORTATION NETWORK (CONT'D)

The Denton County Transportation Authority’s (DCTA) A-Train Service additionally runs along I35E; however, the closest transit stops are located outside of Town Limits. These stops include MedPark Station (an eleven-minute drive from Hickory Creek), Highland Village/Lewisville Lake Station (a seven-minute drive from Hickory Creek), and Old Town Station (a thirteen-minute drive from Hickory Creek). Currently, the Town does not participate in DCTA because of the lack of demand from the community. The Town participates in the Span Transportation & Meals on Wheels of Denton County, which provides non-emergency medical related transportation services to accommodate the needs of individuals who lack access to or need assistance with transportation.

TRAFFIC AND COMMUTER TRENDS

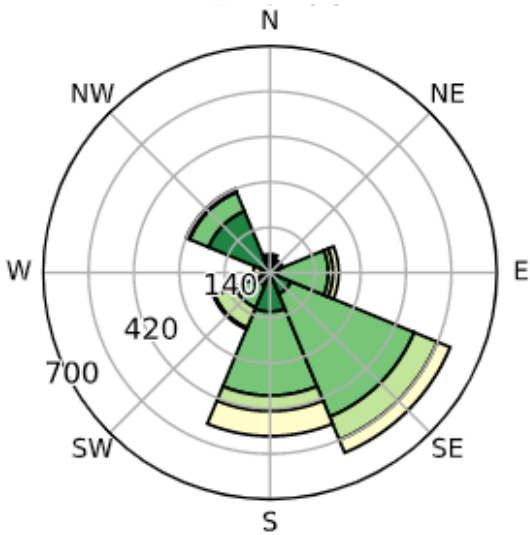
The average commute time for an employed resident living in Hickory Creek is 27.1 minutes, indicating that the majority of the workforce living in Hickory Creek works outside of the town. Furthermore “Inflow-Outflow” data, as illustrated in **Figure 1.11** obtained by the U.S. Census Bureau reports 99.3% of the employed population that live in Hickory Creek are employed outside of the town. Lack of retail and office employment options within the Town additionally contributes to these traffic patterns.

The predominant mode of transportation in Hickory Creek is automobiles, with over 50% of households owning two or more vehicles and 75% of the working community driving automobiles as the primary mode of transportation to work. **Figure 1.12** underscores the community’s dependence on privately owned vehicles as a means of transportation. Notably, no residents rely on walking or public transportation to travel to work and less than 1% do not own a vehicle. Over the past decade, traffic has steadily increased along the Town’s major access roads. Since 2010, traffic has increased 19% (or 3,786 daily trips) along FM 2181 and 23% (or 21,803 daily trips) along I35E. Commuting patterns in Hickory Creek contribute to these traffic counts as over 50% of the working population commutes 24 miles or more to work. **Table 1.4** provides an overview of distance to work traveled by Hickory Creek residents.

BEST PRACTICE |
DESIGN FOR SPEED

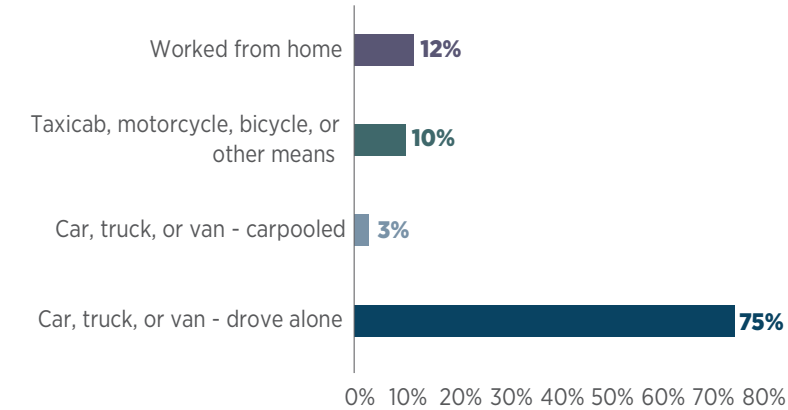
When a traffic accident occurs, the cause and severity of the crash is directly impacted by the speed the vehicle was traveling. Proactive urban street design can contribute to safer traffic patterns and encourage better habits among drivers. Design features such as the curvature of the road, presence of curbs, shoulder, and lane widths, etc., can influence speeds and be adjusted to encourage the desired speed limit of the road.

FIGURE 1.11: INFLOW-OUTFLOW TRAVEL



SOURCE: 5-YEAR 2020 ACS CENSUS

FIGURE 1.12: MEANS OF TRANSPORTATION TO WORK



SOURCE: 5-YEAR 2020 ACS CENSUS

TABLE 1.4: HOME TO WORK DISTANCE	
DISTANCE	PERCENT COMMUTERS
Less than 10 miles	28.40%
10 to 24 miles	50.40%
25 to 50 miles	11.30%
Greater than 50 miles	9.80%

SOURCE: 5-YEAR 2020 ACS CENSUS

SYSTEM PERFORMANCE

In the past four years, approximately 3,000 motor vehicle crashes occurred within Hickory Creek’s transportation network. The number of motor vehicle crashes increased by approximately 38% (or 163 crashes) from 2018 to 2022. **Table 1.5** provides an overview of the top ten leading causes of crashes, with 31% of crashes being a result of unsafe speeds or driving over the speed limit. The majority of car crashes (over 75%) have resulted in no injuries and 11% resulted in minor or major injury. In Hickory Creek, the majority of incidents or highest density of crashes (over 85%) occurred on I35E and arterials and 13% occurred on local roads, as shown in **Table 1.6**.

TABLE 1.5: TOP 10 AUTOMOBILE CRASH FACTORS (2018-2022)¹

CONTRIBUTING FACTOR	Total	%
1. SPEED RELATED (OVER LIMIT/UNSAFE SPEED)	1,255	31%
2. DRIVER INATTENTION/DISTRACTION	729	18%
3. OTHER/NONE	500	12%
4. FAULTY EVASIVE ACTION	315	8%
5. CHANGED LANE WHEN UNSAFE	268	7%
6. FOLLOWED TOO CLOSELY	205	5%
7. FAILED TO YIELD (RIGHT OF WAY SIGNAGE, INTERSECTIONS, EMERGENCY VEHICLES, DRIVEWAYS)	146	4%
8. FAILED TO DRIVE IN SINGLE LANE	129	3%
9. UNDER THE INFLUENCE (DRUGS OR ALCOHOL)	87	2%
10. BACKED WITHOUT SAFETY	55	1%

SOURCE: TXDOT

¹TRANSPORTATION AND CRASH RELATED DATA IS BASED ON AVAILABLE TXDOT DATA.

TABLE 1.6: AUTOMOBILE CRASH LOCATIONS IN HICKORY CREEK (2018-2022)¹

ROAD NAME	Total	%	ROAD TYPE
1. I35E	2,197	81%	PRINCIPAL ARTERIAL
2. FM 2181 TEASLEY DR./SWISHER RD	150	6%	MAJOR ARTERIAL
3. HICKORY CREEK BLVD	113	4%	MINOR COLLECTOR
4. TURBEVILLE RD	94	3%	MINOR ARTERIAL
5. POINT VISTA RD	35	1%	MAJOR COLLECTOR
6. RONALD REAGAN AVE	15	1%	MAJOR COLLECTOR
7. SYCAMORE BEND RD	15	1%	MINOR ARTERIAL
8. KELTON ST	10	>1%	MINOR COLLECTOR
9. S. STEMMONS FWY	8	>1%	PRINCIPAL ARTERIAL
10. MAIN ST	7	>1%	MAJOR ARTERIAL

SOURCE: TXDOT

ACTIVE TRANSPORTATION & PEDESTRIAN ACCESSIBILITY

The majority of Hickory Creek’s active and passive trails are located throughout the parks system. There are approximately 4.08 miles of the park system trails that provide access to the Town’s lakeside amenities but lack east-west connectivity and direct connection to adjacent neighborhoods. Arrowhead Park provides direct access to the Regional Veloweb Trail, creating a bikeway connection between Denton and Dallas.

Notably, the Town aims to identify and address sidewalk gaps throughout the community to connect new and existing neighborhoods. Recent planning efforts have focused on supporting alternative modes of transportation through the development of multi-use paths (i.e., hike and bike trails) and sidewalks. In 2019, a sidewalk project addressed gaps along Turbeville Road (east of Ronald Regan Avenue) and Harbor Road to Strait Lane. Currently, sidewalk gaps and a new hike and bike trail are being addressed along Harbor Lane between Turbeville Road and Strait Lane. Additionally, a hike and bike trail is being developed along Turbeville Road between Sycamore Bend Road and Ronald Regan Avenue, connecting future and existing neighborhoods.

Hickory Creek’s Engineering and Design Manual was last updated in March 2014. The Town currently requires that standard concrete four-foot width sidewalks be constructed for all new residential development and five-foot widths in commercial locations. Sidewalks are required additionally with all new roadway construction.

BEST PRACTICE |
ACCESSIBLE DESIGN

The DOT recommends that the “sidewalk corridor” or the pathway width between the roadways to the edge of the right-of-way (ROW) be at least six to ten feet to provide accessible passageways that are free of obstacles for all users. The Americans with Disabilities Act of 1990 (ADA) requires transportation agencies to develop a *Transition Plan* to eliminate the presence of structural barriers, including communication barriers, and provide reasonable access for persons with disabilities to existing pedestrian facilities. Across the country, the development of these plans is often a low priority, only occurring with new development or when absolutely necessary.

CITY SERVICES & FACILITIES

WATER/SEWER PROVIDER

Water and Wastewater services for properties within Hickory Creek are largely provided by the Lake Cities Municipal Utility Authority (LCMUA). This entity provides services to several communities in Denton County that surround Lewisville Lake. The only area within Hickory Creek that is not serviced by the LCMUA is a portion in the southwest where Harbor Grove Estates is located. This area receives water from the Harbor Grove Water Supply Company.

LCMUA provides water and sewer services to customers that use up to an average of 1.3 million gallons daily and collects an additional one million gallons of wastewater daily across its entire service area within the Lake Cities. The water provided to LCMUA customers for daily use is purchased from the Upper Trinity Regional Water District (UTRWD). This water is treated by UTRWD so LCMUA is simply the distributor for it. The quality of this water is assessed by the Texas Commission on Environmental Quality, and previous assessments have earned LCMUA the Superior Water designation as an Outstanding Public Drinking Water System. Within Hickory Creek, LCMUA manages 35 miles of water pipelines throughout the Town that provide water to subdivisions, businesses, schools, and other users. Additionally, LCMUA manages three ground storage tanks, three water wells, one pump station, and an elevated storage tank. All of the wells are located within the 100-year floodplain, so maintaining water quality standards after floods will continue to be an important task. For the wastewater services within Hickory Creek, LCMUA manages 29 miles of sewer lines and 11 lift stations throughout the Town.

TOWN FACILITIES & PUBLIC SAFETY

The Town of Hickory Creek owns a facility that provides a variety of services to the community. This site is located on Ronald Reagan Avenue between Turbeville Road and Point Vista Road, and it houses the Hickory Creek Municipal Court, the Hickory Creek Police Department, and the Hickory Creek Town Hall & Administrative Offices. The Hickory Creek Police Department provides public services throughout the Town. The department consists of 12 full-time officers. A secondary property managed by the Town is located on the southeast portion of the Town, south of Main Street, between South Hook Street and Westlake Park. This site is home to the Town of Hickory Creek Public Works & Animal Services.

BROADBAND INITIATIVES

There is currently an ongoing effort within the Lake Cities region to construct a dark fiber ring throughout Corinth, Hickory Creek, and Shady Shores to bring high-speed internet and improved bandwidth in collaboration with Pavlov Media. The construction for this broadband service began on September 1, 2022, and is expected to begin providing service to new customers in January 2024.

CITY SERVICES KEY STATISTICS

100%

WATER WELLS
LOCATED IN THE
100-YEAR
FLOODPLAIN

3

WATER WELLS
& GROUND
STORAGE TANKS

35

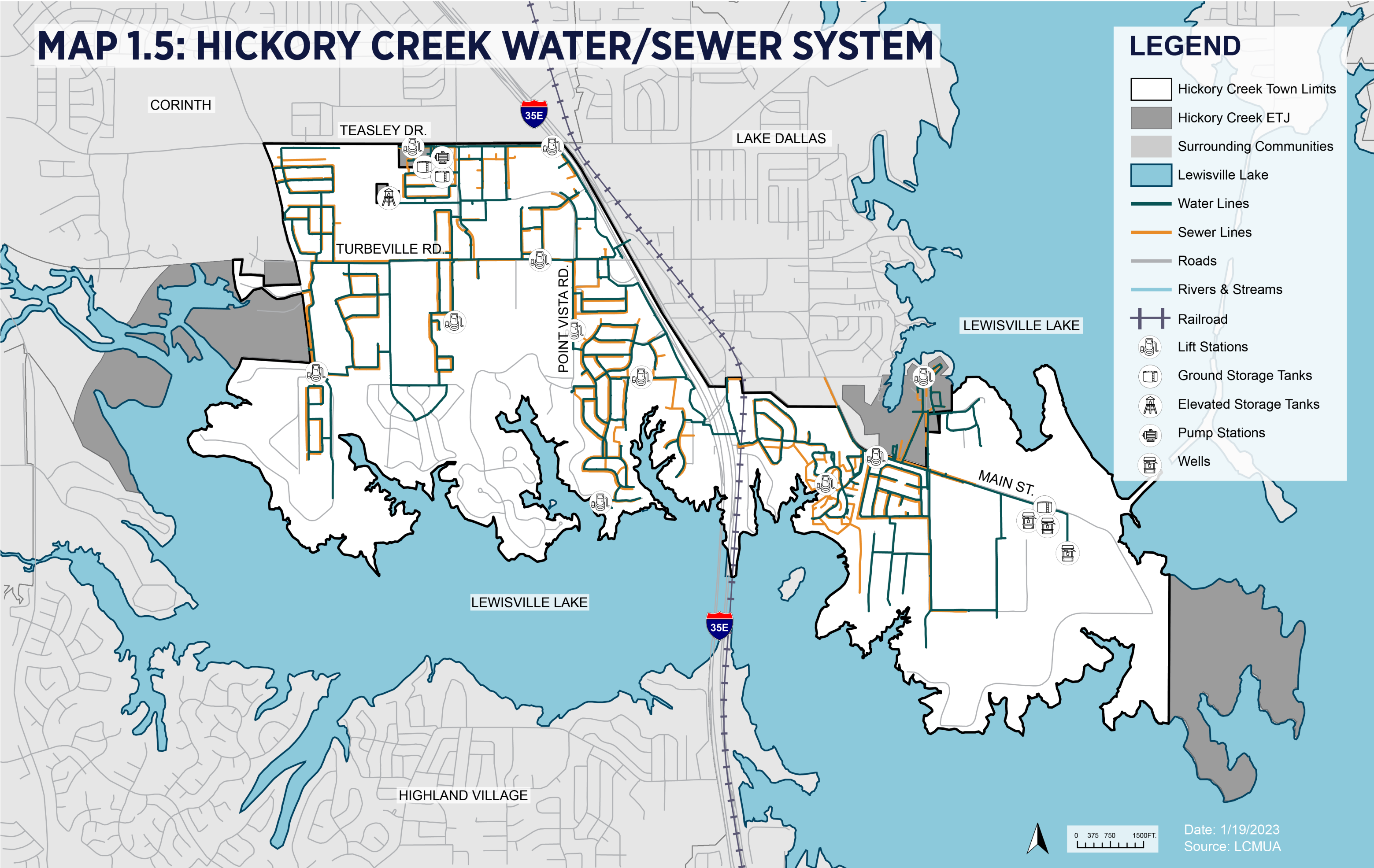
MILES OF WATER
PIPELINE MANGED
BY LCMUA

29

MILES OF SEWER
PIPELINE MANGED
BY LCMUA

1

PUMP STATION
& ELEVATED
STORAGE TANK



PARKS & OPEN SPACE

PARKLAND

As a lakeside community, the Town of Hickory Creek has access to a considerable number of parks and natural areas. Over 12 miles of lakeside frontage along Lewisville Lake, accompanied by over 1,100 acres of parkland attract residents and visitors alike. This acreage, which includes amenities like boat ramps and nature trails, accounts for about 39% of Hickory Creek’s land area.

The responsibility of maintaining this land is shared between the Town and the USACE. Totalling 1,087 acres of parkland, seven parks in Hickory Creek are owned by USACE. This includes four parks that are maintained and operated by Hickory Creek through a lease agreement with USACE, totaling approximately 263 acres. The Town maintains one additional park and is currently making plans for two more parks in the future. These parks account for approximately 15 acres of the total parkland in the town. The Town’s commitment to preserving its natural resources extends beyond the lake and its green spaces, right down to each of the trees in the Town. Hickory Creek has been recognized by the Arbor Day Foundation as a Tree City for 14 years.



HICKORY CREEK PARK

PROGRAMMING

The Town of Hickory Creek offers a wide variety of recreational opportunities and programming including holiday and community events. Hickory Creek often partners with other Lake Cities to plan recreational opportunities at a larger scale. These activities range from local running groups to parades and bike rallies.

As a result of its 2020 Parks, Recreation and Open Space Master Plan (PMP), Hickory Creek has identified potential gaps in the programming and recreational opportunities offered including programming and events geared towards the elderly population. As Hickory Creek continues to grow, additional priorities for the Town regarding parks and recreation include improving connectivity between trails and parks, expanding amenities along the lake, and upgrading the current conditions of existing parks.

PARKS & OPEN SPACE KEY STATISTICS

10

TOTAL PARKS
IN HICKORY CREEK

12+

APPROXIMATE MILES OF
LAKESIDE FRONTAGE

39%

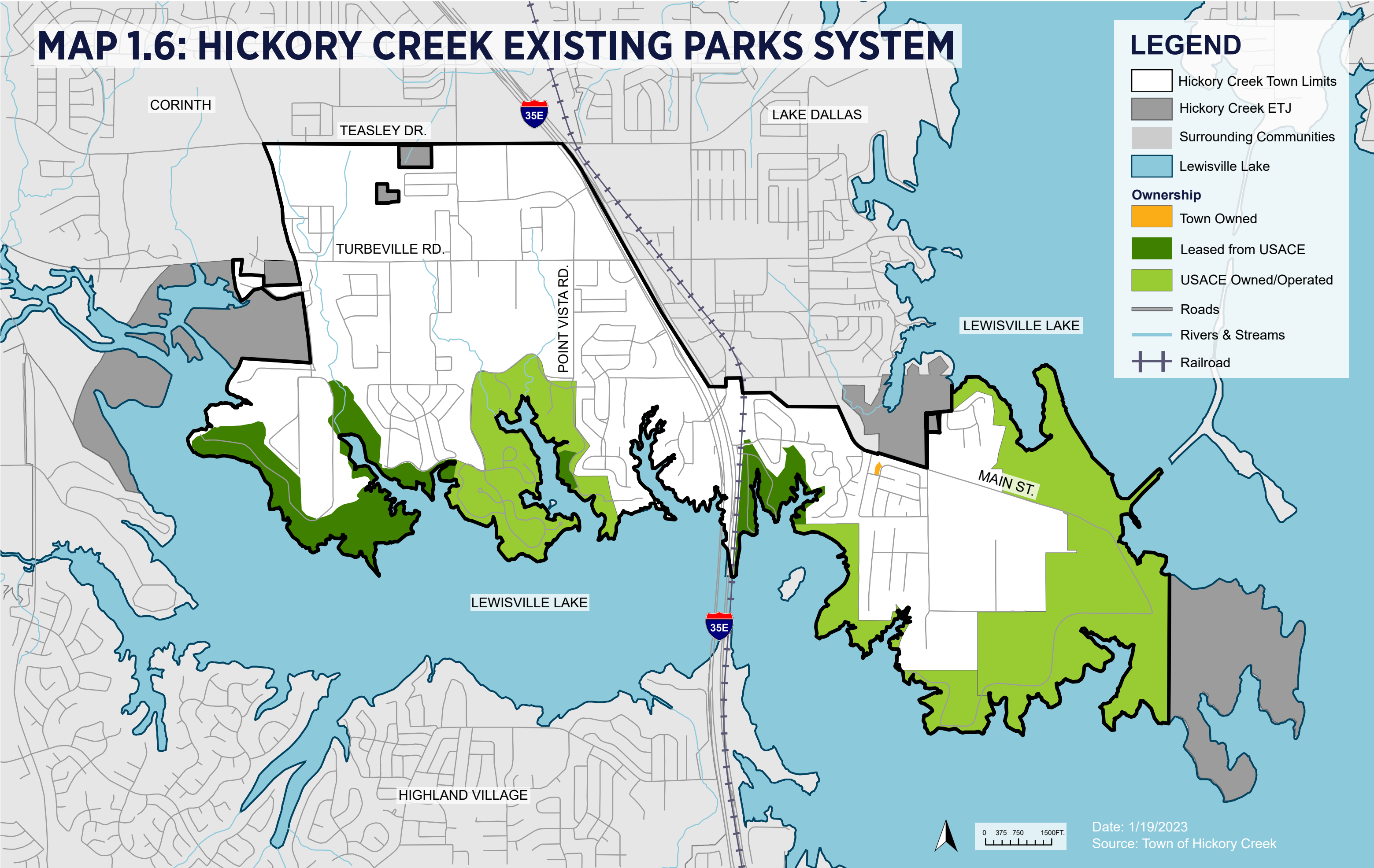
OPEN SPACE WITHIN
TOWN LIMITS

38%

PERCENT ACRES OF USACE
OWNED PARKLAND

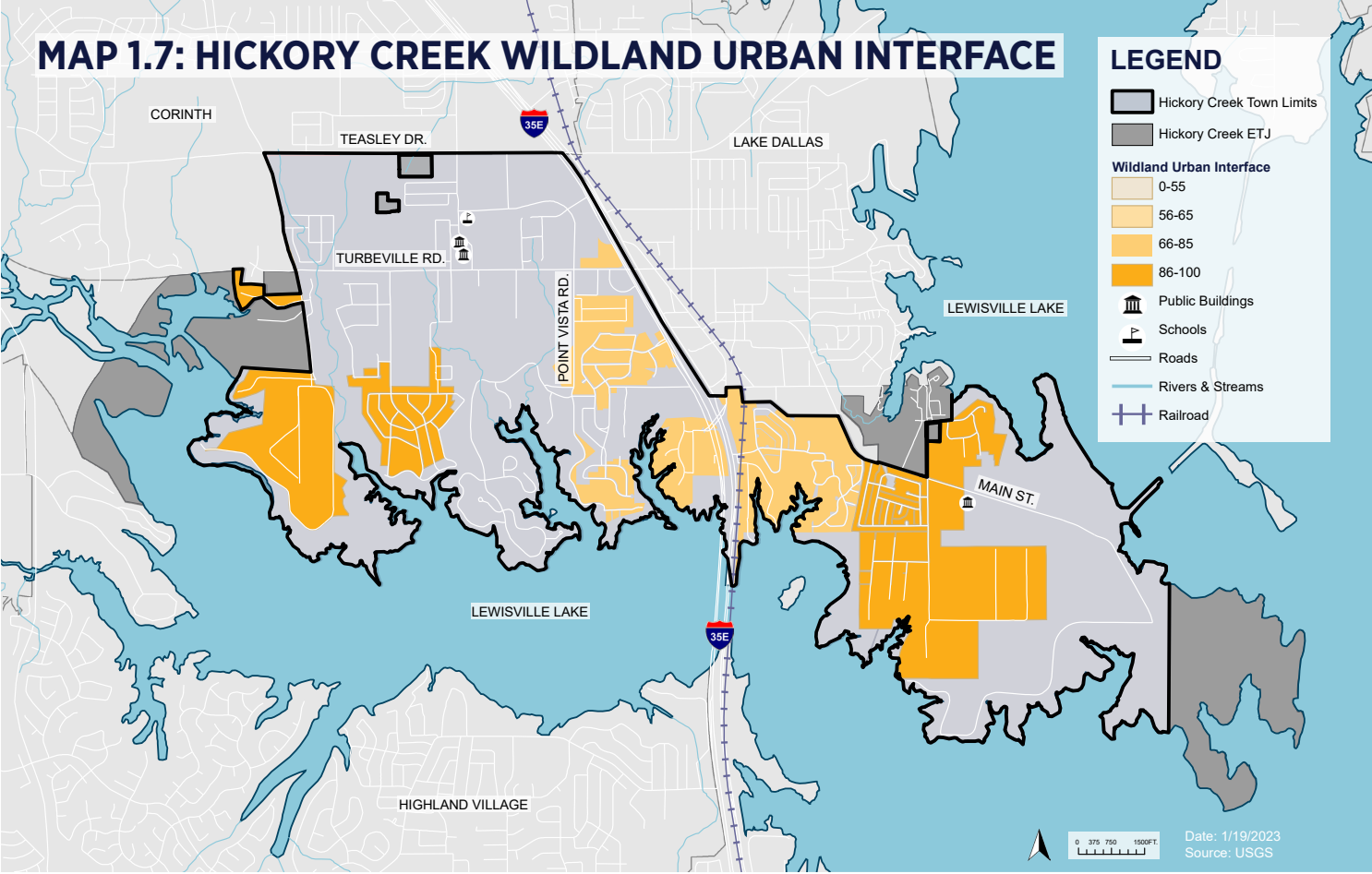
9%

PERCENT ACRES OF USACE
PARKLAND LEASED TO TOWN



WILDLAND URBAN INTERFACE (WUI)

The Wildland Urban Interface (WUI) is used to measure the level of connection between humans and the built environment and wildlands that could become fuel for wildfires. As development continues within Hickory Creek, properties within the WUI will increase. The index ranges from 0-100, with properties closer to 100 exhibiting higher levels of risk. In total, 34% of Hickory Creek’s land area is currently within the WUI to some capacity, with 21.42% being in the highest range of vulnerability. These areas of highest risk are generally located closer to Hickory Creek’s parks and open spaces. Additionally, the Town’s Public Works building is located within an area of high risk.



WUI KEY STATISTICS

34%

TOWN LAND
AREA IN WUI

21%

TOWN LAND IN HIGHEST
VULNERABILITY RANGE

STATE FIRE PROTECTION PROGRAMMING

The Texas A&M Forest Service provides statewide programs that help communities deal with potential wildfires throughout various stages of emergency management (Mitigation, Preparedness, Prevention, Recovery). There is also an educational component which brings public information and training opportunities for communities.

Finally, the Predictive Services Department of the Texas A&M Forest Service provides short and long-term forecasts and analysis for future wildfires by:

- Determining current and predicted weather conditions.
- Monitoring conditions of vegetation and wildland fuels.
- Calculating current and predicted fire behavior.
- Identifying high wildfire risk areas and values threatened.
- Tracking wildfire occurrence and ignition sources.
- Disseminating assessment information to stakeholders and the public.





02

COMMUNITY VISION

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COMMUNITY INVOLVEMENT

ENGAGEMENT PROCESS

To be sure that the Comprehensive Plan embodies the community’s vision, the Town developed an extensive public engagement process. The purpose of this process is to identify the needs and desires of the community in their own words. Various engagement strategies were used to gain the best understanding of what the community would like to see as a result of the Plan, including meetings with designated stakeholders, focus group interviews, a community-wide survey, and two public workshops. The incorporation of varied engagement strategies allows people of all ages and backgrounds to express their opinions on the strengths and potential improvements that can be made in Hickory Creek. The information collected during this process goes on to create the foundation of this Plan’s goals and recommendations. A full summary of each of the engagement events can be found in the Appendix.



VISION COMMITTEE

A Vision Committee of various community stakeholders was created to serve as an advisory body to provide balanced opinions on important Town issues, review Plan content, and share their vision for the 20-year plan horizon throughout the process.



PUBLIC WORKSHOPS

Two Public Workshops were held during the engagement process to give the community an interactive opportunity to prioritize key topics related to the Plan and review draft materials.



FOCUS GROUP LISTENING SESSIONS

At the beginning of the engagement process, a series of listening sessions were conducted to discuss various aspects of the Town and gather unique perspectives from informed residents and stakeholders. Focus group participants included developers, Town staff, community groups, ISD members, residents and more.



COMMUNITY SURVEY

An online Community Survey was conducted to maximize engagement in the planning process, generate a diverse reach, and gain specific insight on the community’s current conditions and preferences for future growth.

ENGAGEMENT TIMELINE

Over the course of 2023, the community provided input and feedback regarding the Comprehensive Plan. The timeline illustrates when each engagement effort was conducted.



ENGAGEMENT OUTCOMES

HICKORY CREEK TODAY

The beginning of the engagement process aimed to gain input on the community’s current perception of the Town. One of the introductory exercises at the events asked participants to describe Hickory Creek today, in one word. The following illustrates the words that were chosen. The size of the word correlates with how often it was used.



HICKORY CREEK IN 20 YEARS

In addition to gaining insight on the Town’s current perspective of Hickory Creek, multiple exercises were utilized throughout the process that aimed to find out more about what community members would like to see over the next 20 years.

Concern was continually expressed regarding the Town’s growth and efforts to maintain the identity of Hickory Creek while adjusting to the influx of people that want to call it home. Feedback from these exercises also illustrated participants’ value for their natural surroundings. The addition of trails and sidewalks was a related priority.



VISION COMMITTEE MEETING #1



PUBLIC WORKSHOP #1



FOCUS GROUP LISTENING SESSION



PUBLIC WORKSHOP #2

ENGAGEMENT OUTCOMES

COMMUNITY PRIORITIES & PREFERENCES

One of the goals of the engagement process is to generate interest and encourage participation through interactive activities. Both public workshops provided participants with the opportunity to vote on and prioritize the Plan’s community and development priorities. Below are tables outlining some of those preferences.

TABLE 2.1: COMMUNITY PRIORITY - ECONOMIC DEVELOPMENT	
Priority	Tally
Low-Rise/Mid-Rise Mixed-Use Centers	15
Town Civic Center	13
Growth Of Commercial Corridors	8
Mid-Rise Mixed-Use Centers	4
Cultural Event Centers	3
Light Industrial/Manufacturing	2
Low-Rise Scale Mixed-Use Centers	1
Office/Professional Services	1

TABLE 2.2: COMMUNITY PRIORITY - TRANSPORTATION & MOBILITY	
Priority	Tally
Trails & Bikeways	15
Sidewalk Facilities	13
Streetscape Features	11
Roadway Maintenance	6
Capacity Improvements	3
Traffic Calming	3
Complete Streets	2
Public Transit	2
Wayfinding/Lighting/Signage	1

COMMUNITY SURVEY

The Hickory Creek Comprehensive Plan Community Survey was conducted between February 20 and March 13, 2023. **There were a total of 839 survey responses, which amounts to just over 16% of the Town’s population.** This is a high response rate for a population of this size.

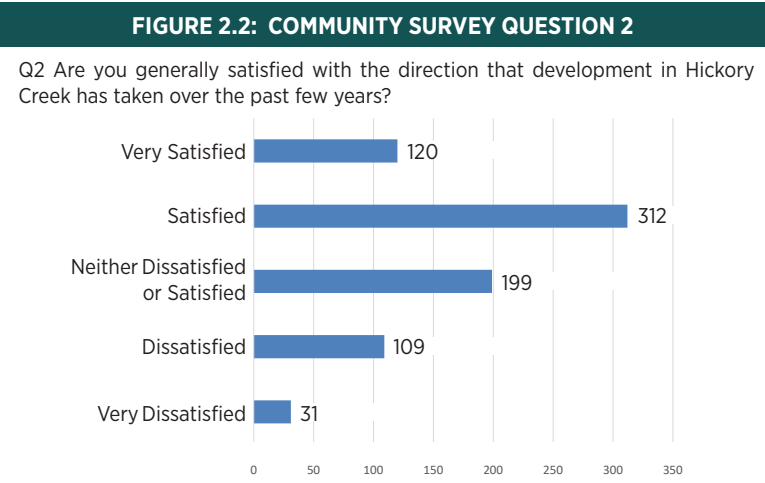
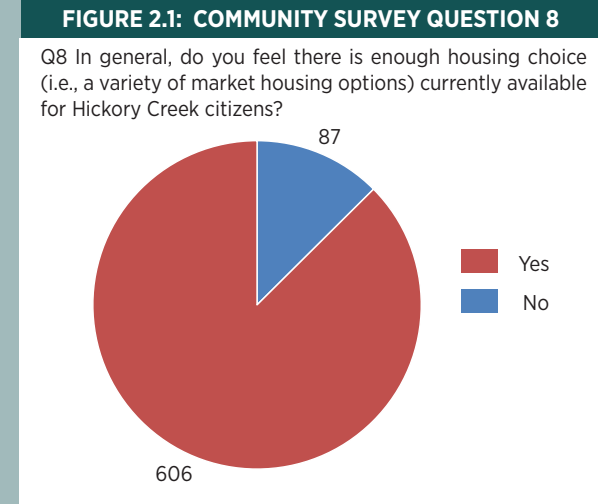
Participant Details:

- 35% of respondents are 25-34 years of age
- 45% of participants are home-owners
- 37% of respondents work outside of the Town
- 69% of participants have children at home

Examples of questions that were asked in the survey, as well as participants responses are shown on the right. Survey results for Questions 2 and 8 can be seen in Figures 2.1 and 2.2 to the right.

The topics that were commented on the most in the open response questions include the following:

- Town Services
- Quality of Life
- Neighborhoods, Parks & Open Space
- Development & Mobility



KEY FEEDBACK THEMES

The following themes reflect the ideas and feedback that resonated throughout each of the engagement opportunities. A description of each feedback theme is listed below.

COMMUNICATION & INFORMATION	highlights the way information is communicated outside of and within the Town. This includes branding and wayfinding to ensure all people can safely navigate Hickory Creek. It also refers to the manner and method that news and community information is dispersed to the public.
COMMUNITY IDENTITY	illustrates the Town's values and way of life to its residents and visitors. As the Town grows, it will be more important to make efforts to preserve and enhance the characteristics that make up Hickory Creek's core, including Lewisville Lake and the Town's family-oriented values.
COMMUNITY PARTNERSHIPS	provide an opportunity for the Town to strengthen its relationship with surrounding communities, leverage it's natural assets, and support development potential. These relationships could be with the Army Corps of Engineers, the Lake Cities, or regional and private-public partnerships.
ECONOMIC RESILIENCY	refers to the ability of the Town to attract the right type and intensity of development projects that will bolster the tax base in the long-term. This is especially important as the Town approaches full build-out and is confronted with regional growth.
GROWTH POTENTIAL	considers available land for development and opportunities to expand. The Town's ETJ is viewed both as an opportunity and a barrier to achieving the Town's development potential. Approaching build-out, highway frontage and remaining vacant parcels are critical to long-term planning.
LIFESTYLE PLANNING	considers inclusive options for different types of residents that might live in Hickory Creek. A multi-generational community including young professionals, emerging families, and established residents needs quality and affordable housing, entertainment, retail, and service options to thrive.
NATURAL RESOURCES	can be a Town's most valuable asset. It's important to preserve and improve the conditions of the Town's natural areas for both residents and the wildlife that live in the area. The Town's access to Lewisville Lake also provides a unique opportunity for regional connectivity and tourism.
REGIONAL FEATURES & IMPACTS	relate to where Hickory Creek fits into the DFW Metroplex and how it may be both negatively and positively affected by the changes that are made in surrounding areas. Regional development and traffic could support Hickory Creek's existing tourism economy and future development goals.
SAFETY & ACCESSIBILITY	refers to improving connectivity and safety for motorists, pedestrians, and multimodal users. This involves improved visibility through enhanced development standards including lighting, signage, tree and landscaping maintenance, and roadway infrastructure and capacity.
SOCIAL CONNECTIONS & PLACEMAKING	relates to community involvement and gathering spaces. Community events, lakeside activities, and recreational programming can create a sense of place within Hickory Creek. Both civic and retail centers can create nodes for cultural activities and programming within Hickory Creek.
TOWN MANAGEMENT & SERVICES	relates to the public services offered to Town residents. Leadership was commended for its transparency and accessible Town staff. As the Hickory Creek grows, demand for improved maintenance and roadway capacity, as well as local services like libraries and parks has increased.
LAND USE PATTERN & FORM	relates to the location and type of development in Town, and how it affects the community's identity. Hickory Creek's Future Land Use Map will facilitate the Town's land use pattern and form, with the priority of maintaining a rural, small-town feeling and identity.

PLAN VISION

VISION FRAMEWORK

The feedback and input collected throughout the planning process was compiled and analyzed to provide guidance and create the building blocks that inform the direction of the Plan. These building blocks include the Plan’s Vision Statement, Goals, Focus Areas, and Recommendations.

The vision of this Plan is organized by 5 Goals, which each have 3 to 4 Focus Areas. Each Focus Area lists Recommendations which list specific actions the Town can take to achieve Hickory Creek’s future vision. The Plan’s goals address topics that are the biggest priority for the Town to properly function and provide a high quality of life to its citizens. Focus Areas associated with each Goal further outline and define the priorities for Hickory Creek in the future.

The Plan Goals are described below. A detailed breakdown of the Recommendations associated with each Goal and Focus Area can be found in Chapter 4.



PLAN GOALS



COMMUNITY CHARACTER

Hickory Creek is a community of connected neighborhoods and natural spaces that cultivate a small-town feel and afford the Town’s multigenerational residents a diverse and affordable housing stock, high-quality development standards, as well as safe and well-maintained public infrastructure and services.



ECONOMIC RESILIENCE

Hickory Creek provides and maintains a balanced portfolio of land uses, contributing to a variety of amenities and services that support the needs of the local community and create a regional draw, helping to sustain the local economy while preserving and celebrating the Town’s City-Close, Lakeside Living spirit.



NATURAL SPACES & RESOURCES

Hickory Creek preserves and enhances its natural features and resources through thoughtful development patterns and building design standards; connects the Town’s neighborhoods and natural areas through active and passive multiuse paths; and offers access to a variety of recreational amenities, programming, and lakeside activities for the community to interact with and enjoy.



MOBILITY & ACCESSIBILITY

Hickory Creek provides safe and enjoyable connections for all types of mobility, with connections to local amenities and neighborhoods through context-sensitive streets and multiuse paths that improve visibility, accessibility, and the overall experience for all ages and abilities throughout the Town and provides access to neighboring goods and services and regional connections.

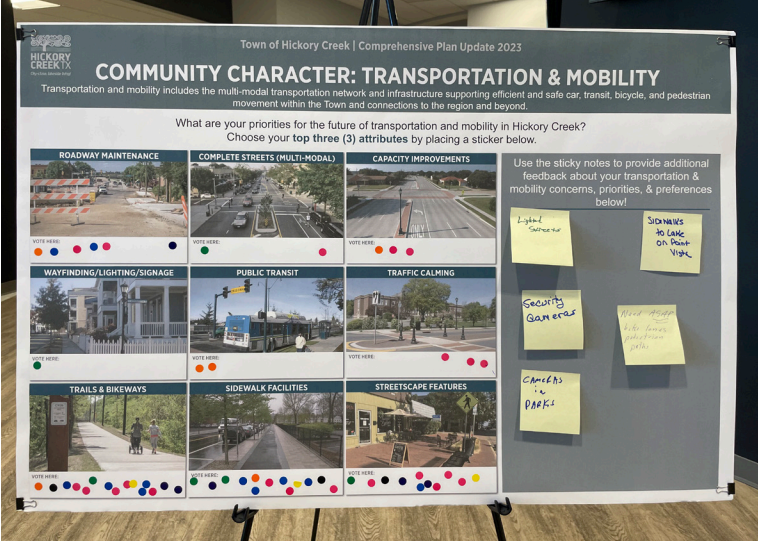


SOCIAL HEALTH & CONNECTIONS

Hickory Creek fosters a close-knit sense of community between all types of residents through activated gathering spaces that offer diverse entertainment options, recreational and civic activities, and Town programming.



PUBLIC WORKSHOP #1



TRANSPORTATION & MOBILITY PREFERENCES



PUBLIC WORKSHOP #2

VISION STATEMENT

The Vision Statement for this Plan serves to represent the overarching aspirations of the Town in one sentence or idea. The statement was written based on community feedback collected throughout the initial planning process, as well as the thoughts and comments received from the Vision Committee. Hickory Creek’s Vision Statement was debuted at the second Public Workshop.

The Town of Hickory Creek is a vibrant community that embraces its small-town charm, celebrates its natural surroundings, and fosters strong connections among its residents.

Our comprehensive plan aims to guide the growth and development of our town, ensuring a sustainable, inclusive, and prosperous future for generations to come.



GROWING WITH PURPOSE

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MARKET POTENTIAL & CONSTRAINTS

POPULATION GROWTH

Denton County is one of the fastest growing counties in the United States. It grew by 243,808 residents (between 2010 and 2020), a total growth of 36.8%. The Texas Water Development Board (TWDB) estimates that Denton County will be home to 1,329,551 people by 2040 and will reach a population of 1.6 million by 2050, a 70% increase from the current population of 941,647.

The 2022 population in Hickory Creek is 5,189, up 9.9% from 4,718 in 2020. The population of Hickory Creek is already estimated to grow at a rate of 0.9% annually over the next five years with an estimated population of 5,426 by 2027. Further population projections were calculated based on Hickory Creek’s previous compounded annual growth rates and town building permit data compared to the county. Based on town and county building permit data over the last 20 years, it is estimated the Town of Hickory Creek has absorbed on average 1.23% of growth in Denton County. Exclusive of any land constraints or availability, by 2040 the Town of Hickory Creek could expect to have a population of nearly 6,100 and by 2050 a population of over 6,600. The supply of developable sites within Hickory Creek continues to decrease as growth in the region remains strong. Currently there are only 179.15 acres (or 6.86% of the Town’s land area) of undeveloped land within the Town limits.

MARKET KEY STATISTICS

37%

DENTON COUNTY POP.
GROWTH 2010-2020

0.9%

HICKORY CREEK’S
ESTIMATED GROWTH RATE
(2022-2027)

NATIONAL HOUSING TRENDS

With increasing land and material costs, housing supply shortages, and increased construction costs, housing prices continue to rise. However, an anticipated slowing of home sales and appreciation within certain price segments looms on the horizon. The recent increase in interest rates and/or tightening of credit could soften housing prices and increase supply. However, the low interest rates experienced over the last few years have enabled buyers to afford higher-cost housing. A major economic shift would likely result in an increase of existing inventory and slowing of price appreciation, which would primarily impact the entry-level and middle-market product.

SINGLE-FAMILY HOME BUILDING TRENDS

In 2020, the U.S. Census Bureau and the U.S. Department of Housing and Urban Development Office of Policy Development and Research conducted a survey of new homes constructed in the United States. Since the US Census Bureau and the U.S. Department of Housing and Urban Development began tracking this data, median home sizes have increased from the smallest size of 1,530 square feet in 1982 to hovering between 2,300 and 2,500 square feet since 2010. Median lot sizes have been decreasing, reaching their peak of 10,000 square feet in 1990, with 2019 and 2020 the first years showing median lot sizes under 8,000 square feet. The decrease in lot sizes in 2019 and 2020 may lower costs and offer the opportunity for more affordable housing options. Within Hickory Creek, single-family development over the past eleven years has increased slightly, with a sharp increase of 206 building permits in 2020.

MULTIFAMILY HOME BUILDING TRENDS

The DFW multifamily market has slowed in factors such as occupancy, net absorption, and deliveries. A post-pandemic equilibrium has been felt in the market, as well as the scare of the projected economic downturn, expected in the early months of 2023. Net absorption was recorded at -6,056 units in Q2. However, looking at 2022 year-to-date (YTD), this net absorption remains positive at 922 units. Occupancy of rental units decreased by 1.2% from Q1 (2022) to Q2 (2022). Market rent has steadily increased to 3.5% increases quarterly and a year over year increase of 17.3%.

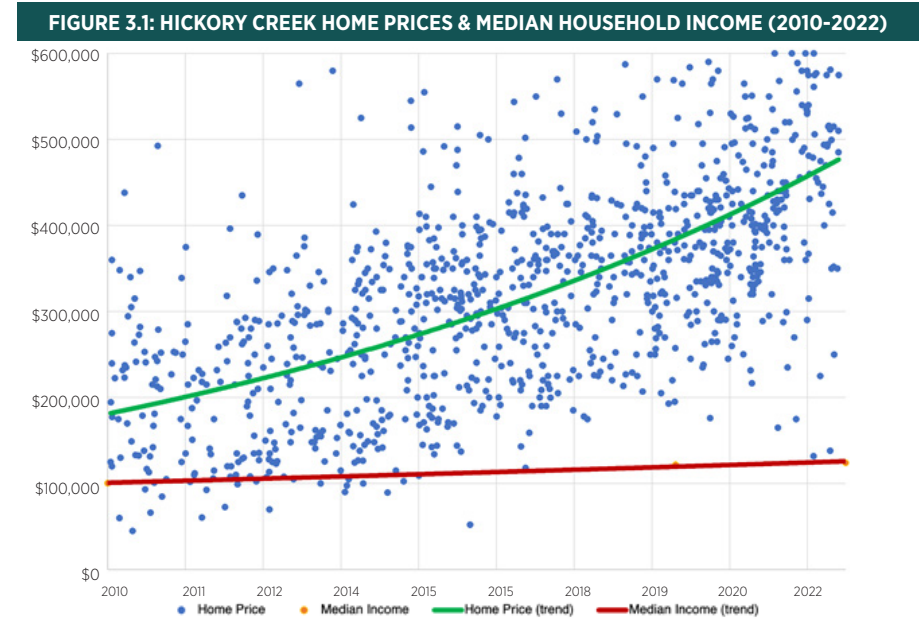
RESIDENTIAL CHARACTER

The Town of Hickory Creek has a total of 1,963 housing units with 82.5% of the housing units categorized as single-family detached (SFD) units. The second highest portion of homes (8.9%) are categorized as three or four units in the structure (i.e., single-family attached). Within the total number of housing units, 97.1% of units are occupied, while 2.9% are vacant. Of the occupied housing units, 84.3% are owner-occupied while the remaining 15.7% are renter-occupied. The Town of Hickory Creek exhibits newer homes with the median year built in 2003, while 24.8% of the housing stock has been built after 2014. Owner-occupied housing unit values can be seen in **Table 3.1** with 44.1% of housing units valued within the \$300,000 - \$399,999 price range. It is estimated that homes valued between \$400,000 - \$499,999 will increase 8.2% by 2027 totaling 32.5% of the housing stock.

TABLE 3.1: OWNER-OCCUPIED HOUSING UNITS BY VALUE (2022-2027)		
Value	2022	2027
< \$50,000	1.0%	0.1%
\$50,000 - \$99,999	0.4%	0.0%
\$100,000 - \$199,999	3.5%	4.3%
\$200,000 - \$299,999	15.8%	12.3%
\$300,000 - \$399,999	44.1%	44.7%
\$400,000 - \$499,999	24.3%	32.5%
\$500,000 - \$749,999	4.3%	4.6%
\$750,000 - \$999,999	5.8%	4.3%
\$1,000,000 - \$1,999,999	0.7%	0.6%

SOURCE: ESRI

Figure 3.1 represents a contrast of home price trends (green line) and median household income trends (red line), spanning from 2010 to 2022. The figure displays home prices as blue dots, median income as orange dots, and their respective regression lines in green and red. As represented below, over the last 12 years home prices have trended rapidly upwards from roughly \$180,000 in 2010 to \$480,000 in 2022 (a growth of 167%). Conversely, median household income only saw a slight increase from an estimated \$100,444 in 2010 to \$124,043 in 2022 (an increase of 23%). In 2010, the home price to income ratio was roughly 2:1 and that gap has increased to 4:1 in 2022.



SOURCE: NTREIS, ESRI

HOUSING KEY STATISTICS

1,963

TOTAL HOUSING
UNITS (2022)

82.5%

PERCENT SINGLE-FAMILY
DETACHED HOMES

84%

PERCENT HOUSING
OWNER OCCUPIED

167%

PERCENT INCREASE
HOME VALUES 2010-2022

2003

MEDIAN YEAR
HOME BUILT

HICKORY CREEK DEVELOPMENT POTENTIAL

An analysis was conducted to understand Hickory Creek’s development potential for various product types. **Table 3.2** shows the current demand and opportunities for residential development, while keeping in mind the challenges associated with each type. These numbers represent the annual amount that the Town could absorb if land use development of all types and price points were targeted.

TABLE 3.2: HICKORY CREEK HOUSING MARKET DEMAND (2022-2027)		
CATEGORY	OWNER-OCCUPIED RESIDENTIAL	RENTER-OCCUPIED RESIDENTIAL
DEMAND	Moderate	Moderate
OPPORTUNITIES	Infill on Vacant Or Underutilized Lots Near Already Established Subdivisions	Medium to High Density With Easy Access to Interstate 35E
CHALLENGES	Limited Remaining Undeveloped Parcels	Limited Remaining Undeveloped Parcels
TARGET	Mid to Upper Tier Single Family Homes	High Quality, Projects
	Townhomes	
MARKET VALUES	\$350,000+ Household Value	\$1,600+ Monthly Rent Per Unit
ABSORPTION DEMAND	139 Units Annually (116 Single-Family Detached Units and 23 Alternative Single-Family Units)	107 Units (82 Multifamily Units And 24 Units of Alternative Product)

SINGLE-FAMILY | OWNER-OCCUPIED UNITS

In an effort to understand the capacity of the single-family residential market, an analysis was performed using historical data and projected growth rates (from 2022 to 2027) within Denton County. It is estimated that Hickory Creek could capture demand for 116 units of owner-occupied, single-family detached units annually. The largest portion of homes in demand (29.3%) are those valued between \$250k - \$350k. Additionally, there is demand for 23 units of owner-occupied homes in the form of condos, townhomes, and duplexes/triplexes/quadplexes. These annual demand numbers represent the annual amount that Hickory Creek could absorb if development of all types and price points were targeted.

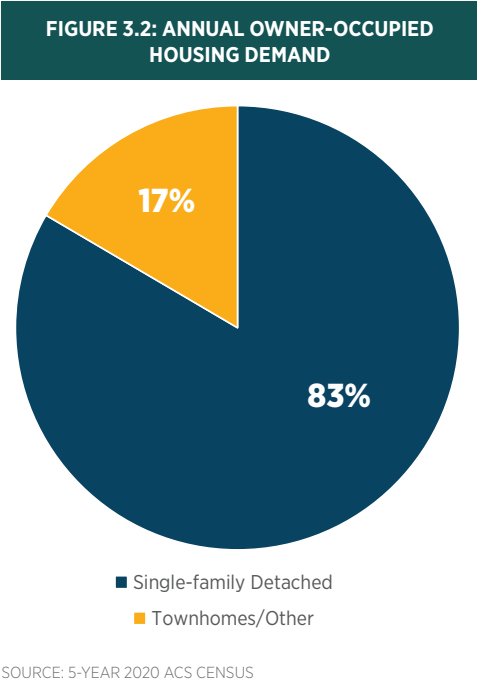


TABLE 3.3: ANNUAL OWNER-OCCUPIED HOUSING DEMAND (2022-2027)	
TRADITIONAL SINGLE-FAMILY DETACHED DEMAND	116 UNITS
Homes < \$200k	26
Homes \$200k - \$250k	17
Homes \$250k - \$350k	34
Homes \$350k - \$450k	22
Homes \$450k+	17
ALTERNATIVE OWNER-OCCUPIED PRODUCT DEMAND	23 UNITS

SOURCE: ESRI

OCCUPANY DEMAND KEY STATISTICS

OWNER-OCCUPIED

116 UNITS

\$250K - \$350K

SFD OWNER-OCCUPIED ANNUAL DEMAND

LARGEST DEMAND HOME VALUE

RENTER-OCCUPIED

82 UNITS

\$2,000

SFD RENTER-OCCUPIED ANNUAL DEMAND

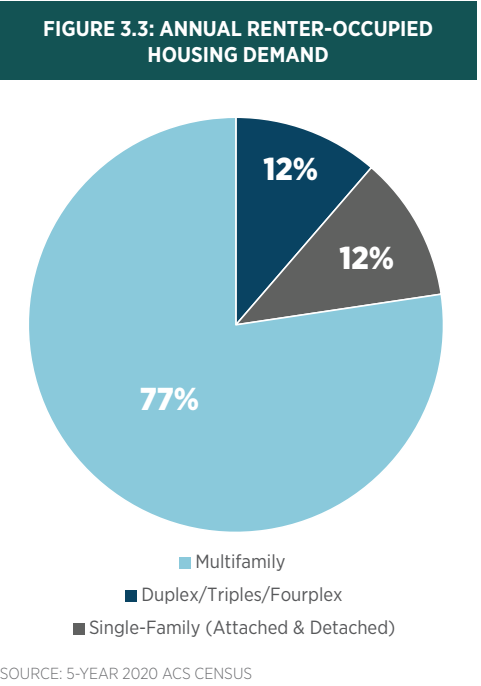
LARGEST DEMAND RENT

MULTIFAMILY | RENTAL UNITS

In addition to single-family demand, an analysis of the region was also performed to understand the renter-occupied residential market. It is estimated that Hickory Creek could capture and absorb demand for 82 renter-occupied units annually, in the form of multifamily structures. There is additional demand for 24 units of renter-occupied units in the form of duplex/triplex/fourplex or single-family build to rent. The largest portion of renter-occupied multifamily unit demand (46.3%) is for units with rents of \$2,000 or more per unit.

TABLE 3.4 : ANNUAL RENTAL-OCCUPIED DEMAND (2022-2027)	
ANNUAL MULTIFAMILY DEMAND	82 UNITS
Rental Rate <\$1,000	16
Rental Rate \$1,000 - \$1,500	14
Rental Rate \$1,500 - \$2,000	13
Rental Rate \$2,000+	38
ALTERNATIVE RENTER-OCCUPIED HOUSING DEMAND	24 UNITS

SOURCE: ESRI



OFFICE DEVELOPMENT

The office market in the Dallas-Fort Worth (DFW) Metroplex has performed well for the first two quarters of 2022. Class A office space is in the highest demand in DFW, outperforming all other classes. CoStar defines Class A office space as “an extremely desirable investment-grade property with the highest quality construction and workmanship, materials and systems, significant architectural features, the highest quality/expensive finish and trim, abundant amenities, first rate maintenance and management; usually occupied by prestigious tenants with above average rental rates and in an excellent location with exceptional accessibility.” The subleased availability makes up 14.8% of the total available space, of which 73.4% are Class A properties. Outside of Class A office space, leasing activity has slowed substantially, forcing landlords to agree to shorter leases and more lenient termination policies. The projected global economic downturn could be the cause for the slowdown in the market, however industry professionals are hopeful that the strength of the DFW office market will withstand the economic fluctuations in the coming months.

Lewisville/Carrollton, the submarket Hickory Creek belongs to, has 4,475,646 square feet of retail space and a 19% vacancy rate. Market rent is low compared to the DFW area (\$22.05) and currently there is not any office space under construction. Office space in Hickory Creek is confined to one office park with a combined 29,300 square feet of space, located west of I35E along Teasley Dr. Market rent is \$25.15 per square foot and vacancy is at 15.1% (4,800 square feet).

RETAIL DEVELOPMENT

The retail market in the DFW Metroplex is described by CBRE’s Q2 Retail Report as “steady and strong” with a 94.5% occupancy rate and 1.2M square feet of positive net absorption in Q2 of 2022. Consumerism has been at an all-time high post-COVID, driving economic growth. Industry research suggests excess spending is slowing, partially due to high inflation rates and the projected contraction of the economy in early 2023. Grocery and big box retailers have seen decreases in sales due to inflation and competing discount stores and grocers. The DFW area has seen a spike in grocery interest as H-E-B has moved into Frisco, Texas and Plano, Texas. Luxury goods have persevered through the uncertainty of consumer spending due to inflation and have seen a 17-19% growth in sales in 2022. This is partly due to luxury goods retailers incorporating luxury resale items in their stores.

Compared to DFW at 5.5%, West Dallas, the submarket Hickory Creek belongs to, has a low vacancy rate at 4.1%. The West Dallas submarket has a total of 34,119,570 square feet of retail space and has absorbed 595,047 square feet of space in 2022, the largest absorption of retail space within the DFW market. The Town of Hickory Creek has one retail node located west of I35E on both sides of Turbeville Rd while the remaining retail is spread throughout the town. Retail space in Hickory Creek is divided between 24 existing buildings with a combined total of 395,000 square feet of rentable area. Market rent is currently at \$21.98 per square foot for retail space within Hickory Creek.

FUTURE DEVELOPMENT

PLACE BASED APPROACH

The future development plan for Hickory Creek was developed with a “place-based approach.” Traditionally, future land use maps guide development regulations by focusing on the development character of an area. In contrast, a place-based approach leads to the development of a future land use map that is rooted in character of development such as building and site design, as opposed to just the land use. This facilitates updates to the development code that will meet the intended character of development envisioned in this Plan. The FLUM for the Town of Hickory Creek, stemming from this place-based approach, is structured and defined by Place Types, which enforce the desired functions and attributes of each respective category.

Creating an outstanding place requires a culmination of a number of elements, which are unique to the community the place will serve. Project for Public Spaces describes placemaking as a way to maximize the shared value of a space and facilitate “creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.” There is no single ingredient to creating a great place; it’s a blend of many factors that can determine how valuable a space is. In many instances those factors align with what Project for Public Spaces has defined as the key attributes of a place. The four attributes identified include: access and linkages, activities and uses, image and comfort, and sociability. The graphic below was created with these key attributes in mind and highlights what makes a great place to the community of Hickory Creek based on feedback observed during the engagement process.



Image based on Project for Public Spaces Placemaking Handbook. www.pps.org.

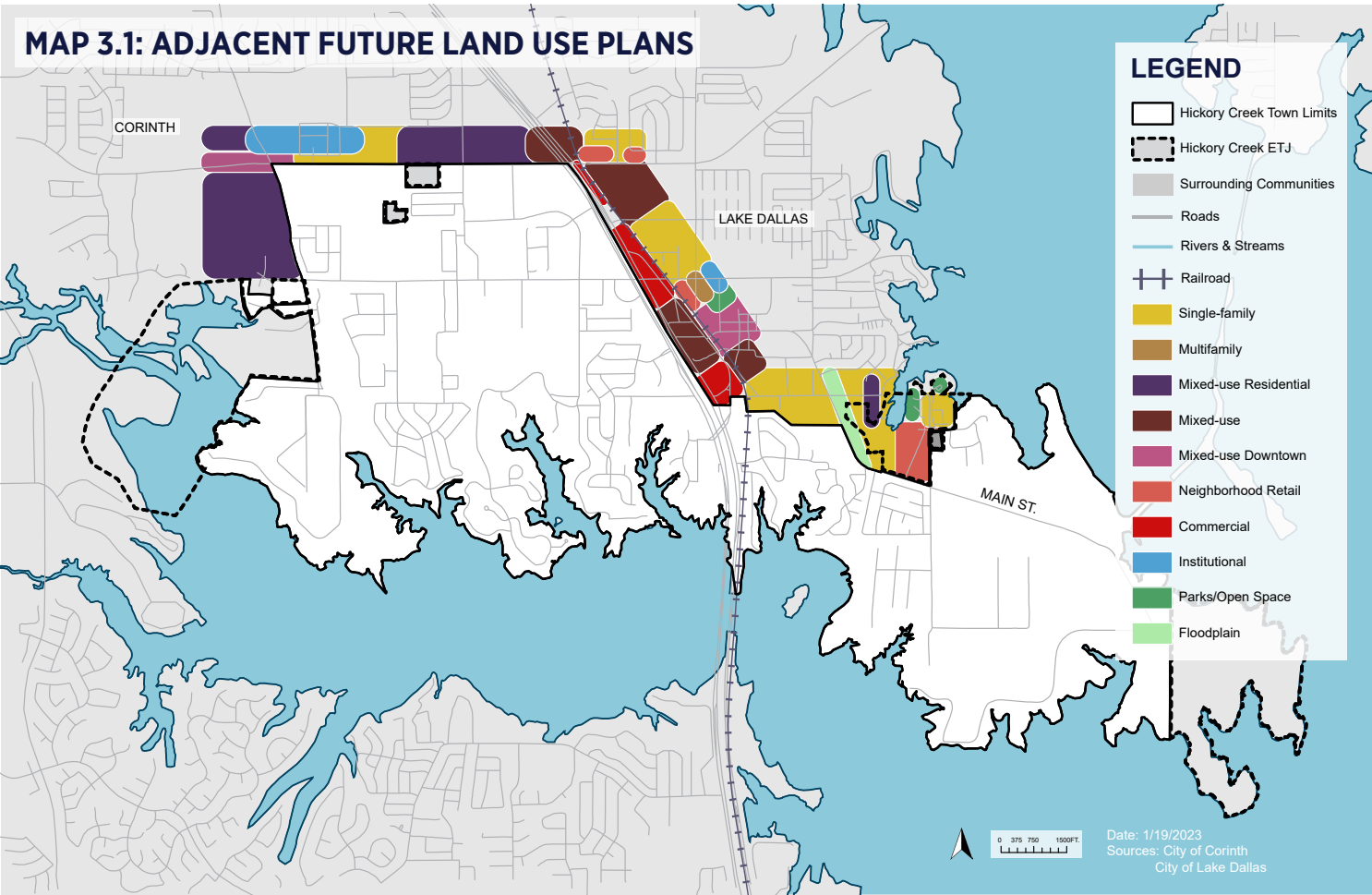
LOCAL DEVELOPMENT ACTIVITY AND LAND USE

The Town of Hickory Creek’s existing zoning splits the Town into 34% nonresidential and 66% residential. Approximately 22% of the privately-owned parcels within Hickory Creek were identified as being one acre or larger and currently vacant. Based on existing zoning, a large portion of those remaining vacant land parcels will likely be for residential use, if developed, based on their location within the town. These parcels are evenly distributed throughout the Town.

The following development projects are underway in Hickory Creek:

- Approximately twenty acres on the east side of The Olana was recently annexed for a townhome development. Additionally, there are also plans for a hotel, restaurant, and spa at The Olana.
- Sycamore Cove is a single-family development located on the south end of Sycamore Bend Road.
- Lennon Creek is a single-family development located on the east side of Parkridge Dr south of Teasley Dr.
- A townhome project on N. Hook Street was recently approved for a voluntary request for annexation.

In addition to current development activity, consideration should be given to neighboring future land use plans to understand the potential for future development types, densities, and design and adjacency standards. The following map provides a conceptional overview of the City of Corinth’s and the City of Lake Dallas’ future land use plans along FM 2181 (or Teasley Drive/Swisher Road), Interstate 35E, and Parkridge Drive. As illustrated on the map, the future land use categories anchoring the Town’s major transportation corridors support a range of lower intensity residential uses; commercial and institutional uses; and mixed-use districts that support medium to higher intensity residential development types, residential and non-residential product types, and a combination of vertical and horizontal mixed used types to promote and support pedestrian and economic activities. The plans also consider open space and the existing floodplain. Notably, the mix and transition of categories take a context sensitive approach to support current development and future development goals.



FUTURE LAND USE

FUTURE LAND USE MAP

The Future Land Use Map (FLUM) is one of the primary outcomes of a Comprehensive Plan. The FLUM determines appropriate locations for future uses (i.e. place types), helping to shape the direction, character, and intensity of future residential and non-residential development and protection of natural areas. The map does not establish zoning district boundaries or regulations, nor guarantee that individual properties are suitable for the full range of design characteristics described within each category.

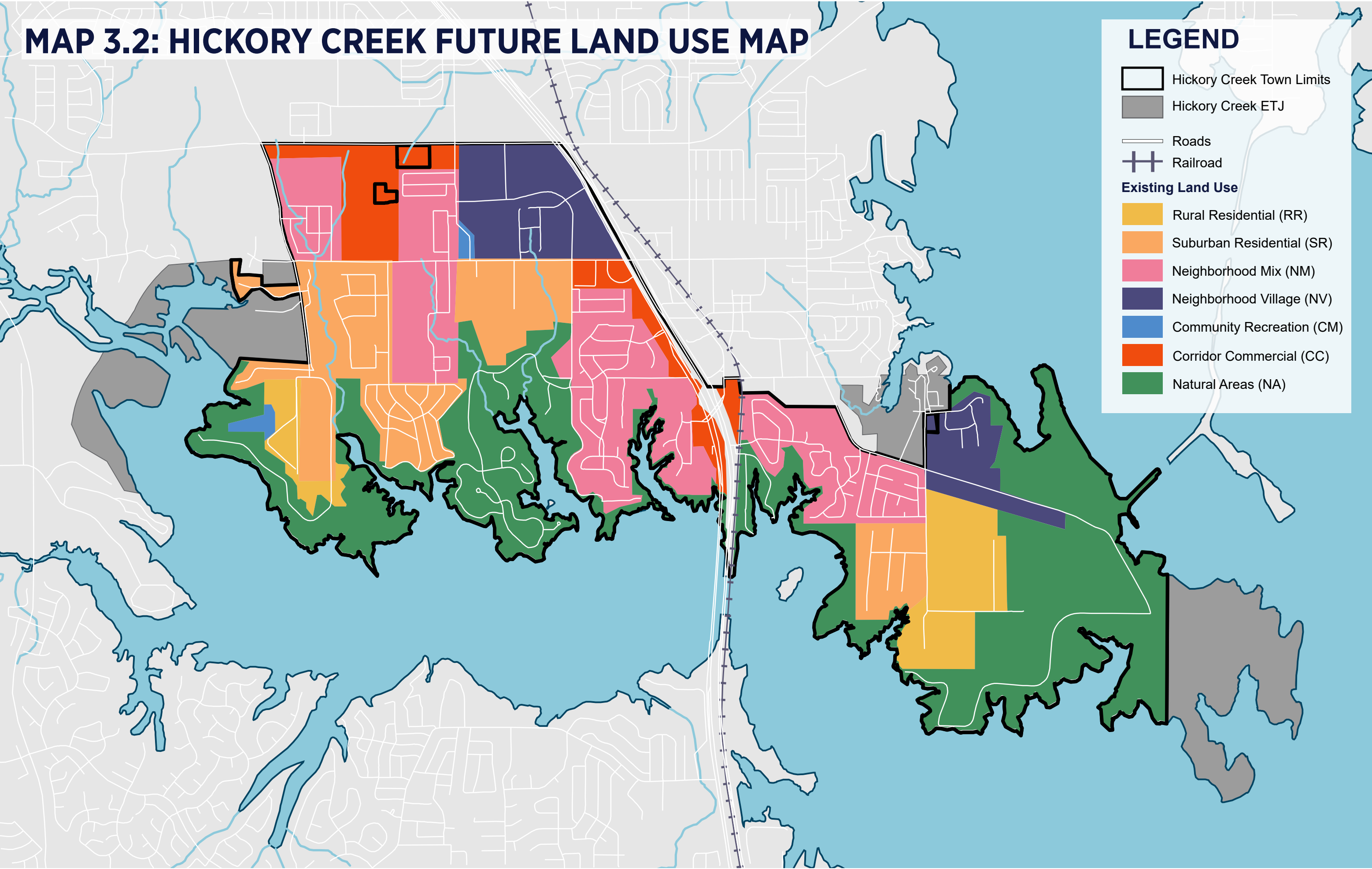
The FLUM was drafted using seven place type categories intended to establish the community’s vision for the placement of housing, employment, social activities, and protection of natural areas and to provide guidance on appropriate land uses topologies that will support the Town’s market and development potential over a 20-year horizon.

Due to the nature and status of Hickory Creek’s ETJ areas, Town Staff and the Planning Team decided to omit these areas within the FLUM conversations. Notably, due to recent changes in state law, unilateral annexations are no longer possible for most Texas municipalities. Any annexation within a community’s ETJ must be voluntary and led by landowners. As the plan focuses on long-term growth, it is beneficial to establish preferred development patterns that align with fiscal responsibility goal. If it ever became economically advantageous for property owners within the ETJ areas due to the realization of the principles established within the FLUM process, a landowner-led annexation effort could be executed to bring these areas into Town jurisdiction.

This future land use planning process holds immense significance in shaping a sustainable and thriving community within Hickory Creek. It serves as a strategic roadmap, guiding the allocation of land for various purposes while considering the long-term needs and aspirations of the population. Effective land use planning minimizes urban sprawl, conserves natural resources, and promotes efficient infrastructure development. By envisioning how land is utilized and developed, Hickory Creek can create cohesive and well-designed spaces that enhance quality of life, promote economic growth, and preserve environmental integrity. Proper land use planning fosters balanced growth, maximizes public amenities, and ensures social equity, contributing to a harmonious and resilient urban future.

TABLE 3.5 PLACE TYPE LAND USE PERCENTAGES		
Place Type Category		Total (%)
<div></div> Rural Residential		7.1
<div></div> Suburban Residential		16.3
<div></div> Community Recreation		0.5
<div></div> Corridor Commercial		6.4
<div></div> Neighborhood Village		9.7
<div></div> Neighborhood Mix		22.5
<div></div> Natural Areas		37.4
Total		100

FUTURE LAND USE PRIORITIES
Concentrate a wider mix of uses, densities, and scales in the top north-east and west sections of Hickory Creek along I35E and Swisher Rd.
Increase housing options, scales, and densities near non-residential development.
Activate East Hickory Creek with neighborhood scale retail that supports ecotourism and recreational activates.
Use larger, rural residential lots to protect the floodplain and connect neighborhoods to the parks and trail system.
Create opportunities for infill and redevelopment that support small-scale single family attached and detached options.



PLACE TYPE DESCRIPTIONS & ATTRIBUTES

As previously stated, the FLUM for the Town of Hickory Creek consists of place types that establish criteria related to land use, community design standards, natural and social environments, and transportation and mobility that collectively help achieve the intended spirit of the category. There are seven recommended place type categories that provide guidance for new development and redevelopment, describing the typical mix of land uses and design characteristics, as well as categories that preserve and enhance the Town’s existing neighborhoods and natural resources.

Place Types establish specific parameters for development which can be used to ensure future development decisions are appropriate and compatible with the vision defined for Hickory Creek. Development appropriateness considers whether a development pattern fits within the land uses that are supported by a place type. Development compatibility considers whether a development pattern will complement or align with existing land uses, proximate land uses, and general character of an area (i.e., building design, site layout, scale).

Using the following criteria, place types describe the way different areas of the community need to look and work to meet future goals, market potential, and the vision established by the community: Intent, Building Height, Density Range (Measured in Dwelling Units per Acre), Supporting Typologies, Compatible Zoning, and Community Design Considerations.

Table 3.6 describes the attributes used to define and characterize each Place Type.

TABLE 3.6 PLACE TYPE ATTRIBUTES	
Attribute	Definition
Intent	Outlines a brief description of the purpose and intended character of the Place Type.
Building Height	Describes the maximum building height, by number of stories, that is appropriate for each Place Type.
Density Range	Lists the minimum or maximum lot size or Floor Area Ratio (FAR) associated with each Place Type. Density Range is measured in Dwelling Units per Acre (DUA) for residential place types and the percentage of the lot that is covered by buildings for non-residential place types.
Supporting Topologies	Provides a list of land uses that are best suited for the Place Type. In most cases, more than one land use is appropriate within a single Place Type.
Community Design Considerations	Lists design considerations for each Place Type related to, but not limited to, screening, circulation, building form, and landscaping. These preliminary design considerations should serve as a framework for future updates to the Town’s development regulations.

RURAL RESIDENTIAL

Intent

The Rural Residential Future Land Use Category is intended to preserve the existing lower-density residential products that support agriculture uses and spaces on tracts of land that are approximately one acre or larger. Residential development, including ranchettes and large-lot single family subdivisions, and conservation subdivisions, should remain the primary use. Supporting uses within these areas include agriculture fields, natural areas and open space, and limited agricultural uses and buildings. These locations should have direct access to local streets. Connection to the Town’s trail network should be made where possible. Efforts should be made to preserve existing natural space and tree canopy within these areas.

Character & Form

Building Height: One to Two Stories

Density Range: 0.5 to 2 DUA

Supporting Topologies:

- Agricultural or ranch lands
- Natural areas and general open space
- Single family dwellings (detached)

Community Design Considerations

- Larger setbacks
- Cluster residential development
- Common parking lots
- Two-lane roads and sidewalks
- Permeable surfaces
- Access to park and shoreline trails and multi-use paths
- Landscaping buffers and native vegetation
- Controlled lighting
- Tree canopy preservation and maintenance standards
- Signage and wayfinding
- Fencing and screening standards (manufactured and natural)



Intent

The Suburban Residential Future Land Use Category is intended to maintain and enhance the community’s traditional medium to larger lot, single-family detached subdivisions. Areas should provide residential amenities, including multi-use paths and multimodal infrastructure, open space and playgrounds, seating, and lighting and wayfinding features. Connections to the Town’s trail network should be made where possible. New subdivision development may include a variety of single-family product types, including small-lot single-family homes and patio homes. Patio or garden homes are found on small lots with minimal yard space, similar to townhomes but often limited to a single story. Green infrastructure, including trees canopies, bioswales, permeable surfaces, planter boxes, and vegetated curb extensions should be incorporated features to minimize flooding.

Character & Form

Building Height: One to Two Stories

Density Range: 0.5 to 10 DUA

Supporting Topologies:

- Single family detached
- Estates
- Patio homes
- Small-lot single family

Community Design Considerations

- Medium setbacks
- Medium-width sidewalks
- Native landscaping standards & xeriscapes
- On-street parking
- Bike routes & trails
- Pedestrian scale lighting



Intent

The Neighborhood Mix Future Land Use Category’s intent is to provide a variety of housing products to support residents at all ages and stages of their lives. These neighborhoods will be made up of medium to smaller lots that support attached and detached single family product types, making these developments slightly denser compared to existing subdivisions. These amenity-rich neighborhoods will be located in proximity to non-residential uses near the Town’s key corridors, so residents have direct access to local goods and services. Social gathering space, multi-use paths and infrastructure, and green infrastructure should be woven throughout these neighborhoods.

Character & Form

Building Height: One to Three Stories

Density Range: 1 to 15 DUA

Supporting Topologies:

- Single family detached
- Single family attached
- Patio homes
- Small-lot single family
- Independent living facilities

Community Design Considerations

- Small to medium setbacks
- Medium-width sidewalks
- Stoops & porches
- Tree-lined streets
- Native landscaping standards & xeriscapes
- Multimodal infrastructure
- On-street parking
- Universal design standards



NEIGHBORHOOD VILLAGE

Intent

The Neighborhood Village Future Land Use Category will serve as a node of neighborhood-scale activities, created by a mix of residential, commercial, and recreational uses. A mix of denser housing product types, including small-lot single-family detached homes, townhomes, and small scale multifamily, such as live-work units, duplexes, and quadplexes, will serve as the anchor for non-residential uses. Non-residential uses should be compatible with residential development and are envisioned as a highly walkable development of mixed uses, including shopping, restaurants, entertainment, and residential uses. A mix of uses may be achieved through horizontal or vertical mixed-use development. Development should consider residential transitions and adjacency standards. The Neighborhood Village will provide the community with local gathering spaces and connect to other areas by shaded and multi-modal trails and networks. Extensive landscaping, continuous shade, public artwork, and plentiful amenities should be incorporated into street scape, commercial uses, and residential areas.

Character & Form

Building Height: One to Four Stories

Density Range: Up to 25 DUA

Supporting Topologies:

- Small-lot, single-family detached
- Townhomes
- Duplex/quadplexes
- Small-scale multifamily
- Independent living facilities
- Retail uses
- Office uses
- Institutional uses
- Entertainment uses
- Recreational spaces

Community Design Considerations

- Small setbacks or zero lot lines
- Wider, landscaped sidewalks
- Tree-lined streets
- Native landscaping standards & xeriscapes
- Storefronts & patio dining
- Multimodal infrastructure
- On-street parking and shared parking lots
- Pedestrian scale lights
- Pocket parks and parklets
- Building orientation & natural buffers
- Universal design standards



CORRIDOR COMMERCIAL

Intent

The Corridor Commercial Future Land Use Category is located along the Town's major arterial roads and is intended to provide a horizontal mix of commercial, office, and entertainment uses and amenities. A mix of larger box stores, specialty stores, medical and professional services, entertainment venues, and a mix of upscale and fast casual dining options will serve both local and regional needs. Where appropriate, clean industrial employment options may be supported along portions of the I35E.

Character & Form

Building Height: One to Three Stories

Density Range: Not Applicable

Supporting Topologies:

- Retail uses
- Office uses
- Light industrial uses

Community Design Considerations

- Extra-large setbacks
- Landscape buffers
- Landscaped and tree-lined pathways
- Native landscaping standards & xeriscapes
- Branding, public art, and wayfinding
- Shaded seating and gathering spaces
- Pedestrian-friendly parking lots
- Electric charging stations
- On-street and shared parking options
- Pocket parks and parklets
- Universal design standards



COMMUNITY RECREATION

Intent

The Community Recreation Future Land Use Category will serve as public and semi-public spaces for recreational and civic activities. Locations will provide passive and active parks, and small-scale recreational facilities, such as tennis and pickleball courts, lodging, and activity or educational centers that cater to all ages. These areas are intended to retain their character to provide a transition between the Town’s residential and open space locations and serve as local recreation and social opportunities.

Character & Form

Building Height: One to Two Stories

Density Range: Not Applicable

Supporting Topologies:

- Open space
- Parks and recreation
- Institutional uses
- Retail uses (limited)

Community Design Considerations

- Extra-large setbacks
- Permeable surfaces
- Waste and recycling baskets
- Native landscaping standards & xeriscapes
- Multi-use paths
- Multimodal infrastructure
- Shaded structures
- Pedestrian scale lighting
- Educational information boards
- Access to restrooms and seating
- Sidewalks connecting to trails, open space, and recreational areas



NATURAL AREAS

Intent

The Natural Areas Future Land Use Category includes open space, parkland, and the 100-year flood plain. This category is intended to preserve areas to handle stormwater and provide open space corridors for passive trails and recreation activities between East and West Hickory Creek. Opportunities to activate and program the shoreline with social gathering spaces; recreational activities, such as kayak launches; and trail and storm water parks, should be incorporated where possible.

Character & Form

Building Height: Not Applicable

Density Range: Not Applicable

Supporting Topologies:

- Open space
- Institutional uses
- Recreational uses
- Retail uses (limited)

Community Design Considerations

- Wayfinding and branding
- Pedestrian scale and controlled lighting
- Shaded structures
- Access to restrooms and seating
- Permeable surfaces
- Waste and recycling baskets
- Educational signage
- Landscaped multi-use and walking paths
- Tree canopy preservation and maintenance standards
- Sidewalks connecting to trails, open spaces, and recreational areas





REALIZING THE VISION

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IMPLEMENTATION ACTION PLAN

The Implementation Action Plan acts as a community blueprint for the next 20 years. It sets out actions that will help the Town of Hickory Creek work toward and achieve the Vision that’s been established by the community throughout this process. The Implementation Action Plan is displayed in a matrix form, beginning on page 54, that organizes each Recommendation by the Plan Goal and Focus Area it’s associated with. The matrix also outlines parameters for execution including the type of each Recommendation and its associated timeframe. The following pages describe each of the components included in the Implementation Action Plan. The Plan Goals & Focus Areas are illustrated on the following page.

STRUCTURE

The Implementation Action Plan is organized around three main components: Goals, Focus Areas and Recommendations. There are five total Plan Goals, each with at least three associated Focus Areas. Each Focus Area has a varied number of associated Recommendations, with a total of 97 Recommendations for the whole Plan.

GOALS

Goals are broad statements of desired community outcomes/achievements.

FOCUS AREAS

Focus Areas are a broad thematic area of focus that is used to create structure around how an organization can achieve its goals.

RECOMMENDATIONS

Recommendations are strategies to achieve the community’s identified goals.

TIMEFRAME

Timeframe identifies when the corresponding Recommendation should be initiated. Factors that help to determine the associated timeframe include feasibility of implementation, anticipated costs, and overall priority based on feedback from the community.

<u>SHORT-TERM</u>	<u>MID-TERM</u>	<u>LONG-TERM</u>
1 - 2 years	3 - 5 years	6 - 10+ years

PRIORITY

Determined based on feedback from the Vision Committee, Recommendations of high importance are meant to be prioritized within the timeframe.

ON-GOING STATUS

In some cases, Recommendations are intended to be performed on an on-going basis.

TYPE OF ACTION

Each Recommendation in the Implementation Action Plan is categorized into a distinct type, which will impact how and who will be in charge of implementation and whether or not there is a cost associated with implementation.

CAPITAL PROJECTS

These involve physical infrastructure improvements or developments. These projects aim to enhance the city’s physical environment, support growth, and improve residents’ quality of life.

REGULATIONS & STANDARDS

Recommendations in this category pertain to zoning ordinances, building codes, land use regulations, and design standards. They guide the city’s growth by establishing rules for development, ensuring safety, maintaining aesthetics, and promoting sustainable practices.

PLANNING & RESEARCH

This category involves studying future growth patterns, market trends, transportation needs, and environmental factors. These studies provide data-driven insights for informed decision-making.

POLICIES & PROGRAMS

These recommendations focus on policy frameworks and initiatives that guide the city’s actions. Examples include affordable housing programs, economic development strategies, sustainability initiatives, and public health campaigns. Policies and programs aim to address specific challenges and foster positive change.

PARTNERSHIPS

This category emphasizes collaboration with other organizations, agencies, or neighboring communities. These partnerships leverage resources and expertise to achieve shared goals.

PLAN GOALS & FOCUS AREAS





GOAL ONE: COMMUNITY CHARACTER

Hickory Creek is a community of connected neighborhoods and natural spaces that cultivate a small-town feel and afford the Town’s multigenerational residents a diverse and affordable housing stock, high-quality development standards, and access to social gathering spaces and nature.

COMMUNITY CHARACTER

Throughout the engagement process, the community highlighted a desire to maintain the slower, laid-back pace of a small town. With limited space to expand and the rampant growth seen in the area, Hickory Creek will need to do what it can to preserve this feeling through land use, development standards, and the provision of quality Town services. The 27 Recommendations outlined in this section are concentrated on the Focus Areas listed below. These recommendations will help the Town nurture the community character residents know and love.

FOCUS AREA DESCRIPTIONS

AVAILABLE LAND

As Hickory Creek nears build-out, recommendations in this area address the identification, management, and optimal use of undeveloped or underutilized land within the community. It involves strategies for smart growth, efficient land allocation, and balancing development with open space preservation. These may also involve mapping vacant or underutilized parcels, encouraging redevelopment of brownfields, and promoting adaptive reuse of existing structures.

LIFESTYLE PLANNING

Recommendations involve conducting housing needs assessments to ensure a variety of housing options for different income levels and family sizes. It might also entail mixed-use zoning that combines residential, commercial, and recreational spaces, creating walkable neighborhoods that accommodate diverse lifestyles.

QUALITY DEVELOPMENT

Recommendations here revolve around enhancing the design, aesthetics, and functionality of new developments. This encompasses architectural standards, landscaping, urban design, and attention to details that contribute to a visually appealing and cohesive community.

TOWN SERVICES

This area focuses on recommendations that improve the delivery of essential services to residents. It may involve enhancing public safety services, waste management, utilities, and other services critical to maintaining a high quality of life.

TABLE 4.1 | GOAL ONE: COMMUNITY CHARACTER

	RECOMMENDATION	TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
AVAILABLE LAND					
1.1	Identify and preserve land for open space.	1 - 2 years	Capital Projects; Policies & Programs; Planning & Research	X	
1.2	Catalyze new development on remaining parcels to fill demand for retail, commercial and mixed-use development.	3 - 5 years	Capital Projects; Partnerships	X	X
1.3	Continue to follow current development pattern to provide sufficient quality housing.	6 - 10+ years	Regulations & Standards		
1.4	Identify priority catalytic sites that will add value to Town goals.	3 - 5 years	Capital Projects; Planning & Research		
1.5	Coordinate with TxDOT to identify the highest and best use for undeveloped parcels along I35E frontage.	3 - 5 years	Capital Projects; Partnerships		
LIFESTYLE PLANNING					
1.6	Prioritize and explore policies and regulations to keep housing affordable.	3 - 5 years	Policies & Programs; Regulations & Standards		
1.7	Encourage business and retail development that are destinations for residents and visitors.	3 - 5 years	Partnerships	X	
1.8	Promote a diversity of residential building types, lot sizes and density ranges in new neighborhoods or areas designated as higher density on the Future Land Use Map.	6 - 10+ years	Regulations & Standards		
1.9	Promote the co-location of future schools, neighborhood centers, parks, and trails.	6 - 10+ years	Partnerships		
1.10	Encourage connections between existing and new development to natural areas.	1 - 2 years	Capital Projects; Regulations & Standards	X	
QUALITY DEVELOPMENT					
1.11	Develop incentives for green infrastructure and native landscaping in new developments and redevelopment projects.	3 - 5 years	Policies & Programs; Regulations & Standards		
1.12	Ensure new development proposals meet the the desired character zones set out in the Future Land Use Map (FLUM)	1 - 2 years	Policies & Programs; Regulations & Standards	X	X
1.13	Update the Town's zoning and subdivision regulations to implement the quality and character recommendations identified in each future land use place type.	3 - 5 years	Policies & Programs; Regulations & Standards	X	
1.14	Engage in discussions with property owners about potential redevelopment options to align with Town goals.	3 - 5 years	Partnerships		
1.15	Develop a tree ordinance to promote natural conservation throughout new development.	1 - 2 years	Policies & Programs; Regulations & Standards		
1.16	Continue to evaluate and make necessary improvements to the development review process.	1 - 2 years	Policies & Programs		X

TABLE 4.1 | GOAL ONE: COMMUNITY CHARACTER

	RECOMMENDATION	TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
TOWN SERVICES					
1.17	Establish performance measures for customer service tasks, such as plan review, returning phone calls, responding to emails and report on successes and improvements.	1 - 2 years	Regulations & Standards		X
1.18	Create a Development Manual to summarize the development process and to lay out clear expectation for review timelines and application requirements.	3 - 5 years	Regulations & Standards		
1.19	Consider the implementation of an online permitting software.	3 - 5 years	Planning & Research		
1.20	Pro-actively hire new staff and create new Town departments, as needed.	1 - 2 years	Policies & Programs		X
1.21	Initiate the process of becoming a Home Rule municipality.	1 - 2 years	Planning & Research		
1.22	Prepare a Capital Improvement Program (CIP) to incorporate recommendations related to this Comprehensive Plan	3 - 5 years	Capital Projects; Policies & Programs		
1.23	Continue to coordinate with the Lake Cities Municipal Utility Authority and other area partners to ensure long-term water supply.	1 - 2 years	Regulations & Standards; Partnerships; Planning & Research	X	X
1.24	Continue to support Police Department efforts to offer community service and educational programs.	3 - 5 years	Policies & Programs; Partnerships; Planning & Research		X
1.25	Regularly evaluate Development Services staff and resource needs and add employees commensurate with need due to growth and workload.	3 - 5 years	Policies & Programs; Planning & Research	X	X
1.26	Establish an Annual Progress Report process to benchmark comprehensive plan implementation through integration of applicable departments, accountability, and comprehensive public reports on plan progress and amendments.	3 - 5 years	Policies & Programs; Planning & Research		X
1.27	Continue to support Police Department efforts to establish relationships to ensure efficient and effective provision of law enforcement in Hickory Creek.	1 - 2 years	Policies & Programs; Partnerships		X



GOAL TWO: ECONOMIC RESILIENCE

Hickory Creek provides and maintains a balanced portfolio of land uses, contributing to a variety of amenities and services that support the needs of the local community and create a regional draw, helping to sustain the local economy while preserving and celebrating the Town’s City-Close, Lakeside Living spirit.

ECONOMIC RESILIENCE

A fiscally responsible community is one that not only manages growth but also fosters a diverse and robust economic climate. Hickory Creek today is primarily a bedroom community, but both engagement results and the market analysis (Appendix A) highlight a demand for local needs and momentum for more economic development opportunities moving forward. The 16 Recommendations outlined in this section are concentrated on the Focus Areas listed below, which aim to strengthen the Town’s financial foundation and provide economic resilience to the community.

FOCUS AREA DESCRIPTIONS

COMMUNITY IDENTITY

Recommendations in this category seek to foster a strong and distinctive community identity. This might involve cultural preservation, public art initiatives, historic preservation, and strategies to showcase the community’s unique character. Collaborating with local cultural organizations to celebrate heritage and traditions could also be a part of this focus.

LAKESIDE COMMUNITY

This area emphasizes recommendations that leverage the community’s proximity to Lewisville Lake. It involves enhancing access, waterfront amenities, recreational opportunities, and fostering a strong lakeside identity to enhance quality of life and spark economic development.

SUSTAINABLE DEVELOPMENT

Recommendations for sustainable development encompass strategies that minimize the community’s environmental impact, promote energy efficiency, support renewable resources, and reduce carbon emissions. Tools that encourage this development approach encompass an array of strategies, including regulations, incentives, and development agreements, among other options. This approach ensures long-term well-being for current and future generations.

TABLE 4.2 | GOAL TWO: ECONOMIC RESILIENCE

RECOMMENDATION		TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
COMMUNITY IDENTITY					
2.1	Continue to work with the Town's Economic Development Office to attract the right businesses to maintain a stable tax base.	1 - 2 years	Partnerships; Planning & Research	X	X
2.2	Explore strategic mixed-use options that will maximize development opportunities.	3 - 5 years	Partnerships		X
2.3	Seek economic development initiatives to expand and diversify employment opportunities including higher paying jobs.	3 - 5 years	Partnerships; Policies & Programs		
2.4	Increase neighborhood retail options that support daily needs of the community.	3 - 5 years	Regulations & Standards	X	
2.5	Continue to prioritize strategic low density development.	1 - 2 years	Regulations & Standards		
LAKESIDE COMMUNITY					
2.6	Establish relationships with USACE to improve recreational options along the shoreline and within USACE land.	3 - 5 years	Capital Projects; Partnerships; Planning & Research	X	
2.7	Explore options for most effective use of USACE land.	1 - 2 years	Partnerships; Planning & Research		
2.8	Develop branding and wayfinding that promotes lakeside access and amenities.	3 - 5 years	Policies & Programs	X	
2.9	Pursue connections between east and west portions of the Town via shoreline trails and programming.	3 - 5 years	Capital Projects; Planning & Research		

TABLE 4.2 | GOAL TWO: ECONOMIC RESILIENCE

RECOMMENDATION		TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
SUSTAINABLE DEVELOPMENT					
2.10	Explore grant opportunities to expand and improve existing Town services.	3 - 5 years	Capital Projects; Policies & Programs; Planning & Research		X
2.11	Maintain high quality building and site design standards for all public facilities.	3 - 5 years	Capital Projects; Regulations & Standards	X	X
2.12	Utilize scaled entrance monuments, signage, and landscaping to identify points of entry into Hickory Creek.	3 - 5 years	Capital Projects		
2.13	Consider replacing and enhancing street signage throughout Hickory Creek to improve community identification.	3 - 5 years	Capital Projects		
2.14	Continue to promote the revitalization and maintenance of existing housing stock.	6 - 10+ years	Policies & Programs; Partnerships	X	X
2.15	Conduct a market-based housing study to identify the housing types that are in demand across the region and would be best suited in Hickory Creek.	1 - 2 years	Planning & Research		
2.16	Consider preferred housing types when reviewing applications for rezoning,PUDs, or other types of development districts.	1 - 2 years	Regulations & Standards		



GOAL THREE: NATURAL SPACES & RESOURCES

Hickory Creek preserves and enhances its natural features and resources through thoughtful development patterns and building design standards; connects the Town’s neighborhoods and natural areas through active and passive multiuse paths; and offers access to a variety of recreational amenities, programming, and lakeside activities for the community to interact with and enjoy.

NATURAL SPACES & RESOURCES

Natural spaces and resources provide quality of life features as well as important ecosystem benefits that can protect communities against potential environmental hazards. Hickory Creek has an abundance of natural spaces that are highly valued by residents and visitors. As the community continues to grow, it will be important to provide equitable access to park space and diverse amenities that are reflective of the community needs and desires. The 19 Recommendations outlined in this section are concentrated on the Focus Areas listed below, which focus on improving access to the lake, parks, and amenities and preserving these spaces for future generations.

FOCUS AREA DESCRIPTIONS

ENVIRONMENTAL STEWARDSHIP

This focus area involves recommendations for safeguarding the natural environment. It may encompass strategies for open space conservation, tree planting, wildlife protection, and sustainable land use practices.

SHORELINE ACCESS

Recommendations involve conducting housing needs assessments to ensure a variety of housing options for different income levels and family sizes. It might also entail mixed-use zoning that combines residential, commercial, and recreational spaces, creating walkable neighborhoods that accommodate diverse lifestyles.

PARKS & RECREATION

Recommendations here focus on enhancing and expanding the community’s recreational offerings, including parks, trails, and cultural centers, promoting physical activity, leisure, and community engagement.

CONNECTIONS TO NATURE

These recommendations could involve integrating nature-based play areas into parks, designing streetscapes with increased greenery, and creating interconnected trail systems that encourage outdoor exploration and health.

TABLE 4.3 | GOAL THREE: NATURAL SPACES & RESOURCES

RECOMMENDATION		TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
ENVIRONMENTAL STEWARDSHIP					
3.1	Utilize public education materials and programming to encourage environmental stewardship best practices in natural areas.	1 - 2 years	Policies & Programs; Planning & Research		X
3.2	Protect and preserve the natural environment in areas close to development.	3 - 5 years	Policies & Programs; Regulations & Standards	X	X
3.3	Utilize educational signage in parks and along walkways to encourage “Leave no trace” practices regarding litter.	1 - 2 years	Policies & Programs; Regulations & Standards		
3.4	Adopt Park Design Development Guidelines that incorporates “Design with Nature” best practices in appropriate locations within parks.	3 - 5 years	Policies & Programs; Regulations & Standards; Planning & Research	X	
3.5	Promote and foster increased use of water conservation practices throughout the Town.	3 - 5 years	Policies & Programs		X
3.6	Expand efforts to educate the public on wildland fire protection and awareness.	3 - 5 years	Policies & Programs		
SHORELINE ACCESS					
3.7	Explore potential connections that can be made from existing trails and sidewalks to Lewisville Lake.	1 - 2 years	Capital Project; Partnerships	X	
3.8	Improve and add lakeside amenities (bathrooms, lighting, shade structures).	3 - 5 years	Capital Project; Partnerships		
3.9	Explore potential access points and opportunities for kayak launches at Lewisville Lake.	3 - 5 years	Capital Project; Partnerships		
3.10	Develop programming and cultural attractions centered around the lakeside.	3 - 5 years	Partnerships; Planning & Research	X	

TABLE 4.3 | GOAL THREE: NATURAL SPACES & RESOURCES

RECOMMENDATION		TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
PARKS & RECREATION					
3.11	Improve regulations for maintenance of parks for residents.	1 - 2 years	Policies & Programs; Regulations & Standards		
3.12	Establish and maintain a parks maintenance schedule.	1 - 2 years	Policies & Programs; Regulations & Standards	X	X
3.13	Incorporate local ecosystem features in parkland where minimal maintenance will be required.	3 - 5 years	Regulations & Standards; Planning & Research		
3.14	Create or identify a permanent physical space to promote events and programming (marquee, sign/billboard, bulletin board).	3 - 5 years	Policies & Programs		
3.15	Facilitate development of outdoor community amenities (sports courts, play equipment, splash pad).	6 - 10+ years	Policies & Programs	X	
CONNECTIONS TO NATURE					
3.16	Evaluate gaps in existing tree canopy and shade structures to mitigate urban heat island effects.	3 - 5 years	Capital Project		
3.17	Ensure inclusion of green spaces and trees in both new residential areas and areas to be revitalized.	3 - 5 years	Regulations & Standards	X	
3.18	Implement a wayfinding program throughout Hickory Creek parks and trails at entrances that includes signage and mapping of locations and routes.	3 - 5 years	Policies & Programs	X	
3.19	Establish a town-wide Pedestrian Trails and Bikeways Plan.	3 - 5 years	Capital Project		



GOAL FOUR: MOBILITY & ACCESSIBILITY

Hickory Creek provides safe and enjoyable connections for all types of mobility, with connections to local amenities and neighborhoods through context-sensitive streets and multiuse paths that improve visibility, accessibility, and the overall experience for all ages and abilities throughout the Town and provides access to neighboring goods and services and regional destinations.

MOBILITY & ACCESSIBILITY

An equitable and well-connected transportation system is vital for any community to operate efficiently and safely. The transportation system in Hickory Creek today is primarily auto-oriented, but if strategic improvements were made, there could be an increase in bicycle and pedestrian use for recreational purposes. The 21 Recommendations outlined in this section are concentrated on the Focus Areas listed below, which aim to improve the existing mobility system in a number of ways.

FOCUS AREA DESCRIPTIONS

SAFETY & ACCESSIBILITY

This focus area centers on recommendations to ensure a safe and accessible community for all residents. It might involve pedestrian-friendly design, traffic calming measures, safe crossings, and improved accessibility for people with disabilities.

MULTI-MODAL MOBILITY

Recommendations in this category emphasize diverse transportation options beyond cars. It may involve promoting walkability, cycling infrastructure, public transit, and alternative transportation modes to reduce congestion and improve mobility.

REGIONAL CONNECTIONS

This area involves recommendations for fostering connections and collaboration with neighboring communities and regional entities. It encompasses coordinated planning, transportation networks, and shared resources.

GREEN STREETS

Recommendations in this category involve incorporating sustainability principles into street design. This might include tree planting, permeable pavements, energy-efficient lighting, and features that enhance aesthetics and environmental performance.

TABLE 4.4 | GOAL FOUR: MOBILITY & ACCESSIBILITY

	RECOMMENDATION	TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
SAFETY & ACCESSIBILITY					
4.1	Update the Town's subdivision regulations to incorporate roadway cross-sections.	3 - 5 years	Policies & Programs; Regulations & Standards		
4.2	Identify lighting needs on roadways and at intersections.	1 - 2 years	Capital Project; Planning & Research		X
4.3	Continue to support Police Department staffing, training, and vehicle and equipment needs as part of the Department's budget and 5-year Plan.	1 - 2 years	Regulations & Standards	X	X
4.4	Implement neighborhood traffic calming measures, as appropriate, to reduce speeding and cut-through traffic.	3 - 5 years	Capital Project; Policies & Programs		
4.5	Monitor the visibility of traffic control and directional signage.	1 - 2 years	Regulations & Standards		X
4.6	Target traffic enforcement efforts to areas of particular concern for safety.	3 - 5 years	Planning & Research		X
4.7	Improve conditions of existing trails to include safety enhancements such as lighting, security cameras or emergency call boxes.	3 - 5 years	Capital Project	X	
4.8	Through coordination with TxDOT, advocate for improvements along I35E frontage as well as entrances and exits to reduce accidents.	6 - 10+ years	Capital Project; Partnerships		
MULTI-MODAL MOBILITY					
4.9	Identify opportunities to develop new trailheads and connect trails to neighboring communities, parks, public spaces, and commercial destinations.	1 - 2 years	Capital Project; Partnerships; Planning & Research	X	
4.10	In conjunction with street rehabilitation or other public improvement projects, construct or reconstruct sidewalks where they do not exist or are in poor condition.	3 - 5 years	Capital Project; Partnerships		
4.11	Complete a town-wide sidewalk inventory to highlight gaps in the existing sidewalk system, areas with no sidewalks at all, areas where sidewalks are in need of repair or replacement, and areas with the most substantial pedestrian activity where sidewalks are most needed.	3 - 5 years	Planning & Research	X	
4.12	Plan, design, and construct safe and accessible sidewalk connections with new development.	1 - 2 years	Policies & Programs; Regulations & Standards		
4.13	Identify areas to implement safe pedestrian crossings.	1 - 2 years	Planning & Research		

TABLE 4.4 | GOAL FOUR: MOBILITY & ACCESSIBILITY

	RECOMMENDATION	TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
REGIONAL CONNECTIONS					
4.14	Activate the I35E underpass through placemaking and mobility enhancements to connect residents across east and west Hickory Creek.	3 - 5 years	Capital Project; Partnerships	X	
4.15	Actively participate in regional transportation planning efforts to promote funding and infrastructure improvements which benefit Hickory Creek.	3 - 5 years	Partnerships		
4.16	Coordinate with other Lakeside Communities to explore a regional shoreline connection trail.	6 - 10+ years	Capital Project; Partnerships		
4.17	Find opportunities to connect with existing regional trail systems.	3 - 5 years	Capital Project; Planning & Research	X	
4.18	Improve signage along I35E to advertise Hickory Creek's retail offerings to travelers along the highway.	3 - 5 years	Policies & Programs		
GREEN STREETS					
4.19	Prioritize locations for green street development.	3 - 5 years	Capital Project; Policies & Programs		
4.20	Identify opportunities in street reconstruction to add and preserve green features.	1 - 2 years	Capital Project; Planning & Research		
4.21	Continue to support initiatives to improve multi-modal conditions throughout Town, including pedestrian, bicycle and golf cart use.	3 - 5 years	Capital Project; Planning & Research	X	



GOAL FIVE: SOCIAL HEALTH & CONNECTIONS

Hickory Creek fosters a close-knit sense of community between all types of residents through activated gathering spaces that offer diverse entertainment options, recreational and civic activities, and Town programming.

SOCIAL HEALTH & CONNECTIONS

As identified throughout the engagement process, sense of community is a key aspect of what makes Hickory Creek special to residents. The 14 Recommendations outlined in this section are concentrated on the Focus Areas listed below, which aim to provide opportunities to nurture the community's social health and connections.

FOCUS AREA DESCRIPTIONS

SOCIAL GATHERING SPACES

This focus area emphasizes creating public spaces that encourage social interaction and community engagement. It may involve plazas, gathering areas, outdoor event spaces, and seating that promotes social cohesion.

COMMUNITY INVOLVEMENT

Recommendations here center on strategies to engage residents actively in shaping their community's future. It includes participatory planning, citizen feedback mechanisms, and opportunities for public input. Furthermore, this involves engaging residents in community and cultural events that foster a strong sense of belonging and community cohesion.

CONNECTED COMMUNITY

Navigating the division caused by I35E, this focus area centers on bolstering community unity that extends beyond neighborhood confines. Recommendations are guided by a vision of forging a tightly-knit Hickory Creek where households and neighborhoods are seamlessly connected beyond subdivision boundaries. This initiative aims to cultivate platforms that enrich the community's distinct identity across the entirety of the Town.

TABLE 4.5 | GOAL FIVE: SOCIAL HEALTH & CONNECTIONS

	RECOMMENDATION	TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
SOCIAL GATHERING SPACES					
5.1	Develop plans for a town center, village, or main street.	3 - 5 years	Capital Project; Partnerships; Planning & Research	X	
5.2	Provide a multipurpose recreation space that could offer programs and activities for all ages and abilities. Potential activities could include sports courts and gathering spaces.	3 - 5 years	Capital Project	X	
5.3	Consider opportunities for additional publicly (e.g., plazas, greens) and privately (e.g., outdoor dining) developed gathering spaces to promote community interaction.	1 - 2 years	Capital Project; Policies & Programs; Planning & Research		
5.4	Maintain and/or engage in interlocal agreements with other public or nonprofit entities to enable joint facility or program development (i.e., YMCA, library).	1 - 2 years	Capital Project; Partnerships		
COMMUNITY INVOLVEMENT					
5.5	Continue to conduct local community traditions and events.	1 - 2 years	Policies & Programs		X
5.6	Develop events of high interest to pursue including cultural, food and beverage-related, and music-related events.	3 - 5 years	Policies & Programs	X	
5.7	Coordinate with Lake Cities to develop regional events and programming.	1 - 2 years	Partnerships	X	
5.8	Partner with local non-governmental organizations and non-profits to develop temporary programming and activate open spaces in local neighborhoods, such as pop-up parks, events, and parklets.	3 - 5 years	Policies & Programs; Partnerships		
5.9	Offer community oriented volunteer opportunities that will improve the Town and promote community connections.	1 - 2 years	Partnerships		X

TABLE 4.5 | GOAL FIVE: SOCIAL HEALTH & CONNECTIONS

	RECOMMENDATION	TIME-FRAME	TYPE OF ACTION	PRIORITY	ON-GOING
CONNECTED COMMUNITY					
5.10	Using public events as a data and information gathering opportunity, survey community to better understand multigenerational programming needs and scheduling preferences for recreational activities and programming. Avoid survey fatigue by exploring new ways to obtain feedback.	1 - 2 years	Policies & Programs; Planning & Research	X	
5.11	Utilize social media, Town newsletters, and other widely used platforms to communicate events to the Town.	1 - 2 years	Policies & Programs	X	X
5.12	Consider the establishment of an accessory dwelling unit (ADU) ordinance to promote multi-generational living.	3 - 5 years	Policies & Programs; Regulations & Standards		
5.13	Offer spiritwear and Town "swag" to residents as a form of fundraising and to be used as prizes at community events.	1 - 2 years	Policies & Programs		
5.14	Ensure that all departments are open and transparent about their development-related data.	1 - 2 years	Policies & Programs		X

ADMINISTERING THE PLAN

The Town of Hickory Creek and its partners are responsible for administering this comprehensive plan. Town staff will be responsible for the day-to-day oversight of Plan implementation, monitoring, and Plan amendments. This section describes those administration activities in more detail.

ROLES & RESPONSIBILITIES

As discussed throughout this Plan document, the implementation of this Plan will be a community effort focused on partnerships. Not one entity or department can realize the community’s vision alone. The following organizations are key players in implementation of the action plan.

TOWN DEPARTMENTS

All departments within the Town of Hickory Creek will participate in the implementation of the comprehensive plan over time. However, principal administration and updates of the plan will be the responsibility of the Town Manager’s Office.

TOWN COUNCIL

The Mayor and Town Council will serve as champions for Plan implementation and will continue to provide ongoing guidance and direction to staff as well as other boards and commissions. The Council will also make decisions related to budget items and regulatory changes as identified in the Implementation Action Plan.

PLANNING & ZONING COMMISSION

The P&Z Commission serves an important role in reviewing and recommending approval for all future developments and potential changes to the Future Land Use Map. This body will also work closely with staff on annual progress reports documenting plan progress.

OTHER BOARDS, COMMITTEES, & COMMISSIONS

In Hickory Creek there are several boards, committees, and commissions that serve a specific function for review and guidance of various initiatives. The various boards, committees, and commissions will help with implementation of the various recommendations listed in the Implementation Action Plan related to their areas of focus.

OTHER PARTNERS

Many external partners such as business owners, developers, and community groups were involved in the development of this comprehensive plan. These partners will continue to be engaged and involved by helping to lead or support implementation of the various recommendations listed in the Implementation Action Plan.

FUNDING MECHANISMS

While some of the recommendations identified in the Implementation Action Plan are administrative in nature and won’t require new funding, many of the recommendations identified as investments or studies will require funding to implement. Apart from regular municipal funding sources that include tax revenues and fees, there are additional funding mechanisms that cities in Texas can utilize or apply for to help implement the actions identified in a comprehensive plan. These include, but are not limited to:

- Tax Increment Finance (TIF)/Tax Increment Reinvestment Zone (TIRZ)
- Public Improvement District (PID)
- Chapter 380 Economic Development Agreements
- Texas Main Street Program
- Community Development Block Grant
- Transportation Alternative Funding
- Recreational Trails Program
- Texas Parks and Wildlife Local Park Grants

MONITORING PROGRESS

Significant efforts were made throughout the planning process to engage the broadest range of residents, business owners, landowners, and other key stakeholders to ensure that the Plan is consistent with the overall community vision. In order to maintain community interest and momentum, it is important for the Town to be transparent about the progress made in the coming years towards implementation of the Plan. One way to communicate progress is an annual progress report, which should discuss the status of implementation strategies and highlight accomplishments that have occurred over the past year. The Town Manager’s Office will take the lead on developing the progress report each year to present to Town Council.

Additionally, online communication tools were effectively used to both educate and engage citizens throughout this process. That shouldn’t stop just because the plan is adopted. The project page that was used as a communication tool throughout this process will remain live with information about the final plan. The Plan’s page is an interactive way to show progress in the implementation of the action plan and should be regularly updated by the Town.

AMENDING THE PLAN

Hickory Creek’s Comprehensive Plan represents a snapshot in time, and changes will occur as the Town continues to grow and mature. Therefore, there will be instances moving forward that will necessitate changes to the comprehensive plan. In order for the overall vision to be achievable, implementation must remain flexible and accommodate changes in demographic, economic, physical, and political trends and issues over time. The following are likely timeframes for minor and major updates to the content in the comprehensive plan.

ANNUAL UPDATES

The Implementation Action Plan presented earlier in this section is comprised of ongoing, short, medium, and long-term actions. As the community completes these initiatives, it is important to update the action plan accordingly to help guide budgeting and work program efforts for subsequent years. Therefore, the Implementation Action Plan should be updated on an annual basis, in addition to capturing changes to the Future Land Use Map. Identification of potential plan amendments should occur throughout the year by staff and the Planning & Zoning Commission and should collectively be taken for approval by the P&Z and Town Council annually. This ensures that the plan remains current and usable for all parties.

FIVE-YEAR UPDATE

A more comprehensive update should occur every five years to review the existing plan, incorporate new growth trends, and determine if the action plan recommendations are still relevant and necessary to achieve the community vision.

While this update does not serve as a completely new comprehensive plan, a five-year update should include the following:

- Summary of the plan amendments and accomplishments since initial adoption;
- Discussion of changes in demographics, physical boundaries, or other issues that affect community development;
- Updates of the Future Land Use Map; and
- Re-evaluation of the Implementation Action Plan based on current circumstances.

10-YEAR UPDATE

Finally, a completely new comprehensive plan should be developed about every 10 years and cover roughly a 20-year planning horizon. This type of full plan update should include a community visioning process, public engagement, analysis of issues and trends, growth forecasts, future land use maps, and implementation action plan. At the time of development of a new plan, the existing implementation actions should be assessed to see if they are still necessary to include in the plan update.



APPENDIX

Appendix A: Land Use and Market Analysis

Appendix B: Engagement Summary



LAND USE & MARKET ANALYSIS

TOWN OF HICKORY CREEK
COMPREHENSIVE PLAN | 2023

Prepared By:



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INTRODUCTION

In 2022, the Town of Hickory Creek initiated the process to update its Comprehensive Plan. This process will combine public engagement and analysis to provide an updated vision and strategy that will help the Town achieve its long-term goals, guide development, and promote investments that prioritize quality of life. This land use and market analysis provides an overview of the Town's current and projected population, existing land uses, zoning, and development and market potential to identify key issues and opportunities and inform the direction of the future land use map.

The Town's location in the Metroplex and variety of natural feature have contributed to the Town's gradual growth. With this increase in population, the Town has also seen an increase in demand for retail, housing, and economic development from both the local community and developers. It will be important to balance residential and non-residential development and to protect and preserve the natural resources that attract so many people to Hickory Creek as the Town continues to develop and grow. Additionally, with few opportunities to acquire undeveloped land in the area, this land use and market strategy will play a vital role in identifying development that will serve and guide the community over the next twenty years.



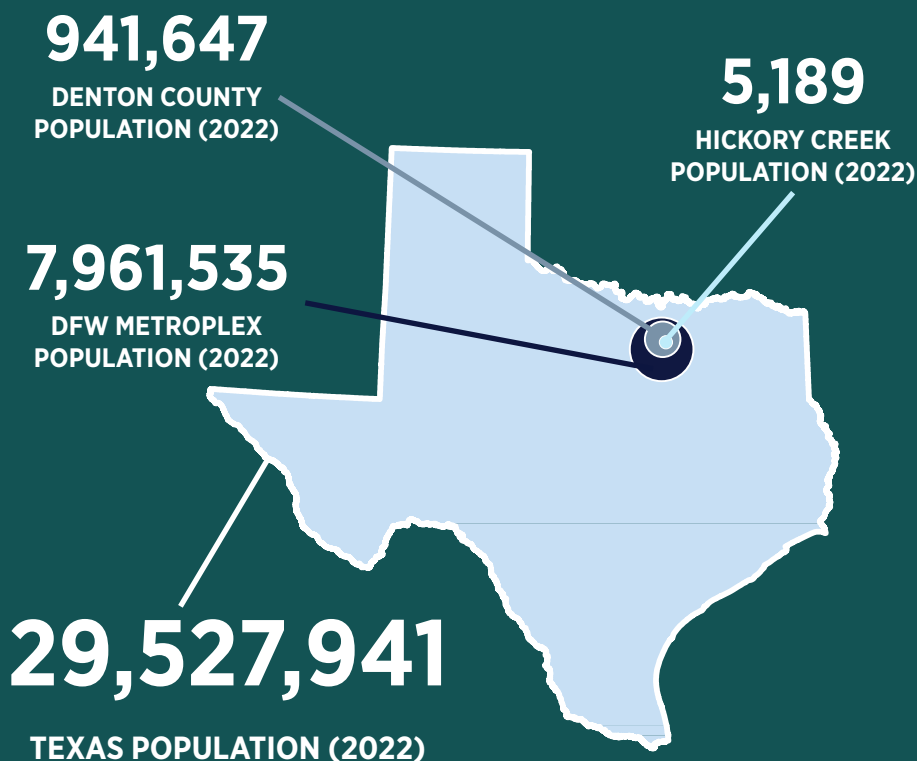
WESTLAKE PARK



HICKORY CREEK TOWN HALL

A GROWING STATE

Despite making up only 9% of the country's population, the State of Texas accounted for 32% of the population growth seen in the United States between 2019 and 2020. Texas has forty cities with populations over 100,000 and is projected to reach 52.5 million residents by 2050 according to the Texas Demographic Center. This trend of growth is also mirrored in Denton County.



32%
TEXAS POP.
GROWTH
(2010-2020)

20%
DFW POP.
GROWTH
(2010-2020)

52.5M
PROJECTED
TEXAS POP.
(2050)

PLANNING AREA

REGIONAL CONTEXT

Hickory Creek is a lakeside town located on the edge of the Dallas-Fort Worth Metroplex (DFW) with a current population of 5,189 people. The Town is within Denton County, which has a population of 941,647 people and is one of the fastest growing counties in the country. According to the Texas Water Development Board (TWDB), Denton County’s population is expected to grow to 1.6 million by 2050. This number is projected based on recent trends which show Denton County grew approximately 36.8% between 2010 and 2020. While Hickory Creek is not projected to experience the same magnitude of growth, the Town still needs to prepare for a 50% increase in population over the next 30 years (2020-2050).

TABLE 1.1: PROXIMITY TO MAJOR LOCATIONS IN THE REGION	
PLACE/FEATURE	MILES FROM TOWN
CITY OF DALLAS	31
CITY OF FORT WORTH	41
CITY OF DENTON & THE UNIVERSITY OF NORTH TEXAS	10.7
DFW INTERNATIONAL AIRPORT	18.5

As shown in **Table 1.1**, Hickory Creek’s proximity to a variety of major cities, amenities, transit services, and interstate highways in the Metroplex position the Town to experience local and regional growth pressures. Interstate 35E (I35E) travels through the Town, providing connections to multiple cities in the area. The location of the Town results in over 70% of residents working more than 10 miles away.

LOCAL CONTEXT

The Town of Hickory Creek is one of four lake cities in the area, the City of Lake Dallas, the City of Corinth, and the Town of Shady Shores. Like many outer ring suburbs, Hickory Creek is predominately residential. Adjacent to the Town of Lake Dallas, the City of Corinth, and the eastern edge of Lewisville Lake, Hickory Creek’s Town Limits account for 4.475 square miles of land (2,864 acres). Of this, only 179 acres are undeveloped. This does not include area owned by the U.S. Army Corp of Engineers (USACE). The Town has an Extraterritorial Jurisdiction (ETJ) limit, which accounts for an additional 667 acres. Within the Town Limits, Hickory Creek enacts and manages zoning, subdivision, and building regulations and provides police and emergency services.

Of the land within Town Limits, 32% is located within the 100-year floodplain and 68% is located in the 500-year floodplain. Given that there is a limited amount of developable land available it will be increasingly important for Hickory Creek to make strategic decisions regarding land use and development opportunities as well as development standards to withstand future flooding events.

PLANNING AREA KEY STATISTICS

5,189

TOWN POPULATION
(2022)

4.5

TOWN AREA
SQUARE MILES

2,864

INCORPORATED
ACRES

667











EXTRATERRITORIAL
JURISDICTION (ETJ) ACRES

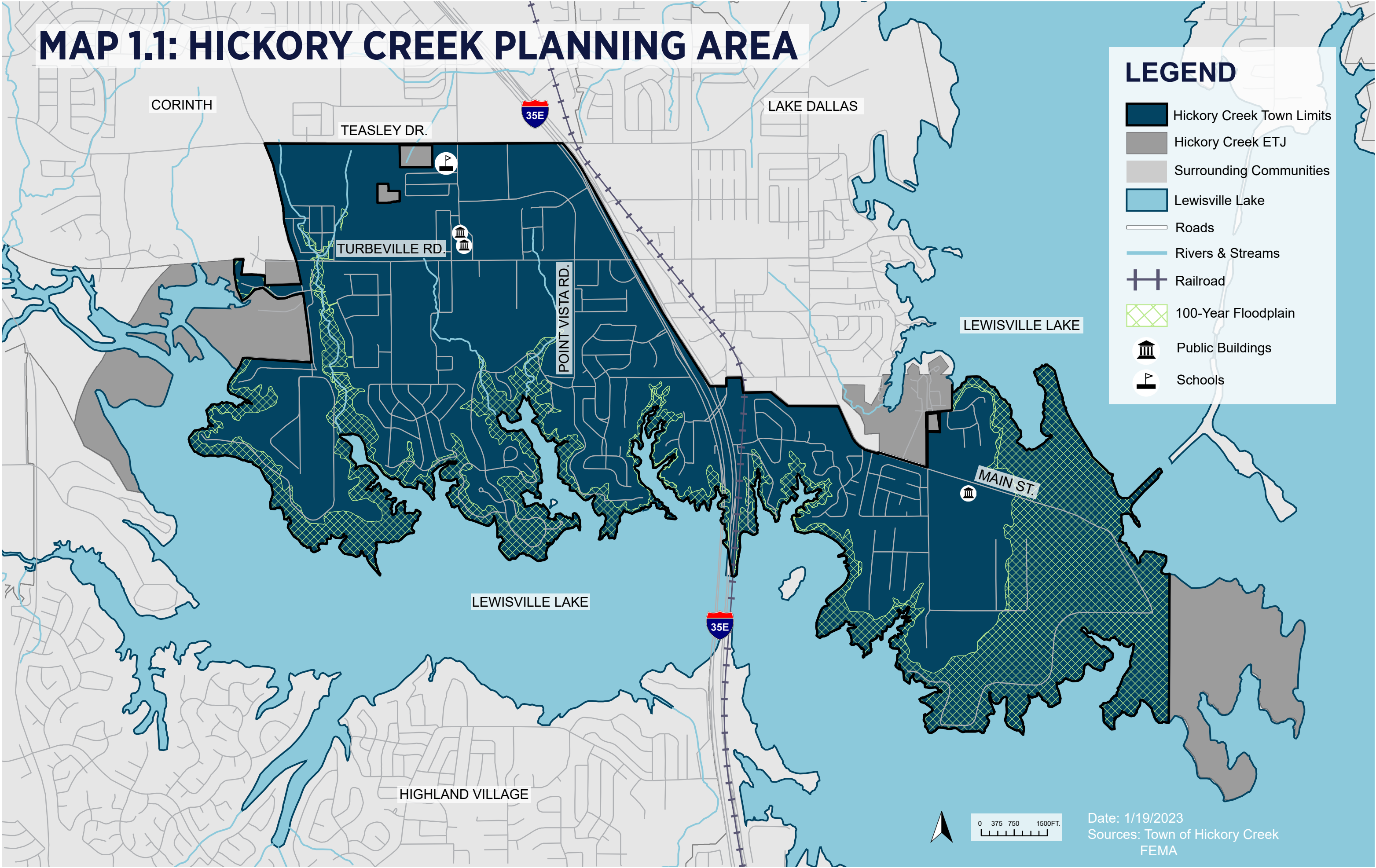
32%

TOWN LOCATED IN 100-
YEAR FLOODPLAIN

MAP 1.1: HICKORY CREEK PLANNING AREA

LEGEND

-  Hickory Creek Town Limits
-  Hickory Creek ETJ
-  Surrounding Communities
-  Lewisville Lake
-  Roads
-  Rivers & Streams
-  Railroad
-  100-Year Floodplain
-  Public Buildings
-  Schools



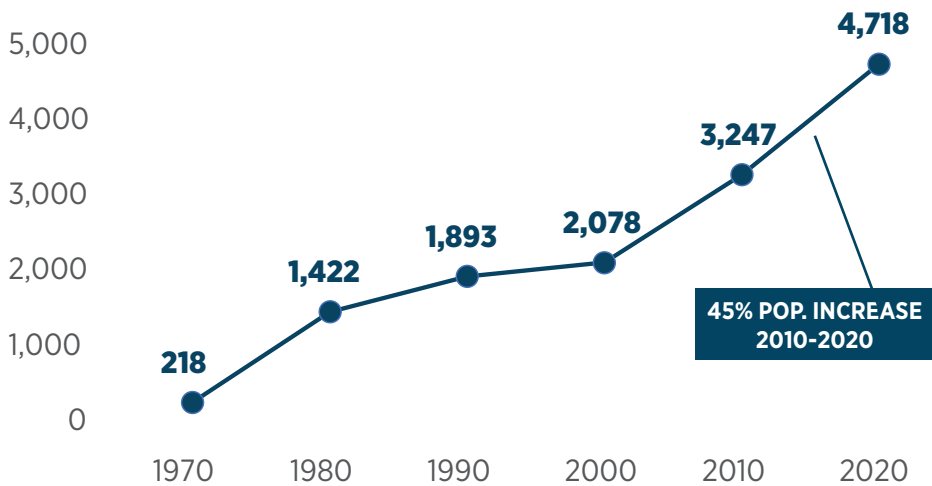
Date: 1/19/2023
Sources: Town of Hickory Creek
FEMA

HICKORY CREEK COMMUNITY

GROWTH TRENDS

The Town of Hickory Creek was first incorporated in 1963, with 218 residents according to the 1970 Census. Over the course of the following ten years Hickory Creek grew by over 550%, reaching 1,422 people by 1980. By 2010 the town recorded a population of 3,247 reaching 4,718 by 2020.

FIGURE 1.1: HICKORY CREEK HISTORICAL & CURRENT POPULATION



SOURCE: 2016-2020 5-YEAR ACS

COMMUNITY PROFILE

The figures on page five provide a current snapshot of Hickory Creek's demographics. Notably, the community is slightly older than Denton County's median age (34.9 years old), with a median age of 43.2. The community's median household income of \$124,043 is also higher than Denton County's and the DFW Metroplex's median, \$99,674, and \$79,627 respectively. Similarly, the community has a higher educational attainment than both the State of Texas, with over 96% of its population over the age of twenty-five having received a high school diploma and 44.7% having obtained a bachelor's degree. The majority of the Town's population aged sixteen years or older are professionals (i.e., white-collar employment). Finally, while the community is home to a mix of races and ethnicities, "White Alone" makes up the majority of the Town's racial group (73.7%).

KEY FINDING | PURCHASING POWER

The median age in Hickory Creek is 43.2 years old, the disposable income is \$105,076, and approximately 40% of households earn \$150,000 or more annually. The Bureau of Labor Statistics (BLS) categorizes those between the ages of 35 and 54 to be in their primary earning years, of which the Town of Hickory Creek has roughly 34.7% of the population within this age bracket. This underscores the strong spending capacity in Hickory Creek and ability to attract and retain commercial and retail development.

COMMUNITY KEY STATISTICS

43.2

MEDIAN
AGE

73.7%

RACE IS
"WHITE ALONE"

44.7%

OBTAINED A
BACHELOR'S DEGREE

35.6%

WORKFORCE EMPLOYED IN
MANAGEMENT/BUSINESS/
FINANCE

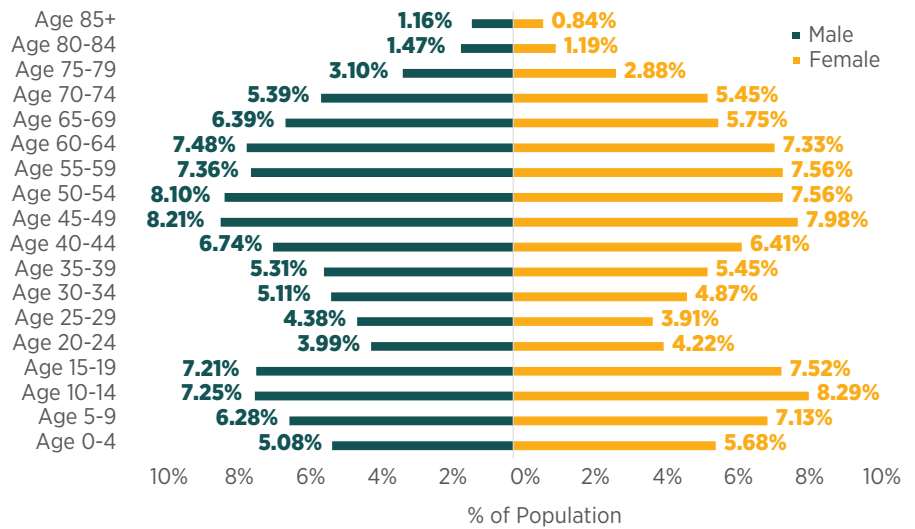
\$124K

MEDIAN
HOUSEHOLD INCOME

DEMOGRAPHIC SNAPSHOT

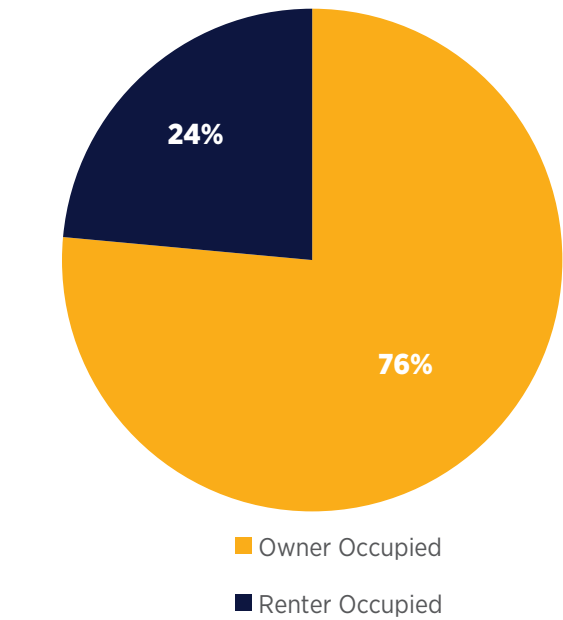
The following figures illustrate demographic trends that are present within Hickory Creek as of the 2020 decennial census. These trends include population size, age and gender, race, income, education, housing, and employment characteristics. All of these factors are essential in determining the Town’s current and future needs as the population grows and changes.

FIGURE 1.2: AGE & GENDER DISTRIBUTION



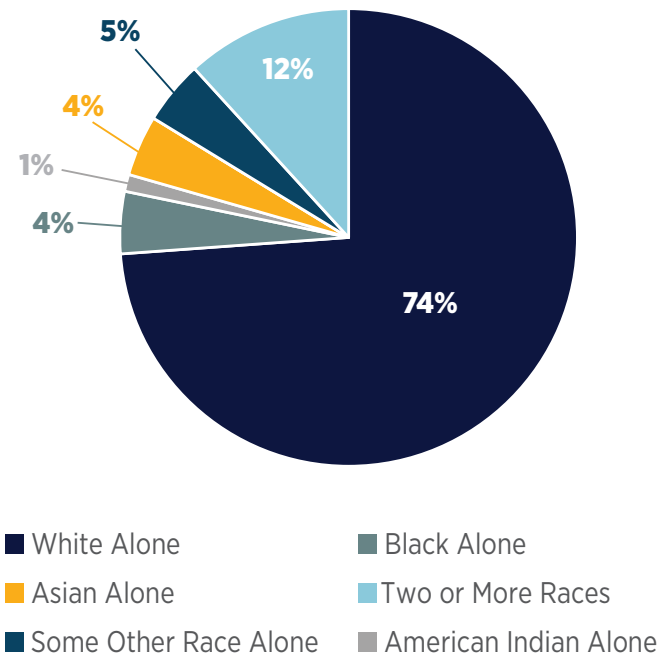
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.3: HOUSING TENURE



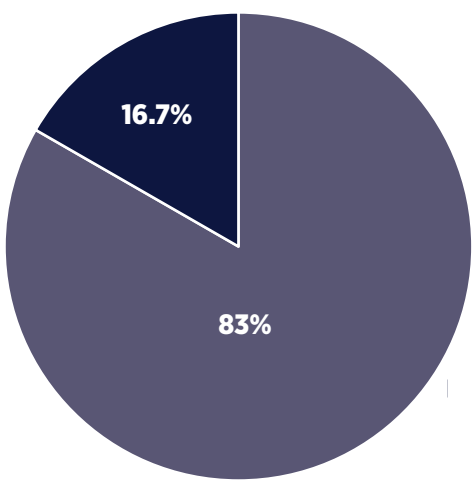
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.4: RACE



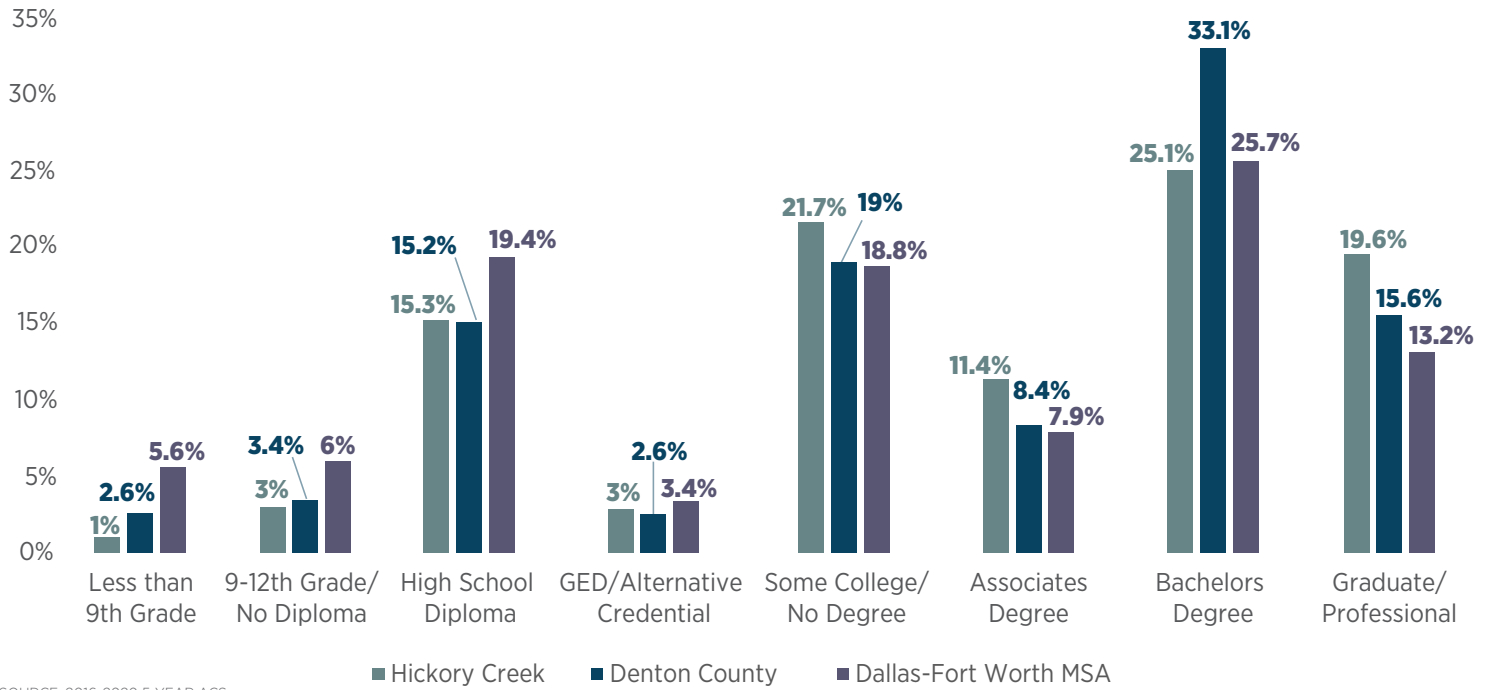
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.5: ETHNICITY



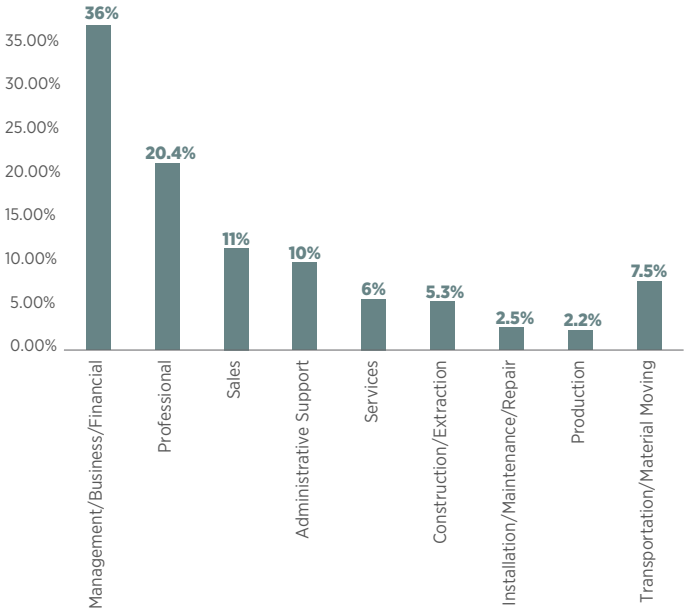
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.6: EDUCATIONAL ATTAINMENT



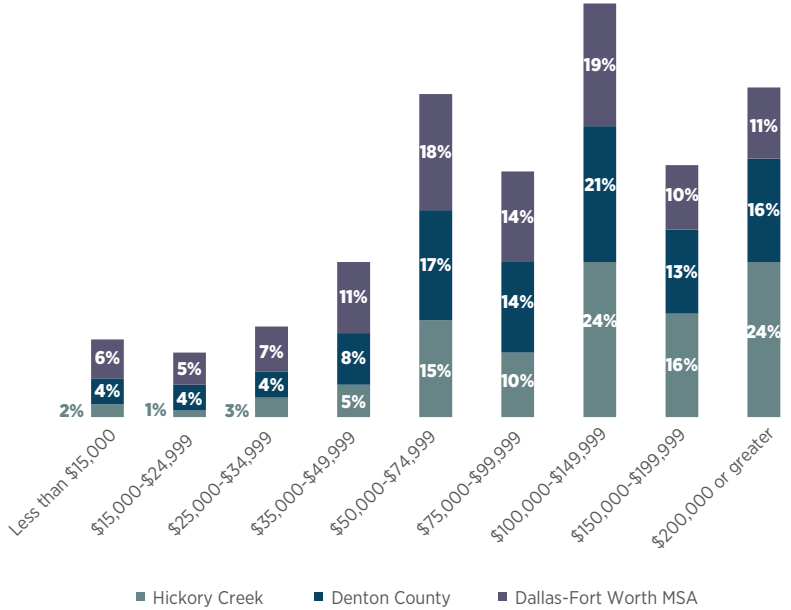
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.7: OCCUPATION BY INDUSTRY



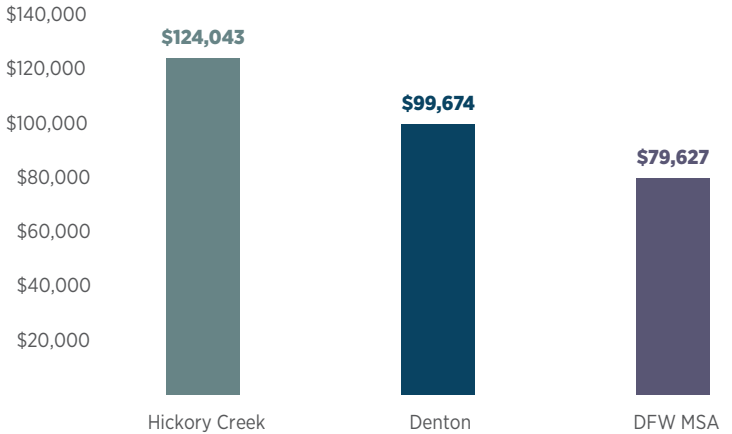
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.8: HOUSEHOLD INCOME



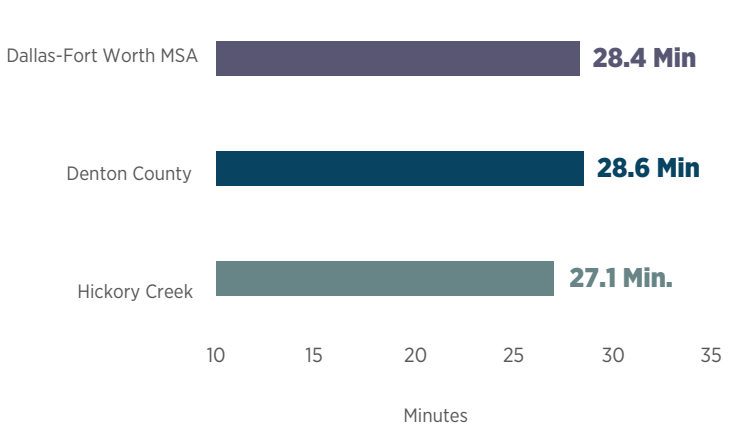
SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.9: MEDIAN INCOME



SOURCE: 2016-2020 5-YEAR ACS

FIGURE 1.10: TRAVEL TIME TO WORK



SOURCE: 2016-2020 5-YEAR ACS

LAND USE CONDITIONS

EXISTING LAND USE

Understanding Hickory Creek’s existing land uses provides context to identify those uses which are most predominant, as well as opportunities for future growth and modifications to the Future Land Use Plan. It will be important to continue focusing on the quality of development and having a balance of land uses. Single-Family Residential development consists of 45.8% of the entire area within the Town. Considering that an additional 45.8% of land area consists of open space and undeveloped land, Single-Family development makes up an overwhelming majority of developed land. This type of residential development is generally buffered by a layer of commercial development and undeveloped parcels bordering the Town’s main thoroughfares of I35E and FM 2181. Commercial uses are the second most predominant land use within developed portions of the Town with a percentage of 4.4%. **Table 1.2** includes the land totals and percentages for all land uses within Hickory Creek:

TABLE 1.2: HICKORY CREEK EXISTING LAND USES		
Existing Land Use	Acres	%
Single-family Residential	1195.95	45.79%
Multifamily Residential	34.26	1.31%
Commercial	114.95	4.40%
Institutional	17.40	0.67%
Institutional (Public)	23.14	0.89%
Industrial	30.43	1.16%
Office	0.17	0.01%
Open Space	1016.45	38.92%
Undeveloped	179.15	6.86%

While Open Space and Undeveloped Lands account for 45.8% of the Town’s area, it is important to note that most of this land is held by entities that require formal negotiations and coordination with for development, whether it be private or public development. The USACE holds most of the open space along Lake Lewisville. This land is currently used as parkland with a variety of passive and active uses. It provides the Town with a layer of protection against various types of floods and will continue to provide this benefit moving forward.

The Texas Department of Transportation (TxDOT) holds most of the frontage properties along the western side of I35E. While this area has high value for commercial development, TxDOT may use it for expansions or may choose to maintain the undeveloped status of these parcels. Finally, the Hickory Creek Economic Development Corporation (EDC) holds a small undeveloped lot along I35E. Considering all these factors, the Town will need to be strategic and selective with the uses that would emerge in the remaining developable land, as well as the future of redevelopment and infill. These conversations will emerge during the development of the Future Land Use Map and Recommendations.

LAND USE KEY STATISTICS

46%

LAND AREA ARE
SINGLE-FAMILY USES

46%

LAND AREA IS OPEN SPACE
OR UNDEVELOPED

4.4%

LAND AREA ARE
COMMERCIAL USES

38%

LAND AREA OWNED
BY USACE

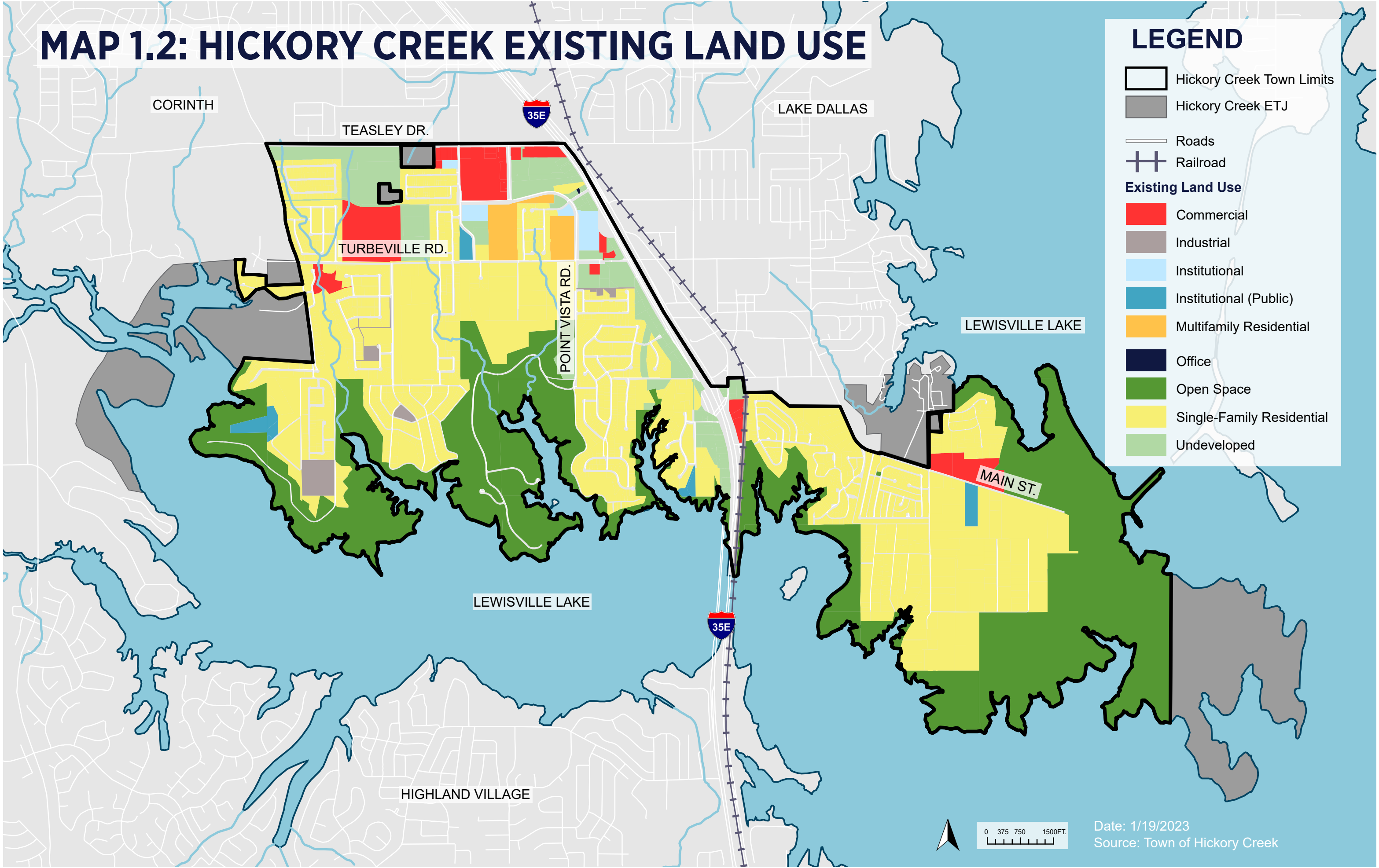
30

ACRES OF
TXDOT FRONTAGE

MAP 1.2: HICKORY CREEK EXISTING LAND USE

LEGEND

-  Hickory Creek Town Limits
-  Hickory Creek ETJ
-  Roads
-  Railroad
- Existing Land Use**
 -  Commercial
 -  Industrial
 -  Institutional
 -  Institutional (Public)
 -  Multifamily Residential
 -  Office
 -  Open Space
 -  Single-Family Residential
 -  Undeveloped



Date: 1/19/2023
Source: Town of Hickory Creek

RESIDENTIAL CHARACTER

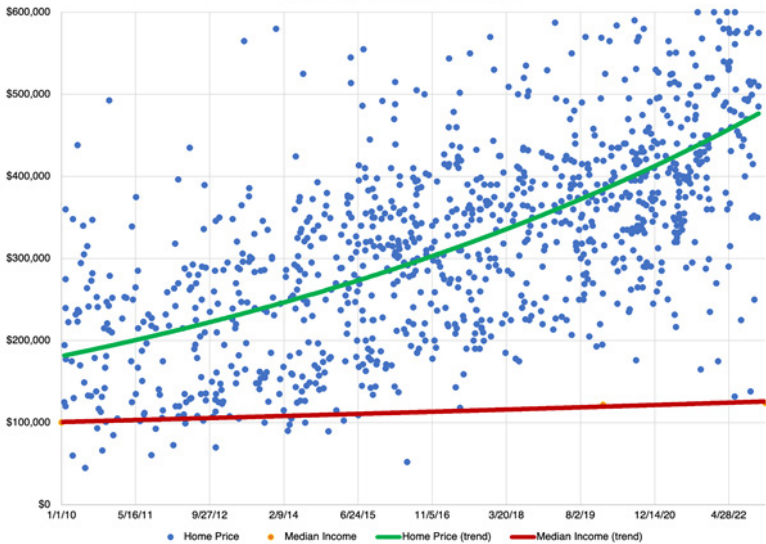
The Town of Hickory Creek has a total of 1,963 housing units with 82.5% of the housing units categorized as single-family detached (SFD) units. The second highest portion of homes (8.9%) are categorized as three or four units in the structure (i.e., single-family attached). Within the total number of housing units, 97.1% of units are occupied, while 2.9% are vacant. Of the occupied housing units, 84.3% are owner-occupied while the remaining 15.7% are renter-occupied. The Town of Hickory Creek exhibits newer homes with the median year built in 2003, while 24.8% of the housing stock has been built after 2014. Owner-occupied housing unit values can be seen in **Table 1.3** with 44.1% of housing units valued within the \$300,000 - \$399,999 price range. It is estimated that homes valued between \$400,000 - \$499,999 will increase 8.2% by 2027 totaling 32.5% of the housing stock.

TABLE 1.3: OWNER-OCCUPIED HOUSING UNITS BY VALUE (2022-2027)		
Value	2022	2027
< \$50,000	1.0%	0.1%
\$50,000 - \$99,999	0.4%	0.0%
\$100,000 - \$199,999	3.5%	4.3%
\$200,000 - \$299,999	15.8%	12.3%
\$300,000 - \$399,999	44.1%	44.7%
\$400,000 - \$499,999	24.3%	32.5%
\$500,000 - \$749,999	4.3%	4.6%
\$750,000 - \$999,999	5.8%	4.3%
\$1,000,000 - \$1,999,999	0.7%	0.6%

SOURCE: ESRI

Figure 1.11 represents a contrast of home price trends (green line) and median household income trends (red line), spanning from 2010 to 2022. The figure displays home prices as blue dots, median income as orange dots, and their respective regression lines in green and red. As represented below, over the last 12 years home prices have trended rapidly upwards from roughly \$180,000 in 2010 to \$480,000 in 2022 (a growth of 167%). Conversely, median household income only saw a slight increase from an estimated \$100,444 in 2010 to \$124,043 in 2022 (a growth of 23%). In 2010, the home price to income ratio was roughly 2:1 and that gap has increased to 4:1 in 2022.

FIGURE 1.11 HICKORY CREEK HOME PRICES & MEDIAN HOUSEHOLD INCOME (2010-2022)



SOURCE: NTREIS, ESRI

HOUSING KEY STATISTICS

1,963

TOTAL HOUSING
UNITS (2022)

82.5%

PERCENT SINGLE-FAMILY
DETACHED HOMES

84%

PERCENT HOUSING
OWNER OCCUPIED

167%

PERCENT INCREASE
HOME VALUES 2010-2022

2003

MEDIAN YEAR
HOME BUILT

RESIDENTIAL CHARACTER (CONT'D)

Both locally and nationally, the persistent rise in housing costs directly impacts individual's and families' finances, disposable income, and housing type preferences. The U.S. Department of Housing and Urban Development (HUD) categorizes households (HH) as housing cost burdened when "households [spend] more than 30% on housing costs, including rent or mortgage payments, utilities, and other fees." Based on 2020 decennial Census data, 20% of Hickory Creek's households, including renters and homeowners with and without a mortgage, dedicate between 25% to 35% or more of their income towards housing costs, and 12% of Hickory Creek's residents are housing cost burdened as defined by HUD. The below tables provide a breakdown of housing costs per housing tenure and type.

TABLE 1.4: HOUSING COSTS HOUSEHOLDS WITH MORTGAGE		
PERCENT INCOME	# HH	% HH
Less than 20.0%	583	64%
20.0 to 24.9 %	133	15%
25.0 to 29.9 %	86	9%
30.0 to 34.9 %	39	4%
35.0 % or more	71	8%

SOURCE: 2016-2020 5-YEAR ACS

TABLE 1.5: HOUSING COSTS HOUSEHOLDS WITHOUT MORTGAGE		
PERCENT INCOME	# HH	% HH
Less than 10.0%	159	50%
10.0 to 14.9%	52	16%
15.0 to 19.9%	41	13%
20.0 to 24.9%	21	7%
25.0 to 29.9%	0	0%
30.0 to 34.9%	9	3%
35.0% or more	38	12%

SOURCE: 2016-2020 5-YEAR ACS

TABLE 1.6: HOUSING COSTS RENTERS		
PERCENT INCOME	# HH	% HH
Less than 15.0%	0	0%
15.0 to 19.9%	224	72%
20.0 to 24.9%	24	8%
25.0 to 29.9%	36	12%
30.0 to 34.9%	12	4%
35.0% or more	14	5%

SOURCE: 2016-2020 5-YEAR ACS

Table. 1.7 compares multifamily projects built since 2000 in markets that are comparable and/or in proximity to Hickory Creek. Hickory Creek, Lake Dallas, and Highland Village only have one multifamily project each. Column "Household Income Required" represents the minimum household income required to ensure a comfortable level of housing affordability.

TABLE 1.7: REGIONAL MULTIFAMILY DEVELOPMENT AND COSTS						
Location	Projects	Units	Vacancy	Rent Price Per Sq. Ft.	Rent/Unit	Household Income Required
City of Corinth	4	951	1.90%	\$1.46	\$1,379	\$55,160
City of Denton	89	9,425	10.60%	\$1.62	\$1,446	\$57,840
Town of Flower Mound	6	2,131	6.00%	\$2.06	\$1,908	\$76,320
Town of Hickory Creek	1	190	1.40%	\$1.48	\$1,656	\$66,240
City of Highland Village	1	161	1.50%	\$1.64	\$2,000	\$80,000
City of Lake Dallas	1	140	7.80%	\$1.48	\$1,521	\$60,840
City of Lewisville	35	12,174	7.50%	\$1.79	\$1,639	\$65,560
Denton County	215	50,701	8.80%	\$1.78	\$1,651	\$66,040
DFW MSA	1,434	351,190	8.60%	\$1.86	\$1,738	\$69,520

SOURCE: COSTAR



ZONING

Zoning regulations serve as the basis for applying land use goals and development standards for different areas or districts across the Town. It is a tool that ensures that land uses are located appropriately and provide synergistic and compatible uses to surrounding land uses. Zoning regulations create site-specific requirements for the types of development that are allowed. Traditional components of zoning regulations include the use of the property, structural design, and the design of site features like landscaping, parking, or setbacks.

The Town of Hickory Creek contains 18 zoning categories, including seven residential categories, two commercial, one industrial, and eight being part of other districts. Single-Family districts account for the largest percentages of zoning by area. Single-Family districts account for a total of 37.57% of the area within the Town. Commercial districts make up the second largest share of zoning districts at 10.44%. Notably, there are several zoning districts that remain unutilized throughout the Town. Industrial (LI-1), Club (CL), Mobile Home Park (MHP), and both Mixed-Use districts (MU-1 and MU-2) remain unused. The Mixed-Use districts may present the greatest opportunity for the Town in the future and should be considered both in Future Land Use as well as zoning conversations. **Table 1.8** provides a breakdown of the zoning districts within the Town.

TABLE 1.8: HICKORY CREEK ZONING CLASSIFICATIONS		
Zoning District	Acres	%
Single-Family Districts of One Acre And Less	722.56	27.66%
Single-Family Districts of One Acre Or More	200.78	7.69%
Single-Family Districts of Five Acres Or More	57.95	2.22%
Apartment Districts	23.43	0.90%
Commercial Districts	272.71	10.44%
Light Industrial Districts	0	0.00%
Other Districts	235.80	9.03%

An important decision when creating the zoning map for the Town was how to include parcels that were created as Planned Developments (PD). As the number of parcels with a PD designation encompassed a large percentage of the Town, the Base Zoning for those parcels was used for symbology purposes instead of maintaining the PD designation.

The Town of Hickory Creek has allowed a majority of its development throughout the past fifteen years to occur with the use of Planned Developments. This method allows developers a great deal of flexibility, but it prevents the Town from effectively regulating development to align with the Towns goals for future growth. Moving forward, zoning reform may be required for the Town to be able to implement the goals that will arise from this Comprehensive Planning Process.

ZONING KEY STATISTICS

37%

TOWN APPROXIMATELY
ZONED FOR
SINGLE-FAMILY TYPES
(SF-2, SF-3, TH-1)

19%

LAND AREA
ZONED FOR SF-3
(LARGEST % ALL RESIDENTIAL)

5

UNUSED ZONING
DISTRICTS
(LI, CL, MHP, MU-1,MU-2)

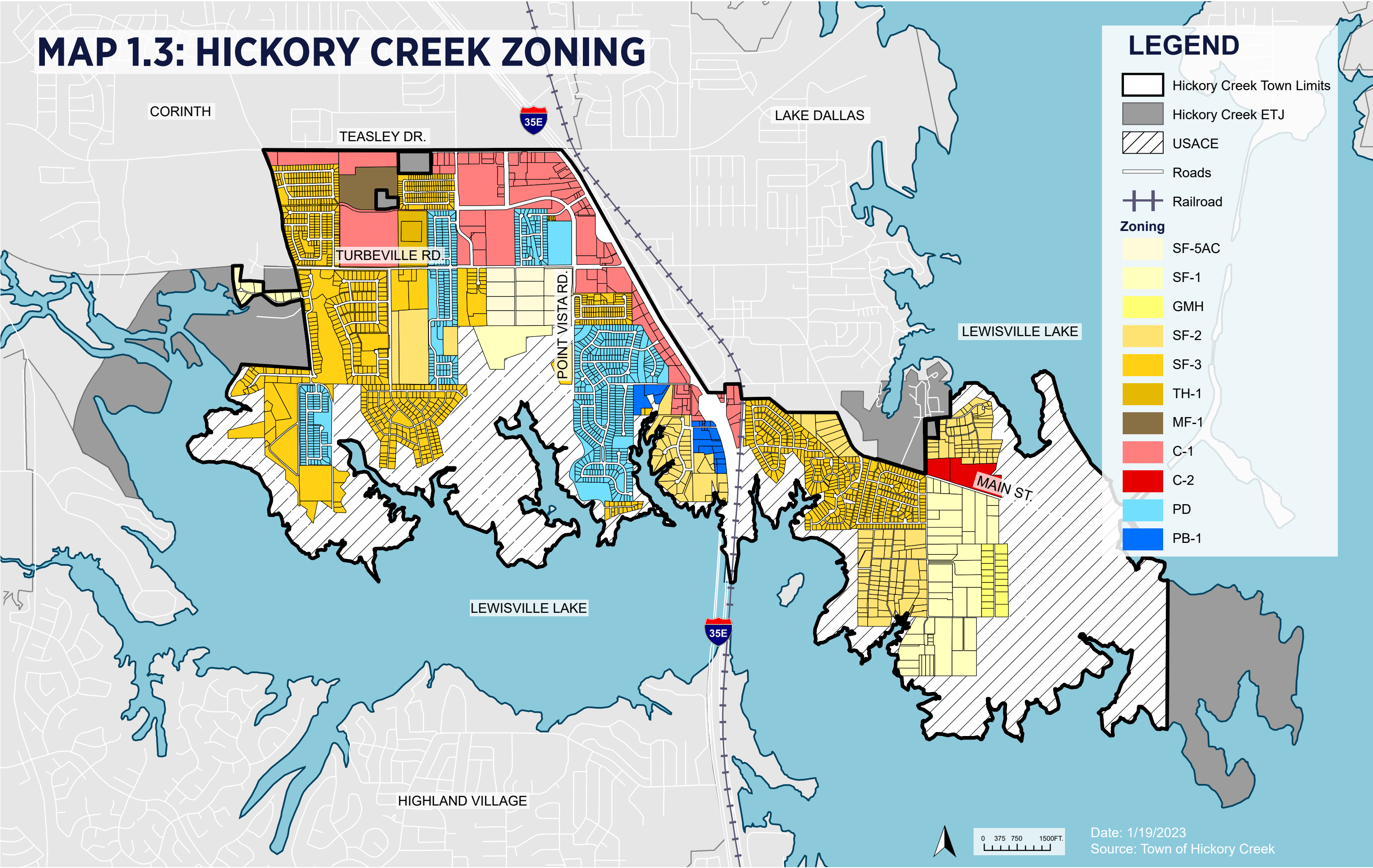
10.44%

TOWN APPROXIMATELY
ZONED FOR COMMERCIAL
(C-1, C-2)

800+

LOTS WITH PLANNED
DEVELOPMENT
DESIGNATION

MAP 1.3: HICKORY CREEK ZONING



TRANSPORTATION & MOBILITY

CURRENT TRANSPORTATION NETWORK

The Hickory Creek Master Thoroughfare Plan (MTP) was last updated in April 2017. The Town's roadway network consists of the following functional classifications of streets as defined by the U.S. Department of Transportation (DOT):

- **Interstate Highway:** *Principle/Interstate arterials are designed and constructed with mobility and long-distance travel in mind. These arterial roads provide the highest level of mobility and the highest speeds over the longest uninterrupted distance. Interstates nationwide usually have posted speeds between 55 and 75 mph. Design types are interstate, other freeways and other principal arterials.*
- **Arterials:** *Arterials support trips of moderate length at a lower level of mobility than Interstates. Some emphasis on land access. May carry local bus routes and provide intra-community continuity but does not penetrate neighborhoods.*
- **Collector Roads:** *Collector roads are major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances. They balance mobility with land access. The posted speed limit on collectors is usually between 35 and 55 mph.*
- **Local Streets:** *Local roads provide direct access to adjacent land within a community and are not indented for long distance travel. They support through access to local residential areas, businesses, amenities, and other local areas. These roads give access to adjacent land by the lowest traffic volumes, between 20 and 45 mph, in the network and makeup up the greatest percentage of the Town's entire transportation network and are usually intended to prevent through traffic.*

In total, there are 47.36 miles of roadway within the Town's limits, including interstate highways and frontage. Hickory Creek is primarily composed of local streets. Notably, a lack of local road connections to neighborhoods impedes connectivity throughout the Town, creating accessibility challenges for residents and first responders during times of emergency response.

Hickory Creek is connected to the region by FM 2181 (or Teasley Drive/Swisher Road) along the northern boundary and is split by I35E, which runs along the Hickory Creek and Lake Dallas border. Major roadways that provide east-west access into and through Hickory Creek include FM 2181 (or Teasley Drive/Swisher Road) and Turbeville Road. North-south access is provided by Point Vista Road and Parkridge Drive/Sycamore Bend; Main Street and Ronald Regan Avenue provide north-south access to the Town's critical facilities, including Town Hall and the emergency response facilities. Because the Town is essentially built out, roadway projects are focused on maintenance and safety improvements.

TRANSPORTATION KEY STATISTICS

24

AVERAGE MILES
TRAVELED TO WORK

27.1

AVERAGE MINUTES
TO DRIVE TO WORK

38%

INCREASE IN CAR CRASHES
(2018-2022)

47.3

TOTAL ROADWAY MILES
WITHIN TOWN LIMITS

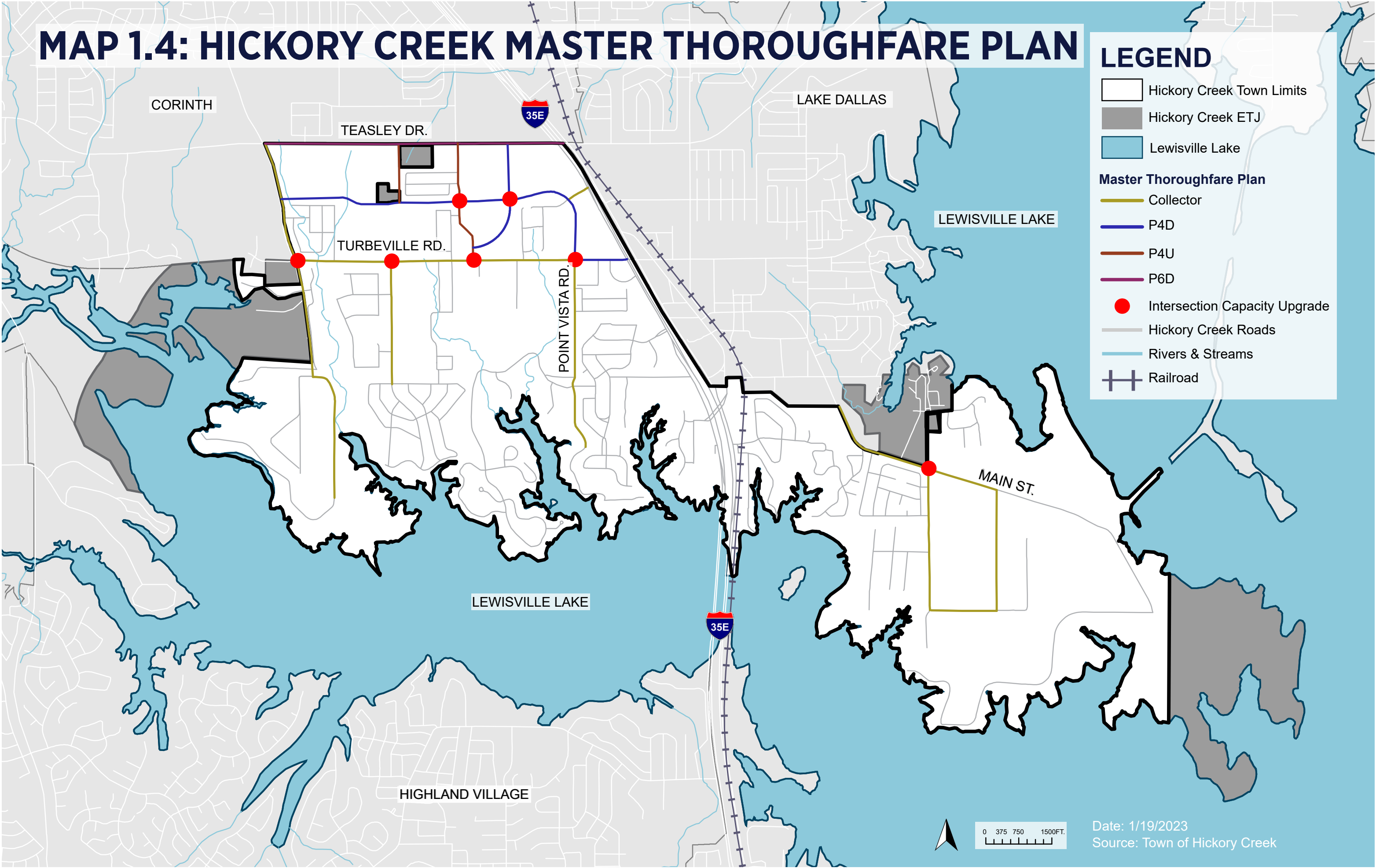
4.08

TOTAL MILES
OF TRAILS

MAP 1.4: HICKORY CREEK MASTER THOROUGHFARE PLAN

LEGEND

- Hickory Creek Town Limits
- Hickory Creek ETJ
- Lewisville Lake
- Master Thoroughfare Plan**
 - Collector
 - P4D
 - P4U
 - P6D
- Intersection Capacity Upgrade
- Hickory Creek Roads
- Rivers & Streams
- Railroad



CURRENT TRANSPORTATION NETWORK (CONT'D)

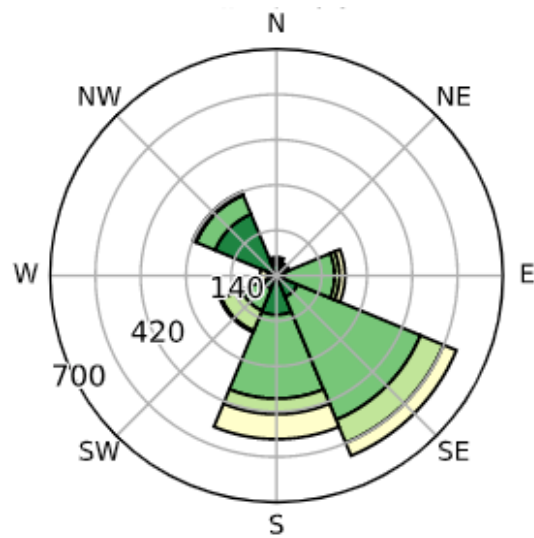
The Denton County Transportation Authority’s (DCTA) A-Train Service additionally runs along I35E; however, the closest transit stops are located outside of Town Limits. These stops include MedPark Station (an eleven-minute drive from Hickory Creek), Highland Village/Lewisville Lake Station (a seven-minute drive from Hickory Creek), and Old Town Station (a thirteen-minute drive from Hickory Creek). Currently, the Town does not participate in DCTA because of the lack of demand from the community. The Town participates in the Span Transportation & Meals on Wheels of Denton County, which provides non-emergency medical related transportation services to accommodate the needs of individuals who lack access to or need assistance with transportation.

TRAFFIC AND COMMUTER TRENDS

The predominant mode of transportation in Hickory Creek is automobiles, with over 50% of the community owning two or more vehicles and 75% of the working community driving automobiles as the primary mode of transportation to work. **Figure 1.13** underscores the community’s dependence on privately owned vehicles as a means of transportation. Notably, no residents rely on walking or public transportation to travel to work and less than 1% do not own a vehicle. Over the past decade, traffic has steadily increased along the Town’s major access roads. Since 2010, traffic has increased 19% (or 3,786 daily trips) along FM 2181 and 23% (or 21,803 daily trips) along I35E. Commuting patterns in Hickory Creek contribute to these traffic counts as over 50% of the working population commutes 24 miles or more to work. **Table 1.9** provides an overview of distance to work traveled by Hickory Creek residents.

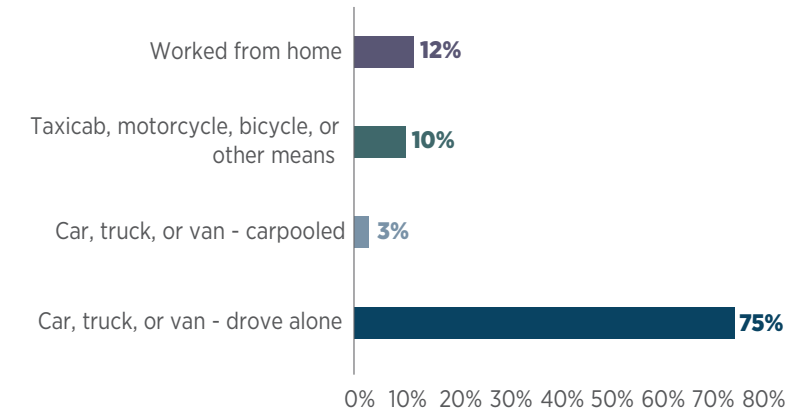
The average commute time for an employed resident living in Hickory Creek is 27.1 minutes, indicating that the majority of the workforce living in Hickory Creek works outside of the town. Furthermore “Inflow-Outflow” data, as illustrated in **Figure 1.12** obtained by the U.S. Census Bureau reports 99.3% of the employed population that live in Hickory Creek are employed outside of the town. Lack of retail and office employment options within the Town additionally contributes to these traffic patterns.

FIGURE 1.12: INFLOW-OUTFLOW TRAVEL



SOURCE: 5-YEAR 2020 ACS CENSUS

FIGURE 1.13: MEANS OF TRANSPORTATION TO WORK



SOURCE: 5-YEAR 2020 ACS CENSUS

TABLE 1.9: HOME TO WORK DISTANCE	
DISTANCE	PERCENT COMMUTERS
Less than 10 miles	28.40%
10 to 24 miles	50.40%
25 to 50 miles	11.30%
Greater than 50 miles	9.80%

SOURCE: 5-YEAR 2020 ACS CENSUS

BEST PRACTICE | DESIGN FOR SPEED

When a traffic accident occurs, the cause and severity of the crash is directly impacted by the speed the vehicle was traveling. Proactive urban street design can contribute to safer traffic patterns and encourage better habits among drivers. Design features such as the curvature of the road, presence of curbs, shoulder, and lane widths, etc., can influence speeds and be adjusted to encourage the desired speed limit of the road.

SYSTEM PERFORMANCE

In the past four years, approximately 3,000 motor vehicle crashes occurred within Hickory Creek’s transportation network. The number of motor vehicle crashes increased by approximately 38% (or 163 crashes) from 2018 to 2022. The Hickory Creek Crash Site Map, on page 16, illustrates the approximate location of motor vehicle crashes during this time frame. The majority of incidents or highest density of crashes (over 85%) occurred on I35E and arterials and 13% occurred on local roads, as shown in **Table 1.11**. **Table 1.10** provides an overview of the top ten leading causes of crashes, with 31% of crashes being a result of unsafe speeds or driving over the speed limit. The majority of car crashes (over 75%) have resulted in no injuries and 11% resulted in minor or major injury.

TABLE 1.10: TOP 10 AUTOMOBILE CRASH FACTORS (2018-2022) ¹		
CONTRIBUTING FACTOR	Total	%
1. SPEED RELATED (OVER LIMIT/UNSAFE SPEED)	1,255	31%
2. DRIVER INATTENTION/DISTRACTION	729	18%
3. OTHER/NONE	500	12%
4. FAULTY EVASIVE ACTION	315	8%
5. CHANGED LANE WHEN UNSAFE	268	7%
6. FOLLOWED TOO CLOSELY	205	5%
7. FAILED TO YIELD (RIGHT OF WAY SIGNAGE, INTERSECTIONS, EMERGENCY VEHICLES, DRIVEWAYS)	146	4%
8. FAILED TO DRIVE IN SINGLE LANE	129	3%
9. UNDER THE INFLUENCE (DRUGS OR ALCOHOL)	87	2%
10. BACKED WITHOUT SAFETY	55	1%

SOURCE: TXDOT

TABLE 1.11: ROADS WITH <5 AUTOMOBILE CRASHES (2018-2022) ¹			
ROAD NAME	Total	%	ROAD TYPE
1. I35E	2,197	81%	PRINCIPAL ARTERIAL
2. FM 2181 TEASLEY DR./SWISHER RD	150	6%	MAJOR ARTERIAL
3. HICKORY CREEK BLVD	113	4%	MINOR COLLECTOR
4. TURBEVILLE RD	94	3%	MINOR ARTERIAL
5. POINT VISTA RD	35	1%	MAJOR COLLECTOR
6. RONALD REAGAN AVE	15	1%	MAJOR COLLECTOR
7. SYCAMORE BEND RD	15	1%	MINOR ARTERIAL
8. KELTON ST	10	>1%	MINOR COLLECTOR
9. S. STEMMONS FWY	8	>1%	PRINCIPAL ARTERIAL
10. MAIN ST	7	>1%	MAJOR ARTERIAL

SOURCE: TXDOT

¹TRANSPORTATION AND CRASH RELATED DATA IS BASED ON AVAILABLE TXDOT DATA.

ACTIVE TRANSPORTATION & PEDESTRIAN ACCESSIBILITY

The majority of Hickory Creek’s active and passive trails are located throughout the parks system. There are approximately 4.08 miles of the park system trails that provide access to the Town’s lakeside amenities but lack east-west connectivity and direct connection to adjacent neighborhoods. Arrowhead Park provides direct access to the Regional Veloweb Trail, creating a bikeway connection between Denton and Dallas.

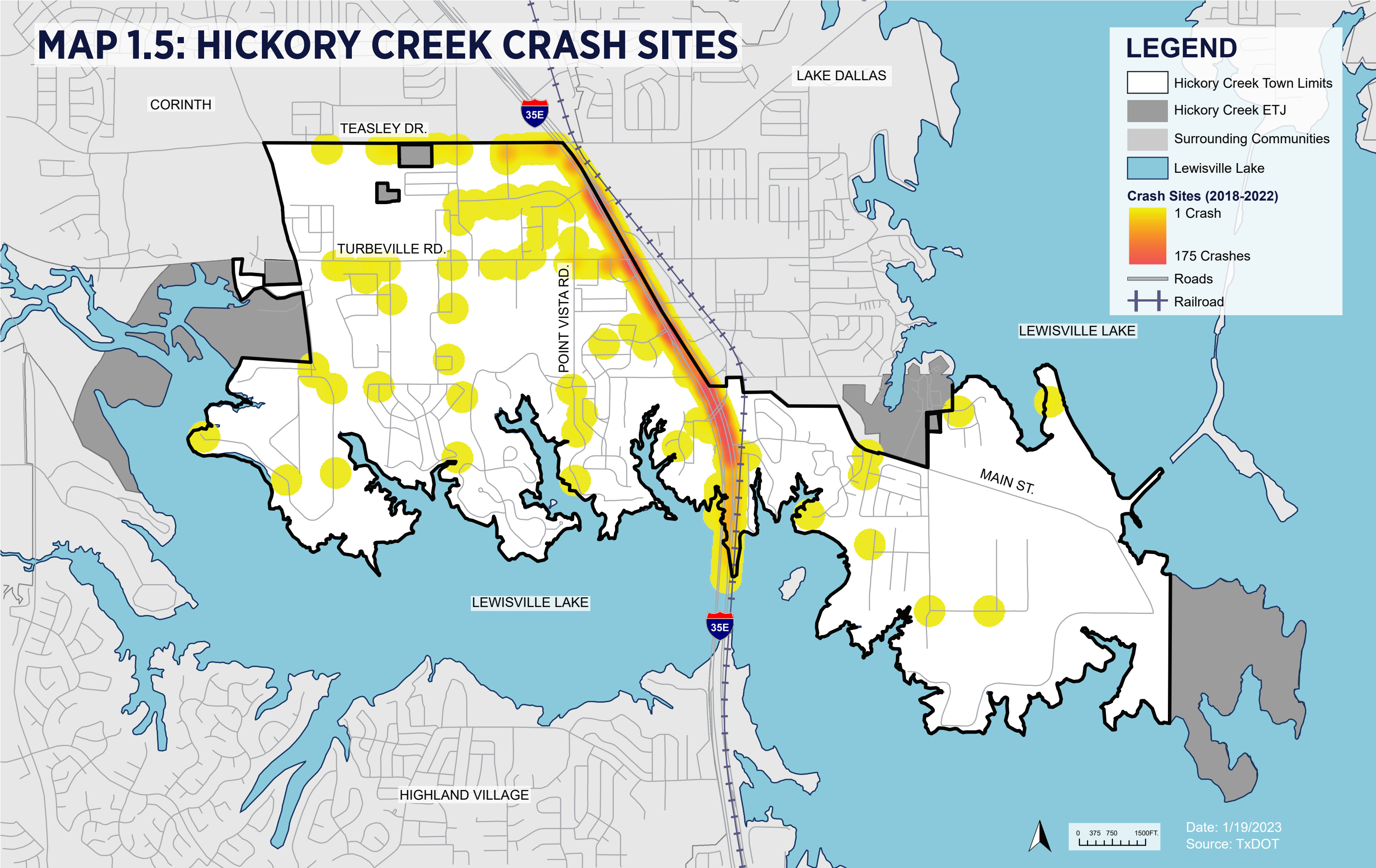
Notably, the Town aims to identify and address sidewalk gaps throughout the community to connect new and existing neighborhoods. Recent planning efforts have focused on supporting alternative modes of transportation through the development of multi-use paths (i.e., hike and bike trails) and sidewalks. In 2019, a sidewalk project addressed gaps along Turbeville Road (east of Ronald Regan Avenue) and Harbor Road to Strait Lane. Currently, sidewalk gaps and a new hike and bike trail are being addressed along Harbor Lane between Turbeville Road and Strait Lane. Additionally, a hike and bike trail is being developed along Turbeville Road between Sycamore Bend Road and Ronald Regan Avenue, connecting future and existing neighborhoods.

Hickory Creek’s Engineering and Design Manual was last updated in March 2014. The Town currently requires that standard concrete four-foot width sidewalks be constructed for all new residential development and five-foot widths in commercial locations. Sidewalks are required additionally with all new roadway construction.

BEST PRACTICE | ACCESSIBLE DESIGN

The DOT recommends that the “sidewalk corridor” or the pathway width between the roadways to the edge of the right-of-way (ROW) be at least six to ten feet to provide accessible passageways that are free of obstacles for all users. The Americans with Disabilities Act of 1990 (ADA) requires transportation agencies to develop a *Transition Plan* to eliminate the presence of structural barriers, including communication barriers, and provide reasonable access for persons with disabilities to existing pedestrian facilities. Across the country, the development of these plans is often a low priority, only occurring with new development or when absolutely necessary.

MAP 1.5: HICKORY CREEK CRASH SITES



PARKS & OPEN SPACE

PARKLAND

As a lakeside community, the Town of Hickory Creek has access to a considerable number of parks and natural areas. Over 12 miles of lakeside frontage along Lewisville Lake, accompanied by over 1,100 acres of parkland attract residents and visitors alike. This acreage, which includes amenities like boat ramps and nature trails, accounts for about 39% of Hickory Creek's land area.

The responsibility of maintaining this land is shared between the Town and the USACE. Totalling 1,087 acres of parkland, seven parks in Hickory Creek are owned by USACE. This includes four parks that are maintained and operated by Hickory Creek through a lease agreement with USACE, totaling approximately 263 acres. The Town maintains one additional park and is currently making plans for two more parks in the future. These parks account for approximately 15 acres of the total parkland in the town. The Town's commitment to preserving its natural resources extends beyond the lake and its green spaces, right down to each of the trees in the Town. Hickory Creek has been recognized by the Arbor Day Foundation as a Tree City for 14 years.



HICKORY CREEK PARK

PROGRAMMING

The Town of Hickory Creek offers a wide variety of recreational opportunities and programming including holiday and community events. Hickory Creek often partners with other Lake Cities to plan recreational opportunities at a larger scale. These activities range from local running groups to parades and bike rallies.

As a result of its 2020 Parks, Recreation and Open Space Master Plan (PMP), Hickory Creek has identified potential gaps in the programming and recreational opportunities offered including programming and events geared towards the elderly population. As Hickory Creek continues to grow, additional priorities for the Town regarding parks and recreation include improving connectivity between trails and parks, expanding amenities along the lake, and upgrading the current conditions of existing parks.

PARKS & OPEN SPACE KEY STATISTICS

10

TOTAL PARKS
IN HICKORY CREEK

12+

APPROXIMATE MILES OF
LAKESIDE FRONTAGE

39%

OPEN SPACE WITHIN
TOWN LIMITS

38%











PERCENT ACRES OF USACE
OWNED PARKLAND

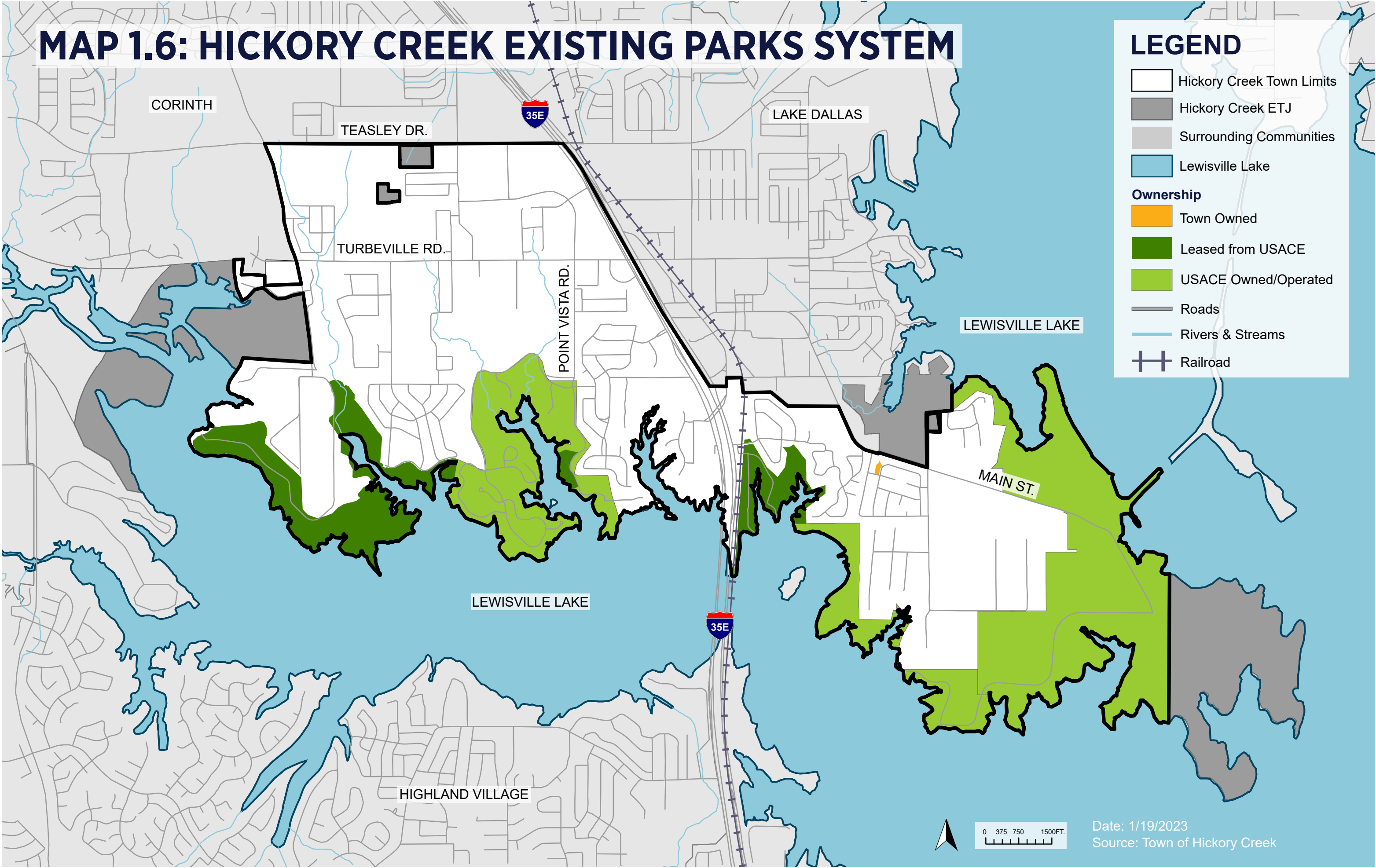
9%

PERCENT ACRES OF USACE
PARKLAND LEASED TO TOWN

MAP 1.6: HICKORY CREEK EXISTING PARKS SYSTEM

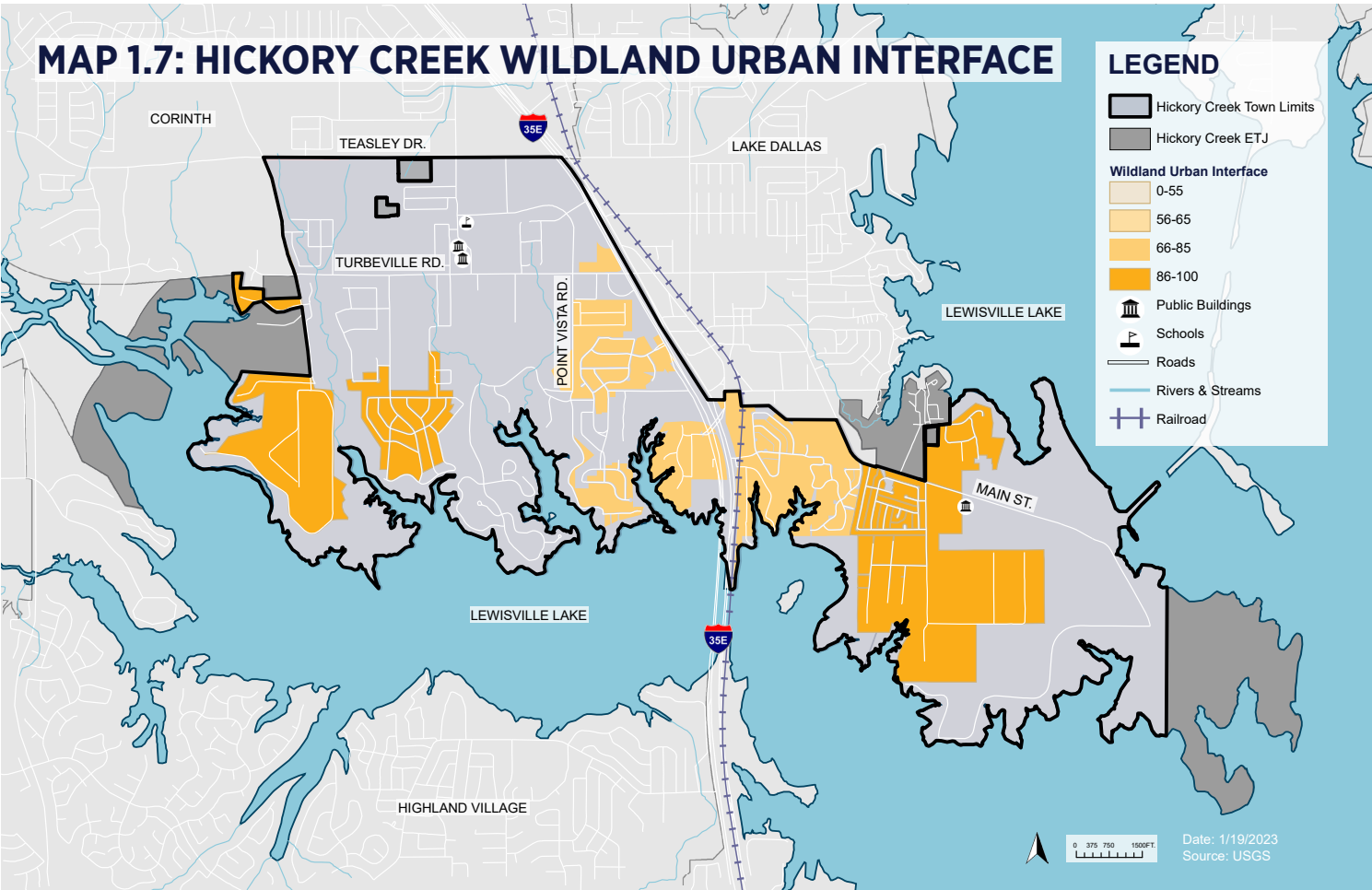
LEGEND

-  Hickory Creek Town Limits
-  Hickory Creek ETJ
-  Surrounding Communities
-  Lewisville Lake
- Ownership**
 -  Town Owned
 -  Leased from USACE
 -  USACE Owned/Operated
-  Roads
-  Rivers & Streams
-  Railroad



WILDLAND URBAN INTERFACE (WUI)

The Wildland Urban Interface (WUI) is used to measure the level of connection between humans and the built environment and wildlands that could become fuel for wildfires. As development continues within Hickory Creek, properties within the WUI will increase. The index ranges from 0-100, with properties closer to 100 exhibiting higher levels of risk. In total, 34% of Hickory Creek’s land area is currently within the WUI to some capacity, with 21.42% being in the highest range of vulnerability. These areas of highest risk are generally located closer to Hickory Creek’s parks and open spaces. Additionally, the Town’s Public Works building is located within an area of high risk.



WUI KEY STATISTICS

34%

TOWN LAND
AREA IN WUI

21%

TOWN LAND IN HIGHEST
VULNERABILITY RANGE

STATE FIRE PROTECTION PROGRAMMING

The Texas A&M Forest Service provides statewide programs that help communities deal with potential wildfires throughout various stages of emergency management (Mitigation, Preparedness, Prevention, Recovery). There is also an educational component which brings public information and training opportunities for communities. Finally, the Predictive Services Department of the Texas A&M Forest Service provides short and long-term forecasts and analysis for future wildfires by:

- Determining current and predicted weather conditions.
- Monitoring conditions of vegetation and wildland fuels.
- Calculating current and predicted fire behavior.
- Identifying high wildfire risk areas and values threatened.
- Tracking wildfire occurrence and ignition sources.
- Disseminating assessment information to stakeholders and the public.

CITY SERVICES & FACILITIES

WATER/SEWER PROVIDER

Water and Wastewater services for properties within Hickory Creek are largely provided by the Lake Cities Municipal Utility Authority (LCMUA). This entity provides services to several communities in Denton County that surround Lewisville Lake. The only area within Hickory Creek that is not serviced by the LCMUA is a portion in the southwest where Harbor Grove Estates is located. This area receives water from the Harbor Grove Water Supply Company.

LCMUA provides water and sewer services to customers that use up to an average of 1.3 million gallons daily and collects an additional one million gallons of wastewater daily across its entire service area within the Lake Cities. The water provided to LCMUA customers for daily use is purchased from the Upper Trinity Regional Water District (UTRWD). This water is treated by UTRWD so LCMUA is simply the distributor for it. The quality of this water is assessed by the Texas Commission on Environmental Quality, and previous assessments have earned LCMUA the Superior Water designation as an Outstanding Public Drinking Water System. Within Hickory Creek, LCMUA manages 35 miles of water pipelines throughout the Town that provide water to subdivisions, businesses, schools, and other users. Additionally, LCMUA manages three ground storage tanks, three water wells, one pump station, and an elevated storage tank. All of the wells are located within the 100-year floodplain, so maintaining water quality standards after floods will continue to be an important task. For the wastewater services within Hickory Creek, LCMUA manages 29 miles of sewer lines and 11 lift stations throughout the Town.

TOWN FACILITIES & PUBLIC SAFETY

The Town of Hickory Creek owns a facility that provides a variety of services to the community. This site is located on Ronald Reagan Avenue between Turbeville Road and Point Vista Road, and it houses the Hickory Creek Municipal Court, the Hickory Creek Police Department, and the Hickory Creek Town Hall & Administrative Offices. The Hickory Creek Police Department provides public services throughout the Town. The department consists of 12 full-time officers. A secondary property managed by the Town is located on the southeast portion of the Town, south of Main Street, between South Hook Street and Westlake Park. This site is home to the Town of Hickory Creek Public Works & Animal Services.

BROADBAND INITIATIVES

There is currently an ongoing effort within the Lake Cities region to construct a dark fiber ring throughout Corinth, Hickory Creek, and Shady Shores to bring high-speed internet and improved bandwidth in collaboration with Pavlov Media. The construction for this broadband service began on September 1, 2022, and is expected to begin providing service to new customers in January 2024.

CITY SERVICES KEY STATISTICS

100%

WATER WELLS
LOCATED IN THE
100-YEAR
FLOODPLAIN

3

WATER WELLS
& GROUND
STORAGE TANKS

35

MILES OF WATER
PIPELINE MANGED
BY LCMUA

29

MILES OF SEWER
PIPELINE MANGED
BY LCMUA

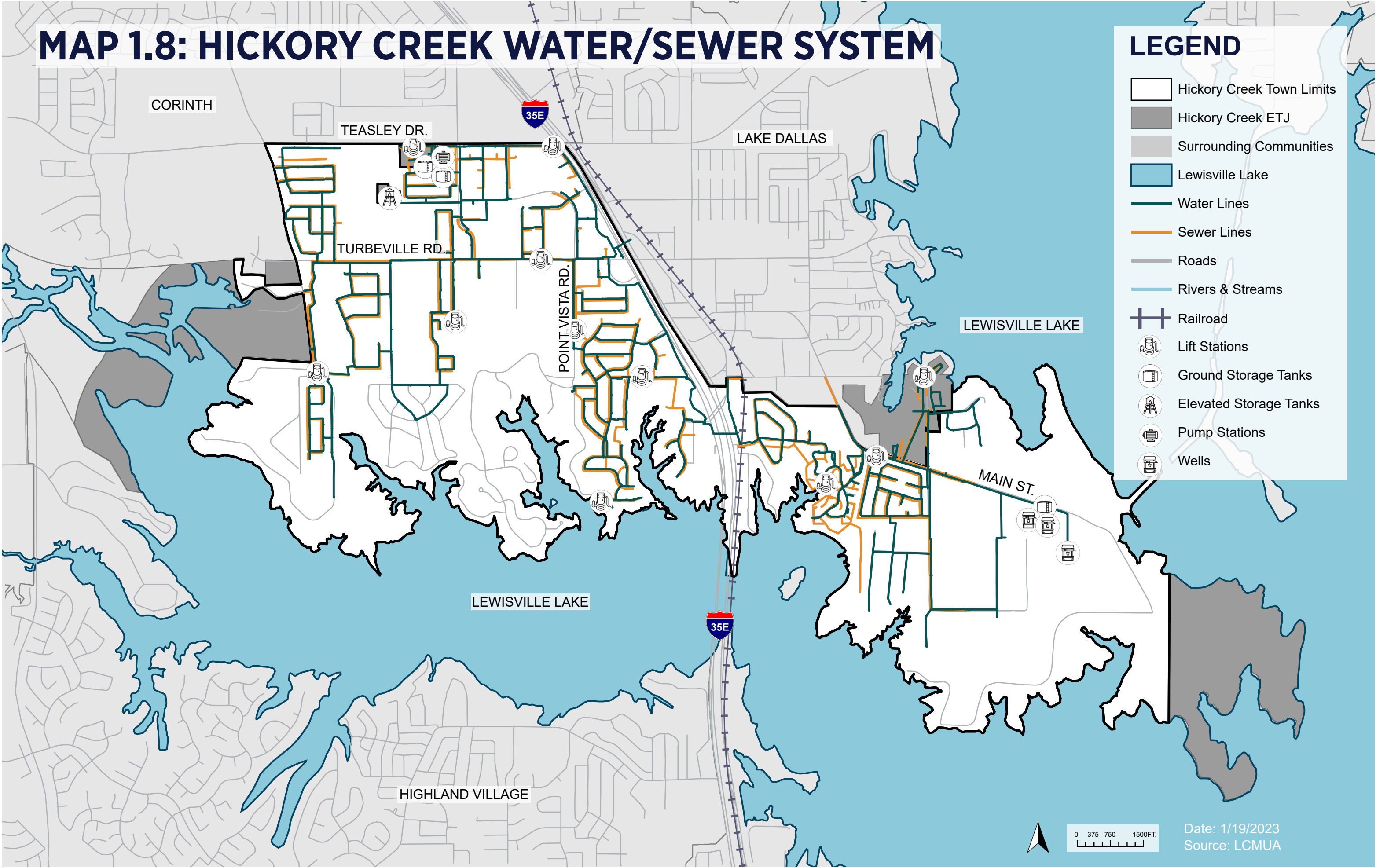
1

PUMP STATION
& ELEVATED
STORAGE TANK

MAP 1.8: HICKORY CREEK WATER/SEWER SYSTEM

LEGEND

- Hickory Creek Town Limits
- Hickory Creek ETJ
- Surrounding Communities
- Lewisville Lake
- Water Lines
- Sewer Lines
- Roads
- Rivers & Streams
- Railroad
- Lift Stations
- Ground Storage Tanks
- Elevated Storage Tanks
- Pump Stations
- Wells



Date: 1/19/2023
Source: LCMUA

MARKET POTENTIAL & CONSTRAINTS

POPULATION GROWTH

The Dallas-Fort Worth Metropolitan Statistical Area is expected to grow by 5.3% over the next five years, or 8,393,172 people by 2027. Between 2010 and 2020, natural population increases (i.e., birth rate greater than the death rate) accounted for 41.6% of regional growth, domestic migration contributed 39.1%, and international migration made up 19.2%. More recently, from 2020 to 2021, domestic migration made up 56.8% of the growth in the DFW area.

Denton County is one of the fastest growing counties in the United States. It is estimated that Denton County grew 3.9% in a single year between April of 2020 and July of 2021, a pattern that is projected to continue over the following decades. Denton County grew by 243,808 residents (between 2010 and 2020) a total growth of 36.8%. The Texas Water Development Board (TWDB) estimates that Denton County will be home to 1,329,551 people by 2040 and will reach a population of 1.6 million by 2050, a 70% increase from the current population of 941,647.

The 2022 population in Hickory Creek is 5,189, up 9.9% from 4,718 in 2020. The population of Hickory Creek is already estimated to grow at a rate of 0.9% annually over the next five years with an estimated population of 5,426 by 2027. Further population projections were calculated based on Hickory Creek's previous compounded annual growth rates and town building permit data compared to the county. Based on town and county building permit data over the last 20 years, it is estimated the Town of Hickory Creek has absorbed on average 1.23% of growth in Denton County. Exclusive of any land constraints or availability, by 2040 the Town of Hickory Creek could expect to have a population of nearly 6,100 and by 2050 a population of over 6,600.

MARKET KEY STATISTICS

5.3%

PROJECTED POP.
GROWTH 2022-2027

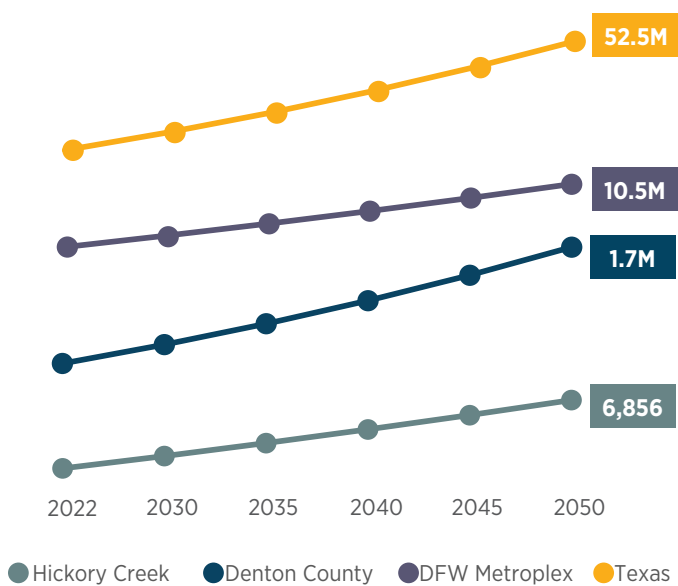
37%

DENTON COUNTY POP.
GROWTH 2010-2020

0.9%

HICKORY CREEK'S
ESTIMATED GROWTH RATE
(2022-2027)

FIGURE 1.14: HICKORY CREEK POP. GROWTH (2022-2050)



SOURCE: ESRI

TABLE 1.12: POPULATION PROJECTIONS (2022-2027)

Population	2022	2027	CAGR
City of Corinth	22,690	82,391	0.90%
City of Denton	147,000	161,931	1.90%
Town of Flower Mound	78,714	23,707	0.70%
Town of Hickory Creek	5,189	5,426	0.90%
City of Highland Village	16,088	16,460	0.50%
Collin County	1,142,156	1,260,157	2.00%
Denton County	974,915	1,073,834	2.00%
DFW MSA	7,961,535	8,393,172	1.10%

SOURCE: ESRI



SOURCE: SOURCE: ESRI

NATIONAL HOUSING TRENDS

With increasing land and material costs, housing supply shortages, and increased construction costs, housing prices continue to rise. However, an anticipated slowing of home sales and appreciation within certain price segments looms on the horizon. The recent increase in interest rates and/or tightening of credit could soften housing prices and increase supply. However, the low interest rates experienced over the last few years have enabled buyers to afford higher-cost housing. A major economic shift would likely result in an increase of existing inventory and slowing of price appreciation, which would primarily impact the entry-level and middle-market product.

Prior to the 2008 recession, new privately-owned single-family housing permits in the United States reached their peak of quarterly output in Q3 2005 by registering 2,228,000 permits. However, there was an observably stark contrast taking shape by Q1 2009 as quarterly permits had plummeted to 358,000. Similarly, since the economic recovery, permits for single-family housing slowly recovered until hitting a significant dip in Q1 2020 due to COVID-19. The economic shutdown halted construction for several months and put a strain on both supply and deliveries but made a quick rebound over the next two quarters.

SINGLE-FAMILY HOME BUILDING TRENDS

In 2020, the U.S. Census Bureau and the U.S. Department of Housing and Urban Development Office of Policy Development and Research conducted a survey of new homes constructed in the United States. Their research showed that the average home sold had a median size of 2,333 square feet, a median lot size of 7,905 square feet, and a median sales price of \$391,300. Of those homes sold, 52% had four or more bedrooms, 37% had three bedrooms, 93% had a two or more-car garage. Since the US Census Bureau and the U.S. Department of Housing and Urban Development began tracking this data, median home sizes have increased from the smallest size of 1,530 square feet in 1982 to hovering between 2,300 and 2,500 square feet since 2010. Median lot sizes have been decreasing, reaching their peak of 10,000 square feet in 1990, with 2019 and 2020 the first years showing median lot sizes under 8,000 square feet. The decrease in lot sizes in 2019 and 2020 may lower costs and offer the opportunity for more affordable housing options.

TABLE 1.13: HICKORY CREEK HISTORIC SINGLE-FAMILY BUILDING PERMITS	
YEAR	PERMITS
2011	17
2012	2
2013	7
2014	44
2015	36
2016	69
2017	64
2018	28
2019	63
2020	206
2021	64

SOURCE: 5-YEAR 2020 ACS CENSUS

Within Hickory Creek, single-family development over the past eleven years has increased slightly, with a sharp increase of 206 building permits in 2020. The supply of developable sites within Hickory Creek continues to decrease as growth in the region remains strong. Currently there are only 179.15 acres (or 6.86% of the Town’s land area) of undeveloped land within the Town limits. **Table 1.13** provides an overview of building permit requests over the past 10 years.

MULTIFAMILY HOME BUILDING TRENDS

During Q1 2008, multifamily construction permits across the United States made up 37% of total permits, but that proportion saw a significant dip followed by strong recovery through Q3 2021, reaching a peak in Q3 2017 with 43% of total building permits being issued for multifamily. Since 2017, construction has shifted and held steady with around 33% of building permits being issued for multifamily. Multifamily construction has grown above pre-recession levels, whereas overall construction is still well below pre-recession levels.

The DFW multifamily market has slowed in factors such as occupancy, net absorption, and deliveries. A post-pandemic equilibrium has been felt in the market, as well as the scare of the projected economic downturn, expected in the early months of 2023. Net absorption was recorded at -6,056 units in Q2. However, looking at 2022 year-to-date (YTD), this net absorption remains positive at 922 units. Occupancy of rental units decreased by 1.2% from Q1 (2022) to Q2 (2022). Market rent has steadily increased to 3.5% increases quarterly and a year over year increase of 17.3%.

HICKORY CREEK DEVELOPMENT POTENTIAL

An analysis was conducted to understand Hickory Creek’s development potential for owner-occupied and rental-occupied product types. **Table 1.14** shows the current demand (2022 to 2027) and opportunities for residential development, while keeping in mind the challenges associated with each type. These annual demand numbers do not represent what the Town of Hickory Creek can absorb based on existing zoning but represent the annual amount that Hickory Creek could absorb if development of all types and price points were targeted.

TABLE 1.14: HICKORY CREEK HOUSING MARKET DEMAND (2022-2027)		
CATEGORY	OWNER-OCCUPIED RESIDENTIAL	RENTER-OCCUPIED RESIDENTIAL
DEMAND	Moderate	Moderate
OPPORTUNITIES	Infill on Vacant Or Underutilized Lots Near Already Established Subdivisions	Medium to High Density With Easy Access to Interstate 35E
CHALLENGES	Limited Remaining Undeveloped Parcels	Limited Remaining Undeveloped Parcels
TARGET	Mid to Upper Tier Single Family Homes	High Quality, Amenitized Projects
	Townhomes	
MARKET VALUES	\$350,000+ Household Value	\$1,600+ Monthly Rent Per Unit
ABSORPTION	Demand For 139 Units Annually (116 Single-Family Detached Units and 23 Units Of Alternative Single-Family Product)	Demand For 107 Units (82 Multifamily Units And 24 Units of Alternative Product)

OWNER-OCCUPIED KEY STATISTICS

116 UNITS

SFD
OWNER-OCCUPIED
ANNUAL DEMAND

23 UNITS

SFA/OTHER
OWNER-OCCUPIED
ANNUAL DEMAND

\$250K -
\$350K

LARGEST DEMAND
HOME VALUE

RENTER-OCCUPIED KEY STATISTICS

82 UNITS

SFD
RENTER-OCCUPIED
ANNUAL DEMAND

24 UNITS

SFA/OTHER
RENTER-OCCUPIED
ANNUAL DEMAND

\$2,000

LARGEST
DEMAND RENT

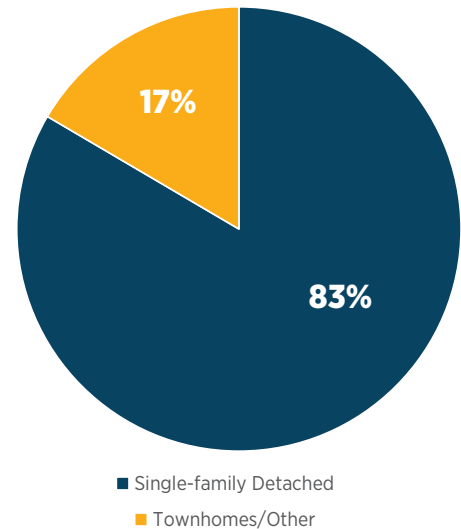
SINGLE-FAMILY | OWNER-OCCUPIED UNITS

In an effort to understand the capacity of the single-family residential market, an analysis was performed using historical data and projected growth rates (from 2022 to 2027) within Denton County. It is estimated that Hickory Creek could capture demand for 116 units of owner-occupied, single-family detached units annually. The largest portion of homes in demand (29.3%) are those valued between \$250k - \$350k. Additionally, there is demand for twenty-three units of owner-occupied homes in the form of condos, townhomes, and duplexes/triplexes/quadplexes. These annual demand numbers do not represent what the Town of Hickory Creek must absorb but represent the annual amount that Hickory Creek could absorb if development of all types and price points were targeted.

TABLE 1.15: ANNUAL OWNER-OCCUPIED HOUSING DEMAND (2022-2027)	
TRADITIONAL SINGLE-FAMILY DETACHED DEMAND	116 UNITS
Homes < \$200k	26
Homes \$200k - \$250k	17
Homes \$250k - \$350k	34
Homes \$350k - \$450k	22
Homes \$450k+	17
ALTERNATIVE OWNER-OCCUPIED PRODUCT DEMAND	23 UNITS

SOURCE: ESRI

FIGURE 1.15: ANNUAL OWNER-OCCUPIED HOUSING DEMAND



SOURCE: 5-YEAR 2020 ACS CENSUS

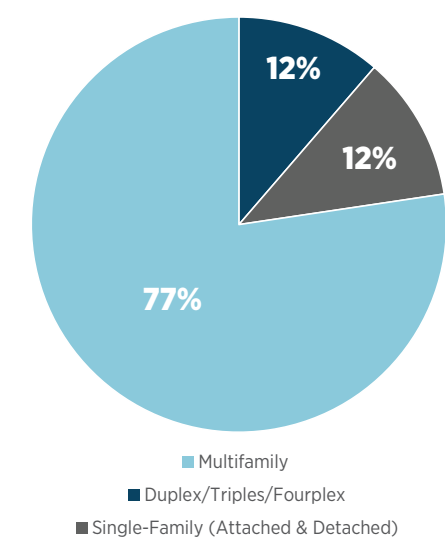
MULTIFAMILY | RENTAL UNITS

In addition to single-family demand, an analysis of the region was also performed to understand the renter-occupied residential market. It is estimated that Hickory Creek could capture and absorb demand for 82 renter-occupied units annually, in the form of multifamily structures. There is additional demand for 24 units of renter-occupied units in the form of duplex/triplex/fourplex or single-family build to rent. The largest portion of renter-occupied multifamily unit demand (46.3%) is for units with rents of \$2,000 or more per unit.

TABLE 1.16: ANNUAL RENTAL-OCCUPIED DEMAND (2022-2027)	
ANNUAL MULTIFAMILY DEMAND	82 UNITS
Rental Rate <\$1,000	16
Rental Rate \$1,000 - \$1,500	14
Rental Rate \$1,500 - \$2,000	13
Rental Rate \$2,000+	38
ALTERNATIVE RENTER-OCCUPIED HOUSING DEMAND	24 UNITS

SOURCE: ESRI

FIGURE 1.16: ANNUAL RENTER-OCCUPIED HOUSING DEMAND



SOURCE: 5-YEAR 2020 ACS CENSUS



OFFICE DEVELOPMENT

The office market in the Dallas-Fort Worth (DFW) Metroplex has performed well for the first two quarters of 2022. Class A office space is in the highest demand in DFW, outperforming all other classes. CoStar defines Class A office space as “an extremely desirable investment-grade property with the highest quality construction and workmanship, materials and systems, significant architectural features, the highest quality/expensive finish and trim, abundant amenities, first rate maintenance and management; usually occupied by prestigious tenants with above average rental rates and in an excellent location with exceptional accessibility.” The subleased availability makes up 14.8% of the total available space, of which 73.4% are Class A properties. Outside of Class A office space, leasing activity has slowed substantially, forcing landlords to agree to shorter leases and more lenient termination policies. The projected global economic downturn could be the cause for the slowdown in the market, however industry professionals are hopeful that the strength of the DFW office market will withstand the economic fluctuations in the coming months.

According to the DFW office Q2 report by Cushman and Wakefield, 2022 is the first year since 2020 that absorption is positive, currently at 353,375 square feet for Q2 and 619,848 square feet year to date. Vacancy is high at 21.1% with an average asking rent at \$28.59 per square foot. Lastly, 8,321,792 square feet of office space has been leased so far this year, with 5,112,603 square feet under construction.

Lewisville/Carrollton, the submarket that Hickory Creek belongs to, has 4,475,646 square feet of retail space and a 19% vacancy rate. Market rent is low compared to the DFW area at \$22.05 and currently there is not any office space under construction. Office space in Hickory Creek is confined to one office park, located west of I35E along Teasley Dr. The office park is made up of four existing office buildings with a combined 29,300 square feet of space. Market rent is currently \$25.15 per square foot and vacancy is at 15.1% or 4,800 square feet.

RETAIL DEVELOPMENT

The retail market in the DFW Metroplex is described by CBRE's Q2 Retail Report as “steady and strong” with a 94.5% occupancy rate and 1.2M square feet of positive net absorption in Q2 of 2022. Consumerism has been at an all-time high post-COVID, driving economic growth. Industry research suggests excess spending is slowing, partially due to high inflation rates and the projected contraction of the economy in early 2023. While the impact of e-commerce on physical retail stores isn't insignificant, it seems it may have been overblown. Consumers continue to visit physical locations and some retailers are implementing a hybrid model where your shopping journey includes both an online store and a physical store.

Grocery and big box retailers have seen decreases in sales due to inflation and competing discount stores and grocers. The DFW area has seen a spike in grocery interest as H-E-B has moved into Frisco, Texas and Plano, Texas. Luxury goods have persevered through the uncertainty of consumer spending due to inflation and have seen a 17-19% growth in sales in 2022. This is partly due to luxury goods retailers incorporating luxury resale items in their stores.

West Dallas, the submarket Hickory Creek belongs to, has a low vacancy rate at 4.1%, compared to DFW at 5.5%, both considered healthy. The West Dallas submarket has a total of 34,119,570 square feet of retail space and has absorbed 595,047 square feet of space in 2022, the largest absorption of retail space within the DFW market. The Town of Hickory Creek has one retail node located west of I35E on both sides of Turbeville Rd while the remaining retail is spread throughout the town. Retail space in Hickory Creek is divided between 24 existing buildings with a combined total of 395,000 square feet of rentable area. Market rent is currently at \$21.98 per square foot for retail space within Hickory Creek.

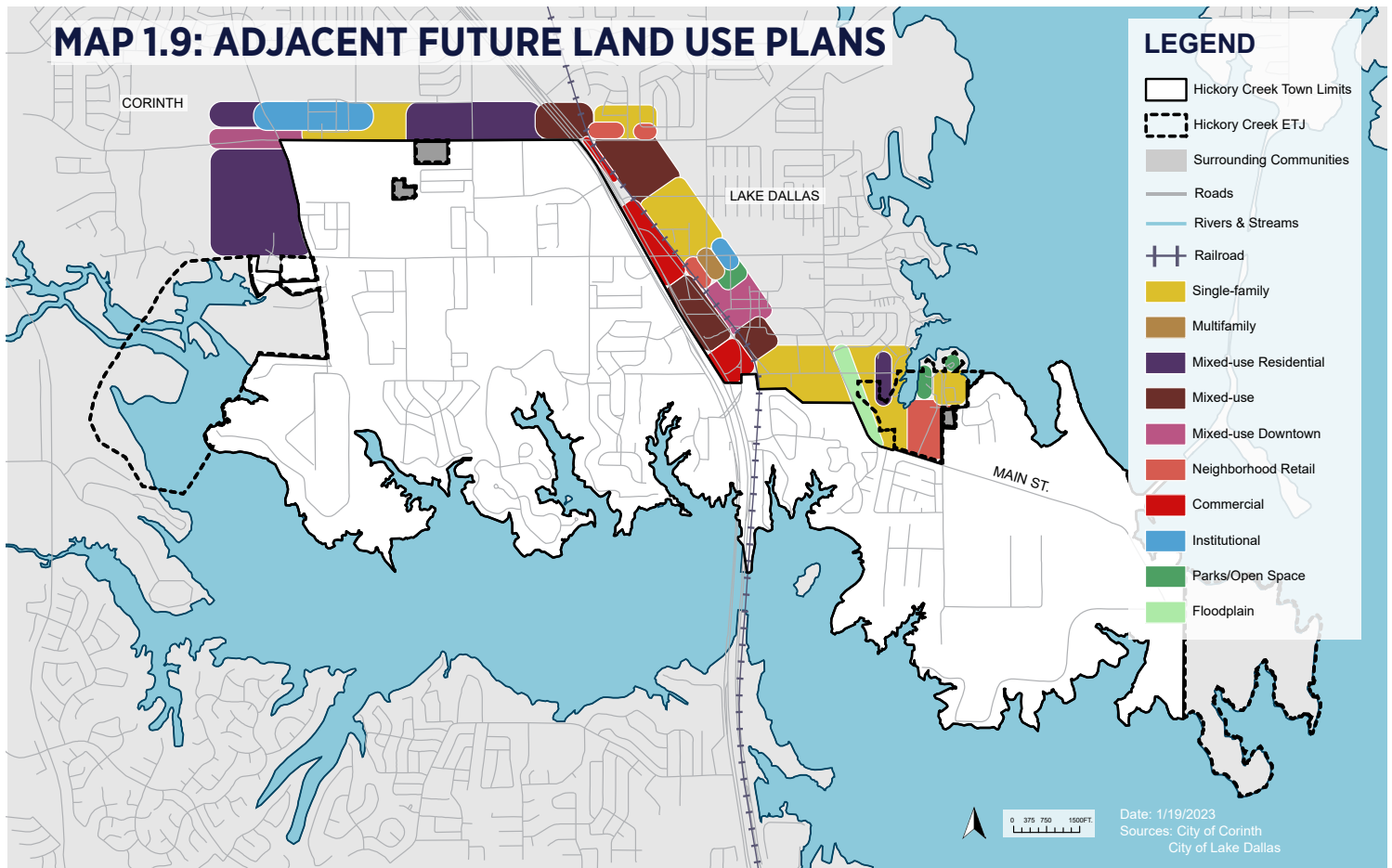
LOCAL DEVELOPMENT ACTIVITY AND LAND USE

The Town of Hickory Creek's existing zoning splits the Town into 34% nonresidential and 66% residential. Approximately 22% of the privately-owned parcels within Hickory Creek were identified as being one acre or larger and currently vacant. Based on existing zoning, a large portion of those remaining vacant land parcels will likely be for residential use, if developed, based on their location within the town. These parcels are evenly distributed throughout the Town. The following are current development projects underway in Hickory Creek:

- Approximately twenty acres on the east side of The Olana was recently annexed for a townhome development. Additionally, there are also plans for a hotel, restaurant, and spa at The Olana.
- Sycamore Cove is a single-family development located on the south end of Sycamore Bend Road.
- Lennon Creek is a single-family development located on the east side of Parkridge Dr south of Teasley Dr.
- A townhome project on N. Hook Street was recently approved for a voluntary request for annexation.

Much of the current development activity in the area is taking place in Corinth with five single-family projects totaling over 300 units, a mixed-use project with 352 multifamily units called "Parkway at the District" at Interstate 35E and S. Corinth Street, and a new Fairfield Inn north of the intersection of Interstate 35E and Dobbs Road. In addition to current development activity, consideration should be given to neighboring future land use plans to understand the potential for future development types, densities, and design and adjacency standards.

The following map provides a conceptional overview of the City of Corinth's and the City of Lake Dallas' future land use plans along FM 2181 (or Teasley Drive/Swisher Road), Interstate 35E, and Parkridge Drive. As illustrated on the map, the future land use categories anchoring the Town's major transportation corridors support a range of lower intensity residential uses; commercial and institutional uses; and mixed-use districts that support medium to higher intensity residential development types, residential and non-residential product types, and a combination of vertical and horizontal mixed used types to promote and support pedestrian and economic activities. The plans also consider open space and the existing floodplain. Notably, the mix and transition of categories take a context sensitive approach to support current development and future development goals.



REFERENCES

SOURCES

- 1. CITY OF CORINTH COMPREHENSIVE PLAN
- 2. CITY OF LAKE DALLAS COMPREHENSIVE PLAN
- 3. CoSTAR GROUP
- 4. ESRI
- 5. LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LCMUA)
- 6. NORTH TEXAS ESTATE INFORMATION SERVICES (NTREIS)
- 7. TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)
- 8. U.S. CENSUS BUREAU (2016-2020 5-YEAR ACS)
- 9. U.S. GEOLOGICAL SURVEY

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ENGAGEMENT SUMMARY

TOWN OF HICKORY CREEK
COMPREHENSIVE PLAN | 2023

Prepared By:



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PURPOSE OF COMMUNITY ENGAGEMENT

An extensive public engagement process has been developed to ensure that the Comprehensive Plan embodies the vision of the community. The purpose of this process is to identify the needs and desires of the community in their own words. Various engagement strategies will be utilized to gain a comprehensive understanding of what the community would like to see as a result of the Plan. These recommended strategies include consistent meetings with designated stakeholders, focus group interviews, a community-wide survey, and two public workshops. Workshops will involve a number of opportunities for community members to prioritize and vote on what they would like to see in the future. The incorporation of varied engagement strategies allows people of all ages and backgrounds to express their opinions on the strengths and potential improvements that can be made in Hickory Creek. The information collected during this process goes on to create the foundation upon which this Plan's goals and recommendations are built. The following summarizes the Town's public engagement processes.

ENGAGEMENT OPPORTUNITIES OVERVIEW

SCHEDULE SUBJECT TO CHANGE

Event Meeting	Timeframe	Objective	Location
Vision Committee Meetings			
Vision Committee Meeting #1 (Community Kickoff)	1/28/2023	Planning Process & Goals	Town Hall
Vision Committee Meeting #2	4/15/2023	Workshop One & Focus Group Outcomes	Town Hall
Vision Committee Meeting #3 (Joint Meeting P&Z & TC)	9/5/2023 9/9/2023	Deliverable Review Draft Plan	Town Hall
Community Engagement Events			
Community Kickoff - Focus Group Interviews (x3)	1/28/2023	SWOT, Visioning, Priorities	Town Hall
Workshop #1	3/25/2023	SWOT, Visioning, Priorities	Thousand Hills Church
Workshop #2	6/7/2023	Vision & Recommendations	Town Hall
Community Survey			
Survey	2/20/23 to 3/12/23	Town Perceptions, Priorities, Goals, and Vision	Online Survey
Planning & Zoning Public Hearing			
Public Hearing Notice	September 2023	Legal Requirement	Town Hall
P&Z Public Hearing	9/19/2023	Draft Plan Approval	Town Hall
Town Council Public Hearing			
Public Hearing Notice	September 2023	Legal Requirement	Town Hall
Town Council Public Hearing	9/25/2023	Plan Adoption	Town Hall

COMMUNITY KICK-OFF WORKSHOP

The Community Kickoff Workshop began the engagement phase of the Comprehensive Plan process. The Town hosted three 60 minutes Focus Group Interviews and held the first Vision Committee meeting on January 28th, 2023.

The three Focus Groups were selected and organized based on the following categories:

- Focus Group 1: Neighborhood Associations, Philanthropic, and/or Community Groups & Residents
- Focus Group 2: Developers, Business Community, Landowners
- Focus Group 3: Elected/Appointed Officials, Town Staff, ISD

The Vision Committee (Committee) serves as an advisory body to review content and provide strategic direction throughout the planning process. The purpose of the Committee will be to provide a balanced opinion on important Town issues, provide input on the vision for the 20-year horizon, and respond to community feedback and draft plan recommendations.

The purpose of the Community Kickoff Workshop was to provide an overview of the planning process and roles of the Focus Group and Vision Committee participants. A series of questions were designed to gain feedback on Hickory Creek's current conditions and community perceptions and learn more about the community's long-term vision and aspirations. Questions asked during the workshop include the following:

Vision Committee Questions

- What's one word you'd use to describe Hickory Creek Today?
- Identify and Discuss Hickory Creek's Strengths, Weaknesses, Opportunities, and Threats or Challenges.
- What topics must be addressed by the updated Plan?
- What topics would like to see addressed by the updated Plan?
- Share your long-term vision for Hickory Creek.
- What would make this Committee, planning process, and Plan update successful

Focus Group Questions

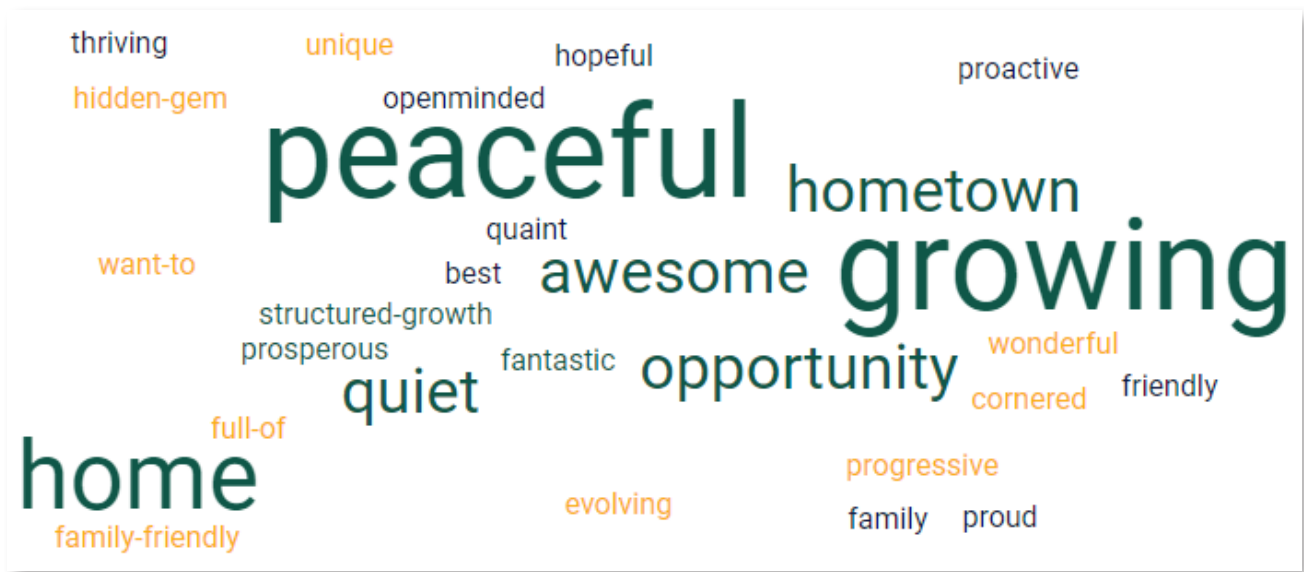
- What's one word you'd use to describe Hickory Creek Today?
- Identify and Discuss Hickory Creek's Strengths and Weaknesses.
- Identify and Discuss Hickory Creek's Opportunities and Constraints.
- Identify constraints that are truly inflexible versus flexible.

COMMUNITY KICKOFF WORKSHOP OUTCOMES

The following provides an analysis based on feedback gained during the Focus Groups and Vision Committee discussions. Feedback from the Community Kickoff Workshop will be assessed as community feedback is collected and analyzed throughout the planning process.

COMMUNITY KICKOFF WORKSHOP | HICKORY CREEK IN ONE WORD

At the start of the workshop, participants were asked to describe the Town in one word. The following graphic illustrates their responses.



COMMUNITY KICKOFF WORKSHOP THEMES

The following themes reflect the ideas and feedback that resonated across individual listening sessions and all the engagement activities at the Community Kickoff Workshop. Themes are not listed in any particular order.



COMMUNITY KICKOFF WORKSHOP THEMES CONT.

- **COMMUNICATION & INFORMATION** highlights the way information is communicated outside of and within the Town. Participants discussed the need for improved branding and wayfinding to ensure residents and visitors alike are aware of the Town's location and can safely navigate the parks and trails system. Feedback also highlighted that while individual neighborhoods enjoy a strong sense of community, they feel siloed from the greater community because of a lack of coordination, programming, and communication. This sentiment was echoed when discussing the division between east and west Hickory Creek, which is divided by Interstate Highway I35E.
- **COMMUNITY IDENTITY** illustrates the Town's values and way of life to its residents and visitors. As the Town changes and continues to enhance its programming and services, participants would like to preserve the relaxed pace and family-friendly, small-town feel that Hickory Creek embodies. Participants reflected that Lewisville Lake is integral to the Town's identity and would like to see this better incorporated into the Town's branding and programming. Overwhelmingly, feedback illustrated there is a strong sense of community in Hickory Creek and that people move and stay because of its access to bucolic features and proximity to urban amenities. It was also acknowledged that the Town is a multi-generational place to call home, is growing, and is a proactive community.
- **COMMUNITY PARTNERSHIPS** are an opportunity for the Town to strengthen its relationship with surrounding communities and leverage the Town's natural assets. Relationships with entities like the Army Corps of Engineers and neighboring communities, especially the Lake Cities, are seen as important to programming and promoting the Town's recreational areas and shoreline. Additionally, regional and private-public partnerships should be explored to support the Town's development potential.
- **ECONOMIC RESILIENCY** is a concern for the community, especially as it approaches full build-out and the Town is confronted with regional growth. Participants noted the need to attract the right type and intensity of development projects that will bolster the tax base in the long-term. However, concerns were raised about pricing out long-term residents and young professionals and families. It was discussed that local needs and a sustainable tax base could be achieved and maintained through the right residential, retail, entertainment, tourism, and destination development opportunities.
- **GROWTH POTENTIAL** is another concern noted by participants. As Hickory Creek approaches full build-out the Town doesn't have many options for expansion. Hickory Creek's unannexed land, the extraterritorial jurisdiction (ETJ), is viewed both as an opportunity and a barrier to achieving the Town's development potential. Comments underscored the highway frontage and remaining vacant parcels as critical to the Town's long-term planning. The Town's size, available land, and location are seen as positively impacting the Town's growth strategy because the Town is not currently pressured into making development decisions.
- **LIFESTYLE PLANNING** relates to the provision of inclusive options for different types of residents and families that might live in Hickory Creek. This includes planning for a multi-generational community. Concerns about supporting young professionals, emerging families, and more established residents through quality and affordable housing options and the development of entertainment, retail, and service options were raised. Requests for more programming and cultural attractions to attract and retain young individuals were also mentioned. Comments also nodded to the importance of providing a mix of residential types and price points to allow residents to age in place.
- **NATURAL RESOURCES** in Hickory Creek primarily revolve around Lewisville Lake. Participants noted the advantages that stem from the Town's natural resources and emphasized the need to preserve and improve the conditions of the natural areas in the Town. Additionally, the shoreline of Lewisville Lake provides an opportunity for regional connectivity and tourism, which was emphasized by many participants. In addition to promoting the Town's natural assets, feedback highlighted the importance of developing strategies to preserve and protect naturally sensitive areas and wildlife. Finally, while the lake and parks make up almost 50% of the Town's land area, some feel disconnected from these places and would like to see more trees and natural spaces in the residential developments.

COMMUNITY KICKOFF WORKSHOP THEMES CONT.

- **REGIONAL FEATURES & IMPACTS** relate to where Hickory Creek fits into the Dallas-Fort Worth (DFW) Metroplex and how it may be affected by the changes that are made in surrounding areas. As the region continues to grow, Hickory Creek could see an increase in traffic through Town that could both positively and negatively impact Hickory Creek. Comments reflect the benefit of Hickory Creek's proximity to regional amenities and transportation network services, including Interstate Highway I35E, the DCTA A-Train, and The DFW Airport. Regional development and traffic could support Hickory Creek's existing tourism economy and future development goals. Conversely, concerns were shared about Hickory Creek's perception as a "drive-by" Town because of the elevated highway. Additional concerns were shared about losing development opportunities to more prominent and visible communities in the area.
- **SAFETY & ACCESSIBILITY** relates to improving connectivity and safety for motorists, pedestrians, and multimodal users. This involves improved visibility through enhanced development standards including lighting, signage, tree and landscaping maintenance, and roadway infrastructure and capacity. Notably, connectivity through the development of multi-use paths and sidewalk networks within the Town and to regional networks was emphasized.
- **SOCIAL CONNECTIONS & PLACEMAKING** relate to community involvement and gathering spaces. Participants feel the Town is a peaceful place to live that is focused on family, nature, and community, however, neighborhoods and subdivisions feel separated from one another. The community wants to be better connected through events and social gathering spaces. Comments again underscored the need for both civic and retail centers to create nodes of cultural activities and programming within Hickory Creek. Trails, lakeside activities, and parks and recreational programming were also emphasized as important to creating a sense of place throughout the community.
- **TOWN MANAGEMENT & SERVICES** relates to leadership involvement and the public services and programming offered to Town residents. The feeling that the Town is well-managed was shared across all the listening sessions. Notably, the Town is perceived to be fiscally responsible and transparent. Sentiments about Town Staff being accessible and engaged in the community were also underscored. More diverse programming options for families, youth, and older adults were seen as opportunities to improve the Town's sense of community. Local services, including libraries, park maintenance, and medical facilities, were seen as lacking. However, concerns surrounding the Town's capacity were voiced when discussing expanding Town services. Finally, the need for improved maintenance and capacity of the Town's roadway, utility, and broadband infrastructure was noted.

COMMUNITY KICKOFF WORKSHOP THEMES CONT.

Workshop Themes were identified during the Community Kickoff Workshop discussions. The below table provides an overview of topics and insights shared by the participants that informed the Workshop Themes. Themes are not listed in any particular order.

COMMUNICATION & INFORMATION		
<ul style="list-style-type: none">Bifurcated Community	<ul style="list-style-type: none">Branding/Wayfinding	<ul style="list-style-type: none">DCTA Communication
COMMUNITY IDENTITY		
<ul style="list-style-type: none">Bedroom CommunityBifurcated CommunityCommunityCountry FeelDevelopment Standards	<ul style="list-style-type: none">ExurbFamily-FriendlyLake IdentityMarketing/BrandingMulti-generational Community	<ul style="list-style-type: none">NeighborhoodsSense of CommunitySmall Town FeelTown HistoryWelcoming
COMMUNITY PARTNERSHIPS		
<ul style="list-style-type: none">Army Corps of EngineersLake Cities	<ul style="list-style-type: none">Public-Private Partnerships	<ul style="list-style-type: none">Regional Partnerships
ECONOMIC RESILIENCE		
<ul style="list-style-type: none">Available LandCompetitionDestination DevelopmentEconomic DevelopmentEconomic TrendsEcotourismMarket ConditionsMaster Planning	<ul style="list-style-type: none">Mixed UseMixed Use CenterOlanaPositive GrowthProfessional ServicesProgressiveProperty ValuesQuality/Upscale Development	<ul style="list-style-type: none">Regional GrowthResidential DevelopmentRestaurantsRetail & ServicesTaxesTown Size
GROWTH POTENTIAL		
<ul style="list-style-type: none">Army Corps of EngineersAvailable Land	<ul style="list-style-type: none">Extraterritorial Jurisdiction	<ul style="list-style-type: none">Regional Growth
LIFESTYLE PLANNING		
<ul style="list-style-type: none">Affordable HousingAging CommunityAvailable HousingCommunity CharacterCost of Living	<ul style="list-style-type: none">Destination DevelopmentFamily-FriendlyHousing TenureMulti-generational CommunityMulti-generational Spaces	<ul style="list-style-type: none">Quality/Upscale DevelopmentRestaurantsRetail & ServicesYouth Programming
NATURAL RESOURCES		
<ul style="list-style-type: none">Lewisville LakeNatural Area & Open SpacesNatural PreservationOpen Space & Natural Features	<ul style="list-style-type: none">ParksPreservation of Natural AreasShorelineSprawl	<ul style="list-style-type: none">Sustainable DevelopmentWildlife Preservation

REGIONAL FEATURES & IMPACTS		
<ul style="list-style-type: none">Army Corps of EngineersCompetitionGrowthHighways	<ul style="list-style-type: none">I35ELake CitiesLewisville LakeLocation	<ul style="list-style-type: none">Regional AccessibilityRegional GrowthSchools/EducationTraffic
SAFETY & ACCESSIBILITY		
<ul style="list-style-type: none">Branding/WayfindingConnectivityGolf CartsLake AccessLightingMotorist SafetyMulti-use Paths	<ul style="list-style-type: none">Park & Open SpaceAccessibilityPark ConnectionsPedestrian SafetyPublic SafetyPublic TransportationRegional AccessibilityRegional Trails	<ul style="list-style-type: none">SafetyShorelineSidewalksTrafficTrailsTransient Population
SOCIAL CONNECTIONS & PLACEMAKING		
<ul style="list-style-type: none">Bifurcated CommunityBranding/WayfindingCentral ParkCivic CenterCivic SpaceDestination DevelopmentLake EntertainmentLewisville Lake	<ul style="list-style-type: none">Marketing/BrandingNeighborhoodsPark & Open SpaceAccessibilityParksParks, Lake, and Recreational ProgrammingRegional PartnershipsRegional Trails	<ul style="list-style-type: none">RestaurantsSense of CommunitySocial Gathering SpacesTown ExposureTown ProgrammingYouth Development/ Programming
TOWN MANAGEMENT & SERVICES		
<ul style="list-style-type: none">AquaticsBalanced BudgetBroadbandCapital InfrastructureCapital MaintenanceCommunity CenterDevelopment StandardsEmergency Center	<ul style="list-style-type: none">ExurbLearning CenterLibraryLong-term PlanningMedical FacilitiesNeighborhoods CoordinationOlana TrafficPark/Landscaping Maintenance	<ul style="list-style-type: none">Planned DevelopmentsProgressiveSchools/EducationTaxesTown CapacityTown ManagementTown ProgrammingUtility Costs

COMMUNITY SURVEY

The Hickory Creek Comprehensive Plan Community Survey was conducted between February 20 and March 13, 2023. **There were a total of 839 survey responses, which amounts to just over 16% of the Town's population.** This is a high response rate for a population of this size.

Survey Details:

- Responses: 829 (16% of the 2022 population)
- Timeframe: Three Weeks (2/20/2023 - 3/13/2023)
- Total Number of Questions: 29
- Average time to Complete: 18 Minutes

SURVEY TAKEAWAYS

The following overview provides a high-level analysis of feedback themes based on the survey responses. Detailed breakdown of the responses for each question are provided in Appendix B.

Survey Respondents

A majority of respondents were homeowners. The two largest age cohorts were the 25-34 and 35-44 age ranges. Notably, 30% of the respondents identified themselves as students. There was a relatively even split between male and female respondents. The largest income demographic was the \$50,000-\$74,999 range (22%), but many respondents chose not to answer this question. In terms of employment, 37% of respondents work outside of the Town, with 33% of participants being employed within Hickory Creek. A vast majority of participants were white, and most people have lived or worked within the Town for one to six years.

Town Services & Quality of Life

Participants are generally satisfied or very satisfied with living within Hickory Creek. However, feedback underscored complaints about trash and litter, as well as park maintenance. It is important to note that some of the parks are not maintained by the Town. There were respondents that associated apartments with crime and expressed a fear of homeless loitering, calling for better code enforcement and increased police patrol for safety. Participants also commented about the Town being bifurcated by I35E and the eastern portion of the Town feeling neglected.

Neighborhoods, Parks, and Open Space

In terms of the neighborhoods, respondents felt that there is no need for new neighborhoods, instead a need to improve what currently exists. Over 60% of respondents expressed their support for single family homes and opposition for townhomes and apartments. There was overwhelming support across the board for increased parks, recreation, and open space amenities. With a significant portion of land in the Town being owned by the U.S. Army Corps of Engineers (USACE), residents see the opportunity to sustainably tap into these resources for increased connectivity, physical activity, and preservation. Respondents want to preserve natural resources while providing both passive and active recreational options for Hickory Creek residents.

Development & Mobility

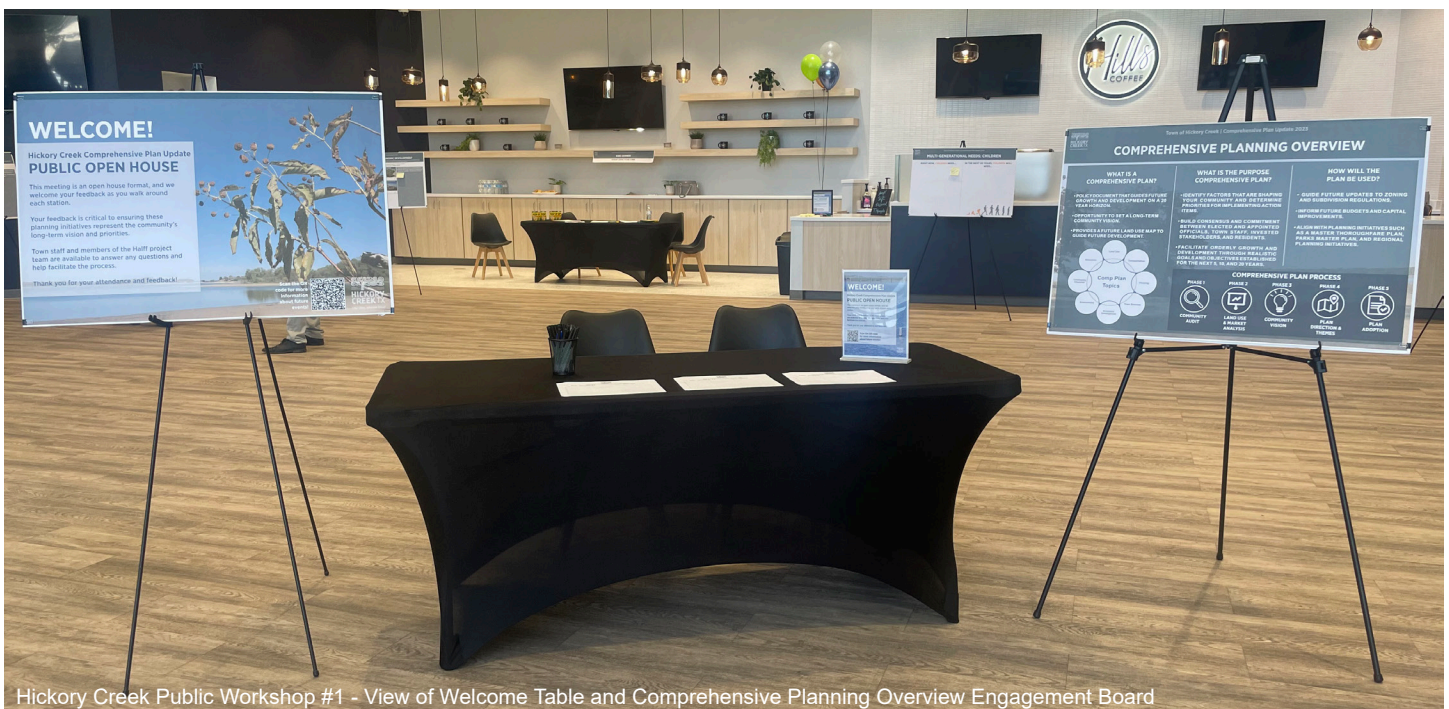
While the community is satisfied with the current level of residential development, respondents expressed the desire for increased commercial variety within the Town. There were many who also expressed their dissatisfaction with existing grocery options. Notably, respondents emphasized their dissatisfaction with the frequency of accidents on I35E and the resulting traffic congestion that affects the community during such incidents. Respondents are happy to see roadway improvements and maintenance but are impatient with the amount of time these projects take. Responses to open-ended questions expressed a strong desire for the establishment of trails and bikeways and an increased level of multimodal connectivity throughout Town.

PUBLIC WORKSHOP #1

Hickory Creek's first public workshop was held on Saturday, March 25th from 1:00 pm to 4:00 pm at Thousand Hills Church. The event was come-and-go and had 24 attendees throughout the day. Participants were asked to share feedback via sticky-notes and voting exercises that helped prioritize their preferences regarding community character and future development. Activities and questions asked during the workshop include the following:

Engagement Board Activities

- **Hickory Creek Today |** What is one word you would use to describe Hickory Creek Today?
- **Multi-Generational Needs: Seniors, Adults, Teenagers, Children**
 - Right now, seniors need... In the next 20 years, seniors will need...
 - Right now, adults need... In the next 20 years, adults will need...
 - Right now, teenagers need... In the next 20 years, teenagers will need...
 - Right now, children need... In the next 20 years, children will need...
- **Community Character: Housing & Neighborhoods, Economic Development, Transportation & Mobility, Community Infrastructure, Parks & Natural Environment**
 - What are your priorities for the future of housing and neighborhoods in Hickory Creek?
 - What are your priorities for the future of economic development in Hickory Creek?
 - What are your priorities for the future of transportation and mobility in Hickory Creek?
 - What are your priorities for the future of community infrastructure in Hickory Creek?
 - What are your priorities for the future of parks and natural environment in Hickory Creek?
- **Posts to the Future |** Share your vision for the future of Hickory Creek



Hickory Creek Public Workshop #1 - View of Welcome Table and Comprehensive Planning Overview Engagement Board

PUBLIC WORKSHOP #1 THEMES

The following provides an analysis based on feedback gained during the first Public Workshop in Hickory Creek.

The themes that were identified from the Community Kickoff Workshop were used to analyze the ideas and feedback shared by community members at Public Workshop #1. Much of the feedback observed from the Public Workshop reinforced ideas that were shared by Focus Group and Vision Committee members during the Community Kickoff Workshop, however, new priorities and concerns were also identified that resulted in the creation of one additional theme: **Suburban Landscape**.

The following are themes that were shared between the Community Kickoff Workshop and Public Workshop #1, as well as the new theme outlined in yellow.



PUBLIC WORKSHOP #1 THEMES

The primary themes that emerged from the results of the workshop are summarized below.

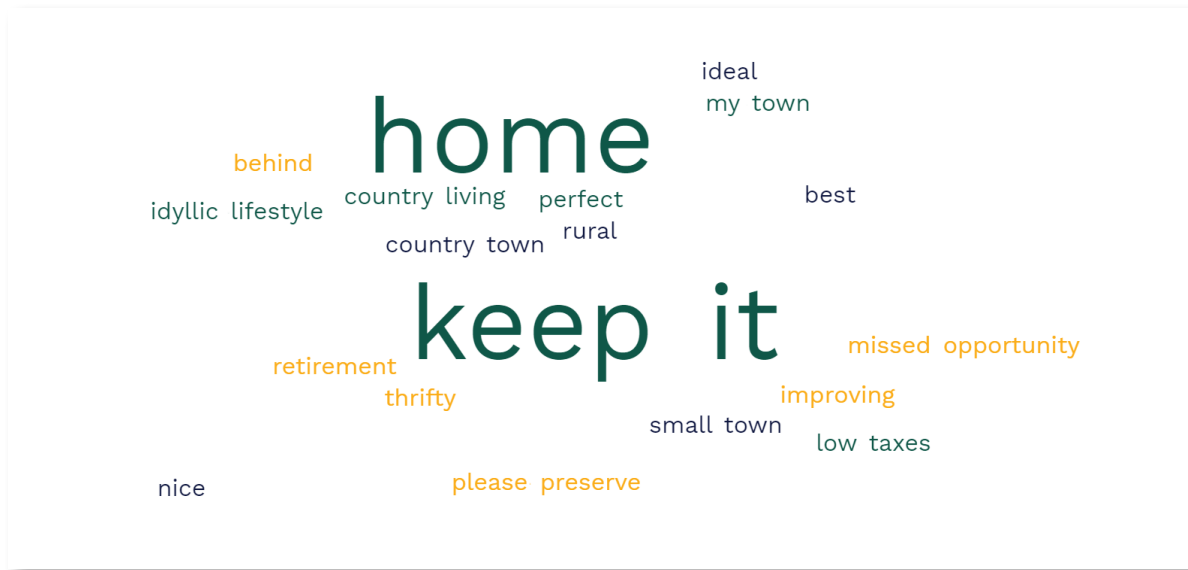
- **SUBURBAN LANDSCAPE** relates to the location and type of development in Town, and how it affects the community's identity. Based on feedback from multiple activities, the majority of workshop participants shared they would like to see the Town maintain a rural, small-town feeling and identity. The aspects highlighted by community members that contribute to this identity include low density development, preservation of open and greenspace, and housing comprised primarily of single-family acreage and traditional subdivision neighborhoods as found in Hickory Creek today. Participants also shared feedback that illustrated an open mind toward mixed-use development and a desire for commercial growth in a controlled manner.
- **SOCIAL CONNECTIONS & PLACEMAKING** relates to community involvement and gathering spaces. A major topic across all engagement boards was the need for social gathering spaces with entertainment options for all ages. Participants strongly support the idea of a recreation center or Town civic center, with entertainment and recreation options centered around a healthy and active lifestyle. Participants similarly expressed a desire for lakeside and park amenities, including sports courts, play equipment and programming.
- **SAFETY & ACCESSIBILITY** relates to improving connectivity and safety for motorists, pedestrians, and multimodal users. Connectivity was consistently discussed across all engagement activities. Participants expressed a need for sidewalk connections and safety improvements, as well as a desire for additional multi-modal options like bicycle lanes and multi-use paths. Participants also highlighted a need for connectivity improvements between the parks, neighborhoods, and Lewisville Lake.
- **NATURAL RESOURCES** in Hickory Creek primarily revolve around Lewisville Lake but also include the Town's tree canopy, greenspace, and more. Participants of Workshop #1 highlighted the importance of preservation of both greenspace and the tree canopy across the Town. Observed feedback also included a desire for more connections between parks and Lewisville Lake through trails, amenities and community events.

PUBLIC WORKSHOP #1 ENGAGEMENT ACTIVITIES

The following provides a more detailed overview of each engagement activity and an analysis of the feedback received. Photos of each engagement activity can be found in the Appendix.

PUBLIC WORKSHOP #1 | HICKORY CREEK IN ONE WORD

The first exercise asked participants to describe Hickory Creek in one word. A majority of the responses were positive, with “home” listed most frequently to describe Hickory Creek. Many participants expressed their desire for the Town to stay the same or maintain its rural identity.



PUBLIC WORKSHOP #1 | MULTI-GENERATIONAL BOARDS: SENIORS, ADULTS, TEENAGERS, CHILDREN

A set of multi-generational boards asked participants to list what different age groups need now and in the future. Comments highlighting a need for a Town Center or social gathering space with entertainment options and access to nature were present among all age groups. For seniors, specific suggestions and needs identified included trails, a library, and a senior center. The adult age group received many suggestions for a fitness center, restaurants, and lakeside amenities. Similarly, both the teenage age group and the children’s age group highlighted a desire for a recreation center as well as park amenities and programming. Participants expressed safety needs for seniors, teenagers and children, including the need for pedestrian safety improvements such as improved lighting and traffic speed control. Another concern emerging from the senior age group was access to healthcare and medical services.

PUBLIC WORKSHOP #1 | COMMUNITY CHARACTER

An additional set of boards asked participants to prioritize their preferences for the Town regarding the following topics:

- Housing & Neighborhoods;
- Economic Development;
- Transportation & Mobility;
- Community Infrastructure; and
- Parks & Natural Environment.

The housing and neighborhood options that received the most votes were Single Family Acreage, Single Family Neighborhoods and Retirement Living, respectively. Participants shared comments relating to their desire for preservation of open space and natural features.

On the economic development board, the top options voted for were Low/Mid-Rise Mixed-Use Development, Town Civic Center, and Growth of Commercial Corridors, respectively. Comments shared by participants expressed opposition to sprawl and openness to controlled, mixed-use development.

Transportation and mobility options that received the most votes were Trails & Bikeways, Sidewalk Facilities, and Streetscape Features.

The community infrastructure options that received the most votes were Infrastructure Maintenance, Police, Fire & Ems Services, and Stormwater Management. Comments shared by participants centered around safety concerns and pedestrian connections.

The options that received the most votes for Parks & Natural Environment include Preservation of Open Space, Passive Parks/Greenbelts, Lakeside Amenities and Recreation Center, respectively. Participants shared comments outlining a desire for connectivity between parks and the lake.

The following tables provide an overview of the results of each activity.

PARKS & NATURAL ENVIRONMENT	
Voting Option	Tally
Preserve Open Space	18
Passive Parks/Greenbelts	16
Lakeside Programming/Activities	12
Community Recreation Centers	9
Active Parks	6
Festivals/Events	5
Sports Facilities	3
Social Gathering Space	2
Parks & Recreation Programming	2

HOUSING & NEIGHBORHOODS	
Voting Option	Tally
Single Family Acreage	15
Single Family Neighborhood	15
Retirement Living	8
Patio/Garden Homes	5
Lofts/Condos	4
House-Scale Multi-Family	1
Accessory Dwelling Units	1
Mixed Housing Neighborhood	0
Duplex/Fourplex	0

ECONOMIC DEVELOPMENT	
Voting Option	Tally
Low-Rise/Mid-Rise Scale Mixed-Use Centers	15
Town Civic Center	13
Growth Of Commercial Corridors	8
Mid-Rise Scale Mixed-Use Centers	4
Cultural Event Centers	3
Light Industrial/Manufacturing	2
Low-Rise Scale Mixed-Use Centers	1
Office/Professional Services	1

TRANSPORTATION & MOBILITY	
Voting Option	Tally
Trails & Bikeways	15
Sidewalk Facilities	13
Streetscape Features	11
Roadway Maintenance	6
Capacity Improvements	3
Traffic Calming	3
Complete Streets	2
Public Transit	2
Wayfinding/Lighting/Signage	1

COMMUNITY INFRASTRUCTURE	
Voting Option	Tally
Infrastructure Maintenance	16
Police, Fire, EMS Services	14
Stormwater Management	11
Resiliency To Disasters	5
Flood Protection	3
Public Utilities	3
Broadband	1
Solid Waste Collection	0

PUBLIC WORKSHOP #1 | POSTS TO THE FUTURE

The final board at the workshop asked participants to briefly share their vision for Hickory Creek in 20 years. A majority of the comments expressed the desire to maintain and preserve the current identity of the Town as it grows. Many participants listed low density and rural identity as part of their vision.



Hickory Creek Public Workshop #1 - View of Participants with Engagement Boards

PUBLIC WORKSHOP #1 THEMES

Workshop Themes were identified during Pubic Workshop #1 and used to analyze participant feedback. The below table provides an overview of topics and insights shared by the participants that informed the Workshop Themes. Themes are not listed in any particular order.

COMMUNITY IDENTITY

- Community Activities
- Community Identity
- Maintain
- Rural Character

COMMUNITY PARTNERSHIPS

- Age-in-Place
- Lake Cities
- Public-Private Partnerships
- Regional Partnerships

ECONOMIC RESILIENCE

- Business Retention & Development
- Taxes

GROWTH POTENTIAL

- Big Business
- Business Retention & Development

SUBURBAN LANDSCAPE

- Business Retention & Development
- Density
- Goods & Services
- Housing
- Parks
- Rural Character
- Zoning

LIFESTYLE PLANNING

- Age-in-Place
- Amenities
- Education
- Gathering Spaces
- Goods & Services
- Healthy Living
- Housing
- Neighborhoods
- Quality of Life
- Recreation
- Recreation Center/Facility
- Resilience
- Senior Citizen Resources/Facilities
- Young Adults & Families

NATURAL RESOURCES

- Amenities
- Connectivity
- Mobility
- Parks
- Recreation
- Resilience
- Sustainability

REGIONAL FEATURES & IMPACTS

- Business Retention & Development
- Regional Partnerships
- Traffic

SAFETY & ACCESSIBILITY

- Community Identity
- Connectivity
- Crime
- Culture
- Drugs
- Gathering Space
- Infrastructure
- Maintenance
- Mobility
- Multi-Modal Improvements
- Pedestrian Safety
- Public Safety
- Quality of Life
- Safety
- Young Adults & Families

SOCIAL CONNECTIONS & PLACEMAKING

- Amenities
- Community Activities
- Entertainment
- Gathering Space
- Goods & Services
- Healthy Living
- Parks
- Recreation Center/Facility
- Senior Citizen Resources/Facilities

TOWN MANAGEMENT & SERVICES

- Cost of Living
- Gathering Space
- Infrastructure
- Leadership
- Maintenance
- Neighborhoods
- Technology/Internet Infrastructure

PUBLIC WORKSHOP #2 ANALYSIS

The second public workshop was held on Wednesday June 7, 2023 from 6:00 pm to 8:00 pm at Hickory Creek's Town Hall. The event was come-and-go and had 23 attendees throughout the evening. Participants were asked to share feedback via sticky-notes and voting exercises that helped prioritize their preferences regarding focus areas of the comprehensive plan and future land use. Activities and questions asked during the workshop include the following:

Engagement Activities

- **Future Land Use Map** | Comments and feedback on the future land use map and associated placetypes.
- **Vision Statement** | Comments and feedback on the vision for Hickory Creek's next 20 years.
- **Plan Goals & Priorities Voting Exercise**
 - Attendees were given six chips that could be used to cast votes on the priorities within the Plan they value the most. The overarching goals of the Plan are listed below:
 - Community Character
 - Economic Resilience
 - Natural Spaces & Resources
 - Mobility & Accessibility
 - Social Health & Connection
- **If Nothing Else...** | Share one thing you would like to see as a result of this plan.



Hickory Creek Public Workshop #2 - View of Welcome Table and Engagement Outcomes Board

PUBLIC WORKSHOP #2 THEMES

The following provides an analysis based on feedback gained during the second Public Workshop in Hickory Creek.

The themes that were identified from the Community Kickoff Workshop and Public Workshop #1 were used to analyze the ideas and feedback shared by community members at Public Workshop #2. Much of the feedback observed from the Public Workshop #2 reinforced ideas that were shared during previous engagement events. Due to the nature of the engagement activities, much of the feedback referred to Land Use Pattern & Form. This became the only new theme that emerged from the workshop.

Listed below are the themes reflected by the community during Public Workshop #2.



PUBLIC WORKSHOP #2 THEMES

The primary themes that emerged from the results of the workshop are summarized below.

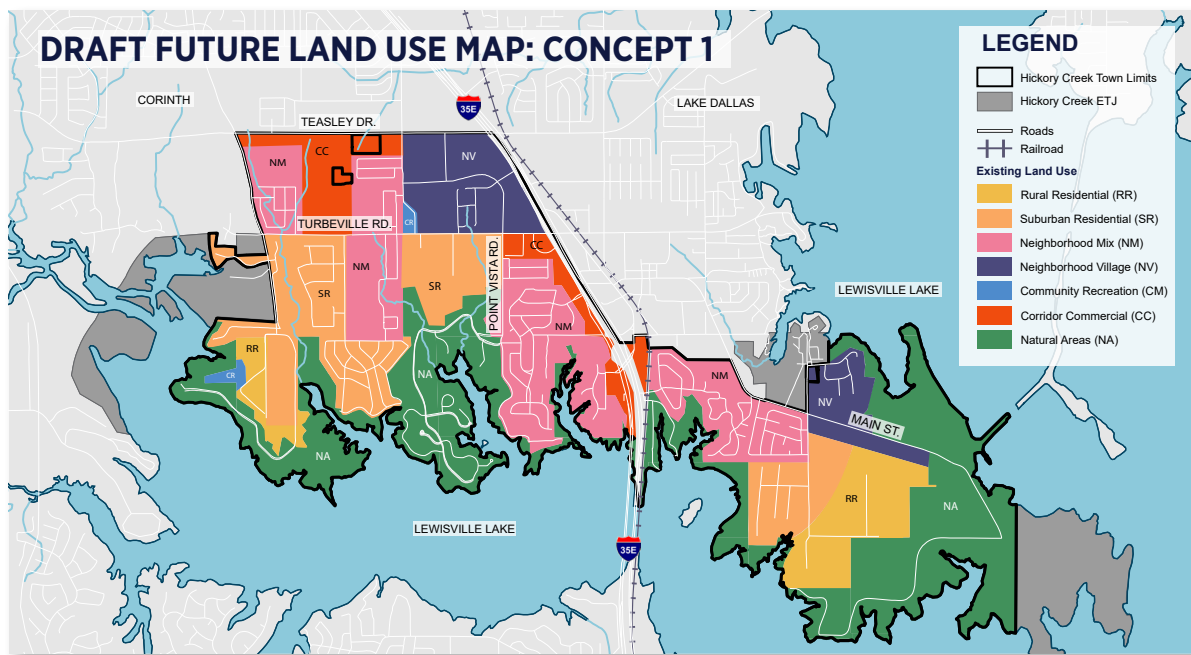
- **LAND USE PATTERN & FORM** is an important factor in determining the character and identity of Hickory Creek and was a key concern among the participants of Workshop #2. The Future Land Use Map received generally positive comments, with few concerns regarding preservation of open space and additional housing. As reflected through other feedback themes from previous engagement events, the citizens of Hickory Creek overall would like to maintain a more rural, small-town identity. Some comments addressed this observation, voicing the desire to prioritize factors that support preserving the natural areas in the Town that remain.
- **SAFETY & ACCESSIBILITY** relates to improving connectivity and safety for motorists, pedestrians, and multimodal users. Many of the comments received regarding Safety & Accessibility reflected a large desire for hike and bike trails, as well as the need for sidewalk connectivity.

PUBLIC WORKSHOP #2 ENGAGEMENT ACTIVITIES

The following provides a more detailed overview of each engagement activity and an analysis of the feedback received. Photos of each engagement activity can be found in the Appendix.

PUBLIC WORKSHOP #2 | FUTURE LAND USE MAP

The Future Land Use Map for Hickory Creek was presented to the public at Workshop #2 for feedback. The Halff team answered questions about the land use categories and explained the thought process behind how the map came to be. Many of the questions and comments expressed a desire for preservation of current natural areas and priorities for parks and open space. This map was then adjusted based on comments from this workshop and the final Vision Committee meeting at the end of the process.



PUBLIC WORKSHOP #2 | VISION STATEMENT

The Vision Statement for the Comprehensive Plan was also presented to the public at Workshop #2. Prior to the Public Workshop, the Vision Committee brainstormed and voted on a Vision Statement that best illustrated the community's desires for the future of Hickory Creek.

Overall, the comments reflected positivity toward the vision statement, particularly regarding the theme of "celebrating natural surroundings".

PUBLIC WORKSHOP #2 | PLAN GOALS & PRIORITIES VOTING EXERCISE

In addition to the Future Land Use Map and Vision Statement, the Plan Goals and Priorities were also debuted to the public at this workshop. In addition to presenting the Goals and Priorities, workshop participants were asked to vote for their top six priorities, as categorized by the five goals for the Comprehensive Plan.

The goals and of the Plan are listed below:

- Community Character
- Economic Resilience
- Natural Spaces & Resources
- Mobility & Accessibility
- Social Health & Connection

The Community Character priorities that received the most votes were Available Land and Quality Development respectively. Participants shared comments relating to their desire for preservation of open space and quality commercial and residential development.

For the goal of Economic Resilience, the top priority voted for was Lakeside Community, with the Sustainable Development and Community Identity priorities receiving an equal number of votes. Participants at the workshop expressed a desire for more lakeside amenities and emphasized the opportunities that lakeside access can provide.

The Natural Spaces & Resources priority that received the most votes was Parks & Recreation, highlighting the Town's desire for more programming and nature oriented community amenities.

The Mobility & Accessibility focus areas that received the most votes were Safety & Accessibility and Multimodal Mobility.

The focus area that received the most votes for Social Health & Connection was Social Gathering Spaces. Participants shared comments about wanting places to share different activities with friends and family.

The top three priorities that were voted for overall are listed below:

- Available Land
- Parks & Recreation
- Quality Development

The tables to the right provide an overview of the results of the activity.

COMMUNITY CHARACTER	
Voting Option	Tally
Available Land	16
Quality Development	12
Community Spaces	2
Lifestyle Planning	1

ECONOMIC RESILIENCE	
Voting Option	Tally
Lakeside Community	7
Sustainable Development	5
Community Identity	5

NATURAL SPACES & RESOURCES	
Voting Option	Tally
Parks & Recreation	15
Connections to Nature	7
Environmental Stewardship	5
Shoreline Access	4

MOBILITY & ACCESSIBILITY	
Voting Option	Tally
Safety & Accessibility	6
Multimodal Mobility	4
Regional Connections	1
Green Streets	1

SOCIAL HEALTH & CONNECTION	
Voting Option	Tally
Social Gathering Spaces	11
Community Involvement	4
Connected Community	3

PUBLIC WORKSHOP #2 | IF NOTHING ELSE... ONE THING THAT YOU WOULD LIKE TO SEE ACHIEVED

The final engagement activity asked attendees to “share one thing you would like to see achieved as a result of this plan”.

Overall, the takeaway feedback from this workshop illustrated participants’ values for their natural surroundings. Many attendees highlighted the desire for the plan to address the addition of trails and sidewalks. Additionally, concern was continually expressed regarding the growth of the Town and efforts to maintain the character and identity of Hickory Creek while adjusting to the influx of people that want to call it home. Key words from participants responses are shown below.



PUBLIC WORKSHOP #2 THEMES

Workshop Themes were identified during Pubic Workshop #2 and used to analyze participant feedback. The below table provides an overview of topics and insights shared by the participants that informed the Workshop Themes. Themes are not listed in any particular order.

COMMUNITY IDENTITY

- Community Identity
- Rural Character

COMMUNITY PARTNERSHIPS

- Land Use
- Public-Private Partnerships
- Regional Partnerships

ECONOMIC RESILIENCE

- Business Retention & Development

GROWTH POTENTIAL

- Rapid/Unplanned Growth

LIFESTYLE PLANNING

- Recreation

NATURAL RESOURCES

- Water Conservation/Management
- Recreation

COMMUNICATION & INFORMATION

- Technology & Internet Infrastructure

SAFETY & ACCESSIBILITY

- Multi-Modal Improvements
- Public Safety
- Mobility
- Traffic
- Parking

SOCIAL CONNECTIONS & PLACEMAKING

- Gathering Space
- Recreation
- Entertainment

LAND USE PATTERN & FORM

- Development
- Land Use
- Green Spaces
- Rapid/Unplanned Growth
- Rural Character

THE TOWN OF HICKORY CREEK | COMPREHENSIVE PLAN UPDATE

**ENGAGEMENT SUMMARY
APPENDICES**

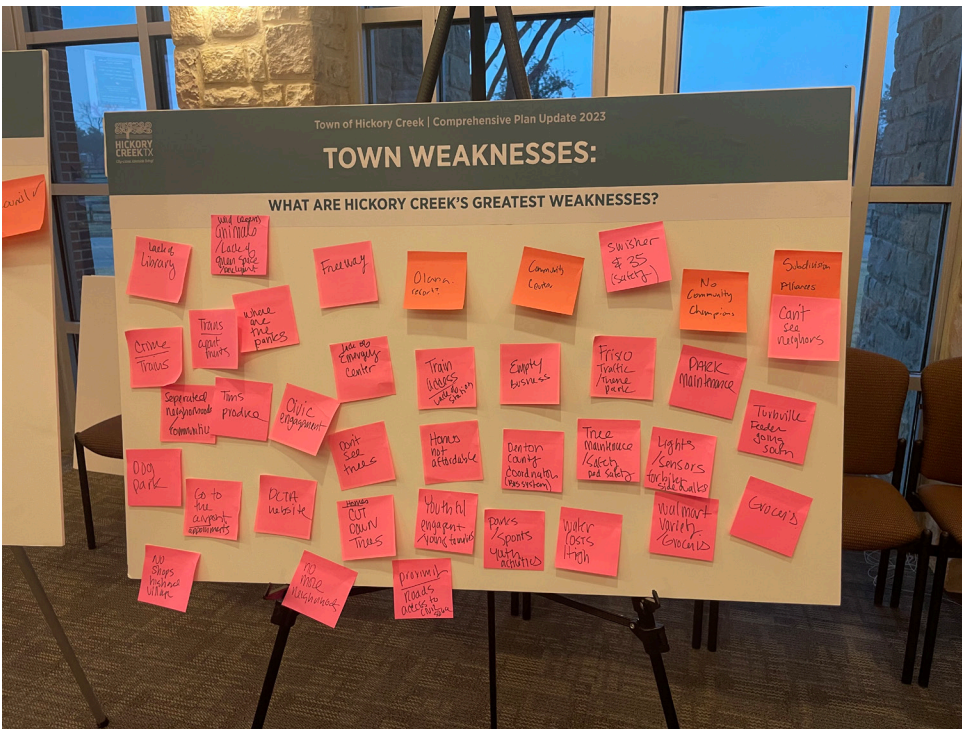
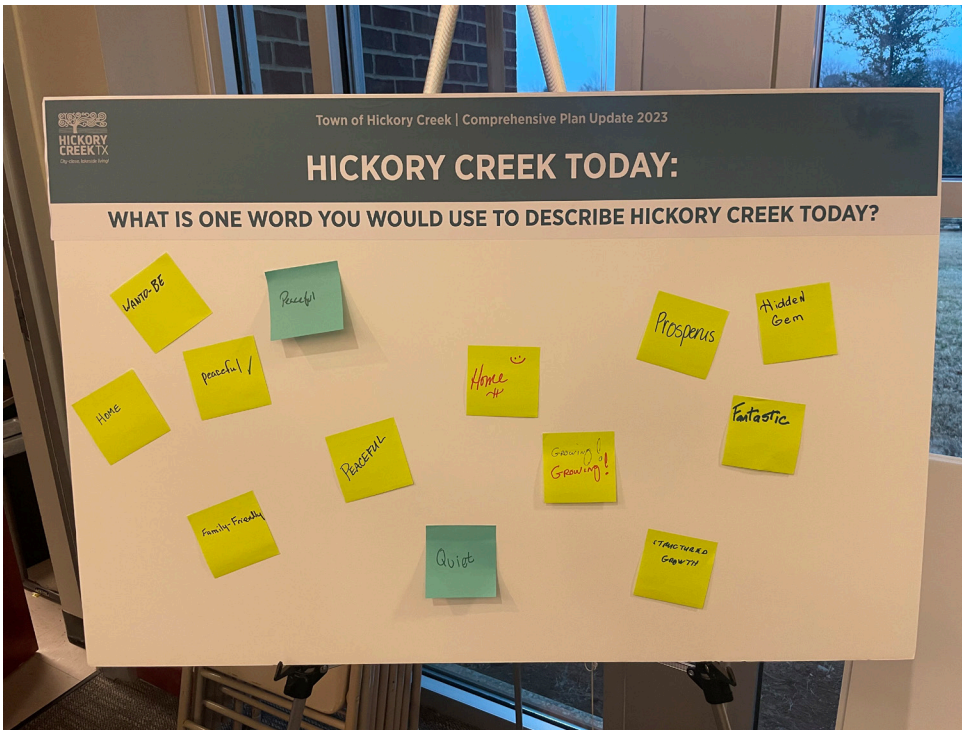
APPENDIX A | COMMUNITY KICK-OFF ENGAGEMENT ACTIVITIES p. 23

APPENDIX B | COMMUNITY SURVEY RESPONSES p. 31

APPENDIX C | PUBLIC WORKSHOP #1 ENGAGEMENT ACTIVITIES p. 79

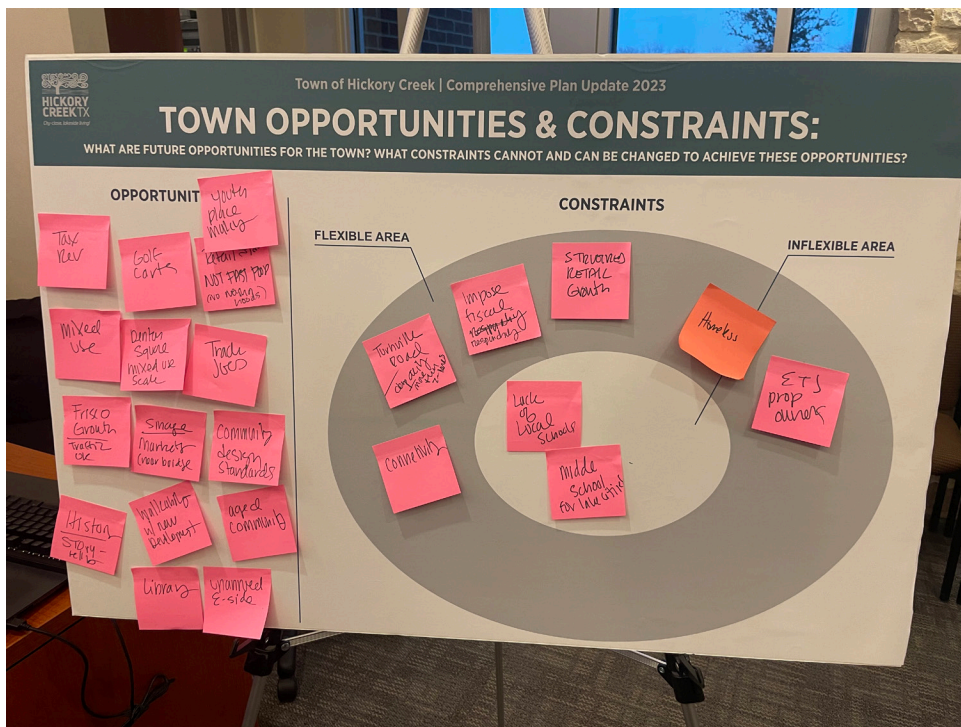
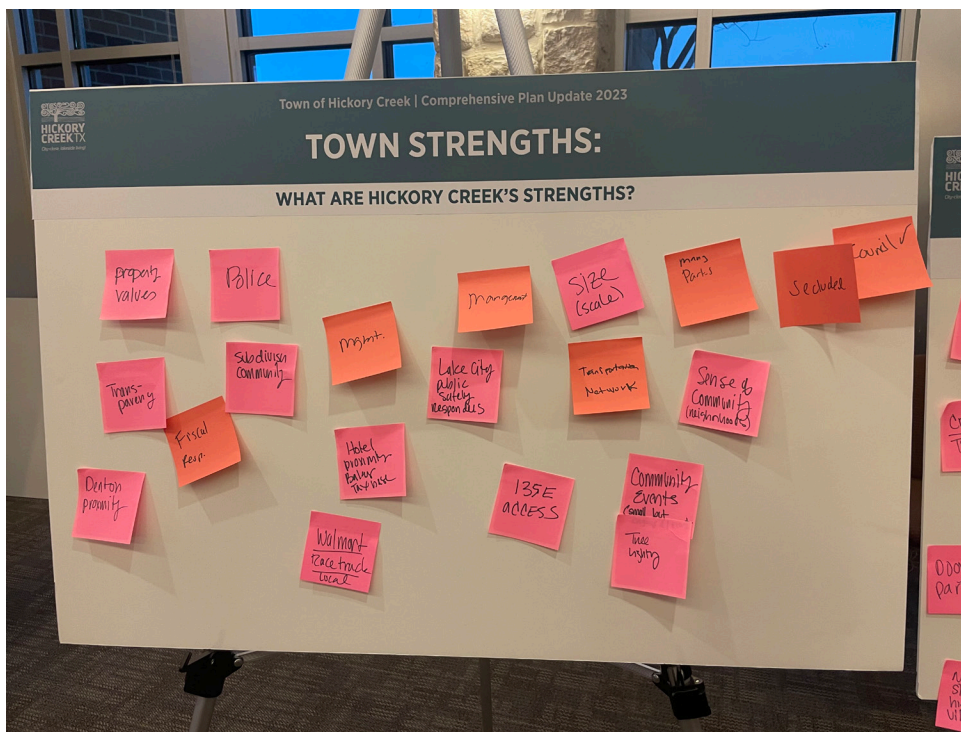
APPENDIX D | PUBLIC WORKSHOP #2 ENGAGEMENT ACTIVITIES p. 85

Focus Group #1



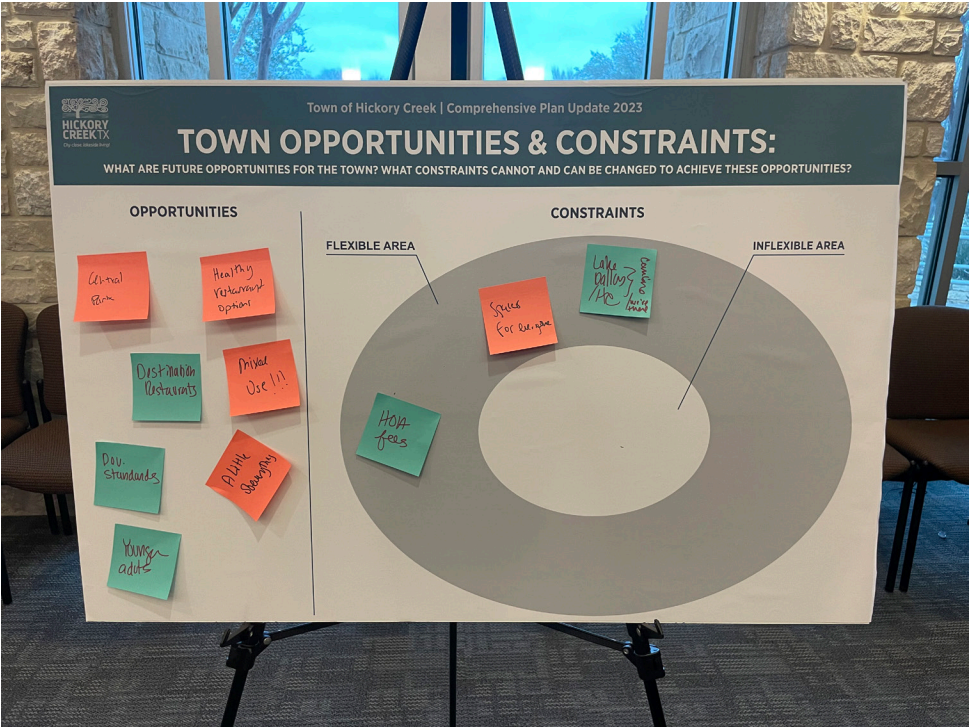
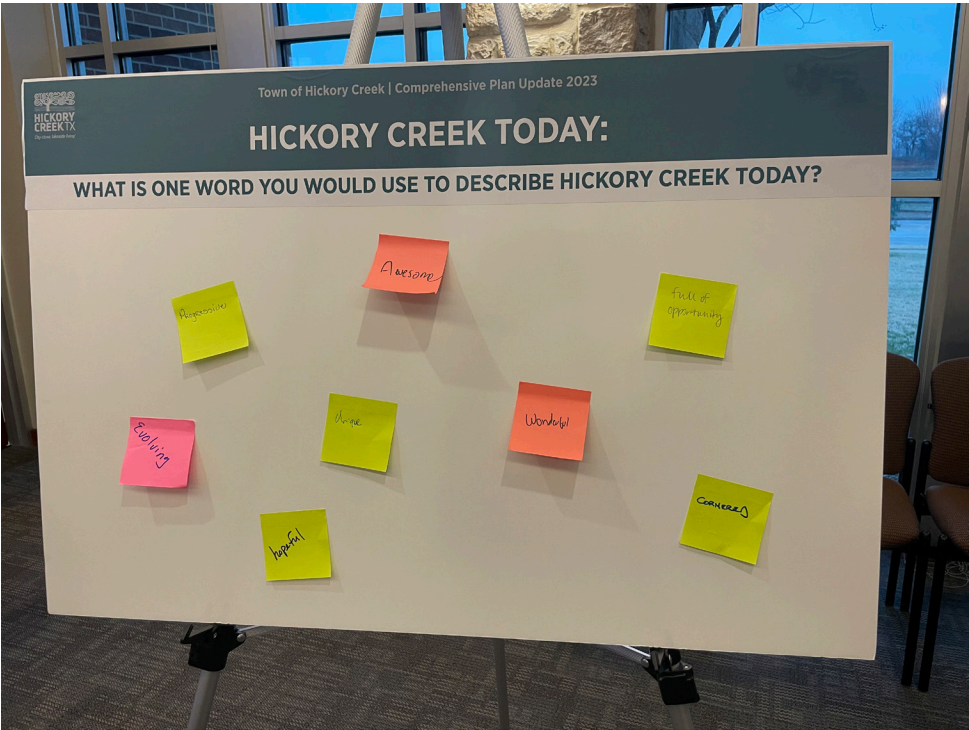
COMMUNITY KICKOFF WORKSHOP ACTIVITIES

Focus Group #1

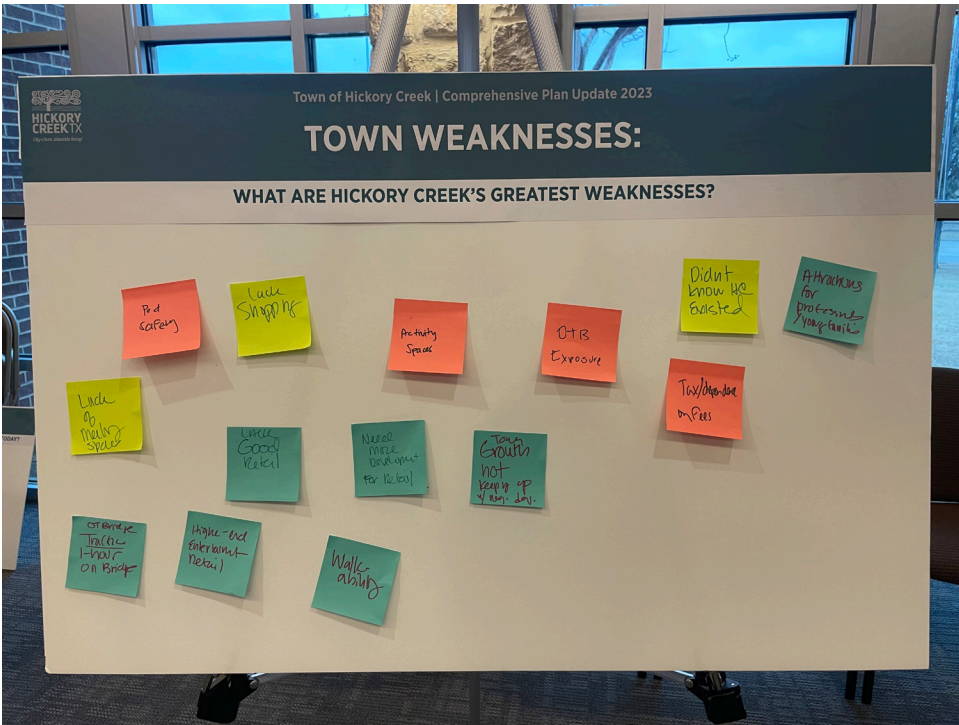


COMMUNITY KICKOFF WORKSHOP ACTIVITIES

Focus Group #2



Focus Group #2

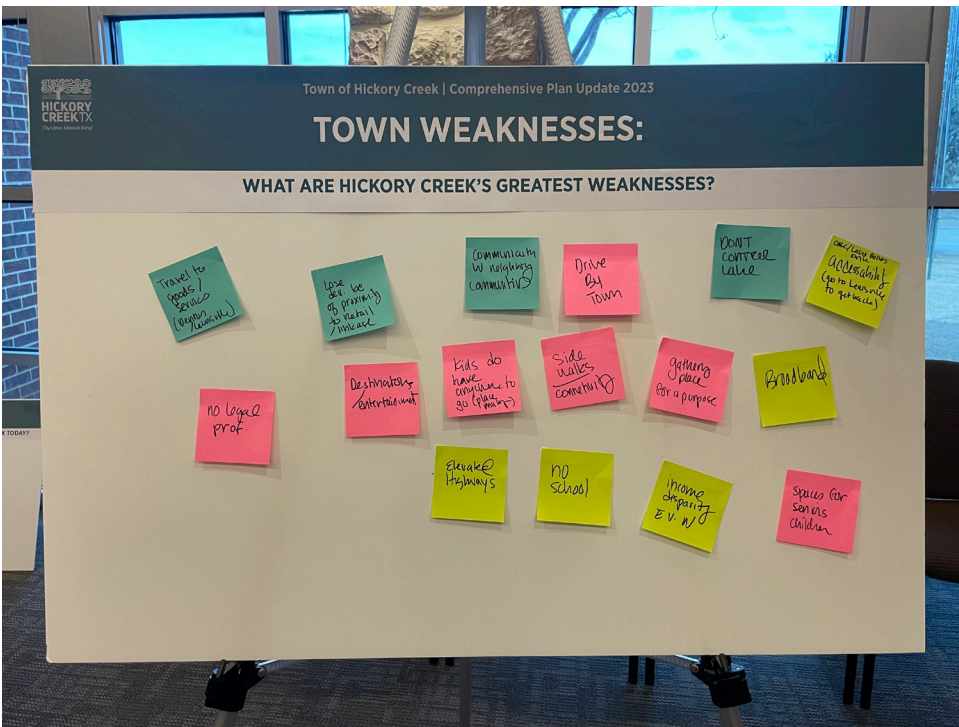
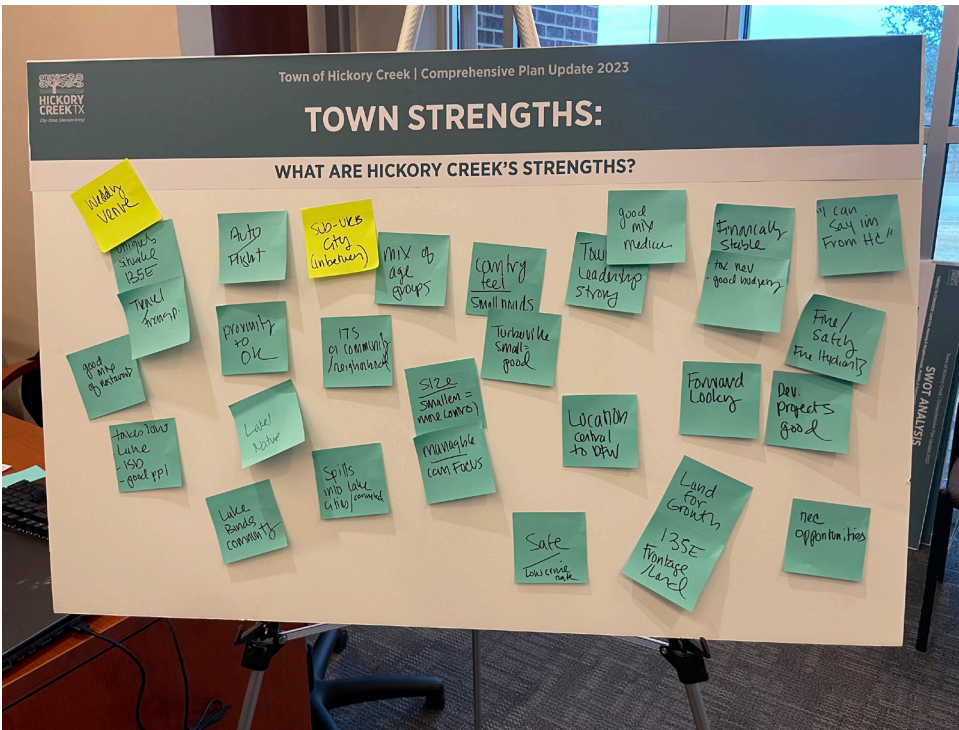


Focus Group #3



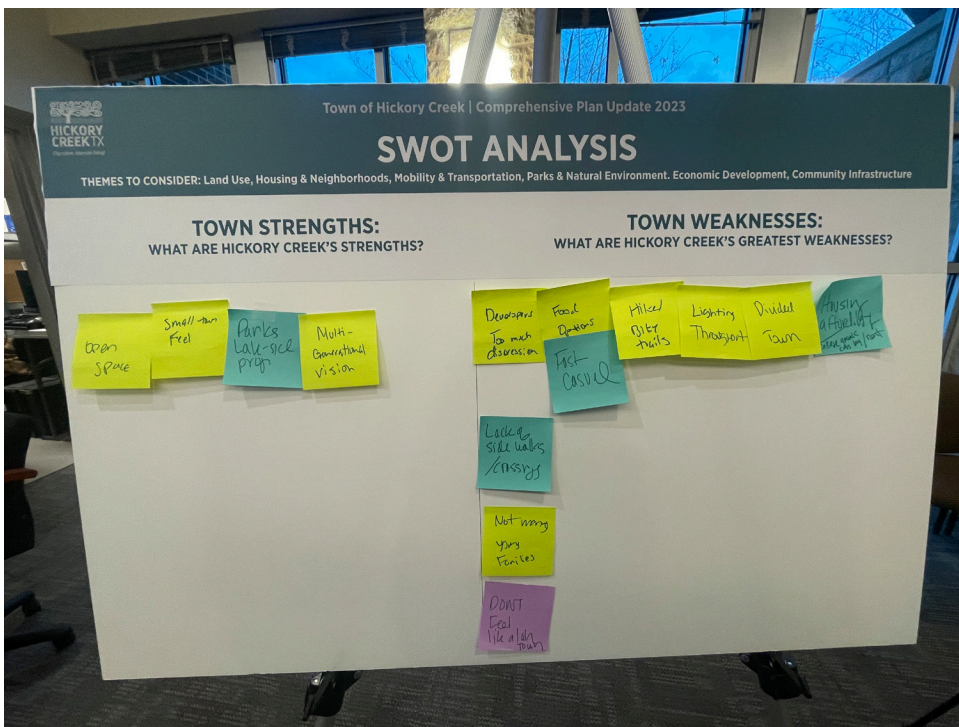
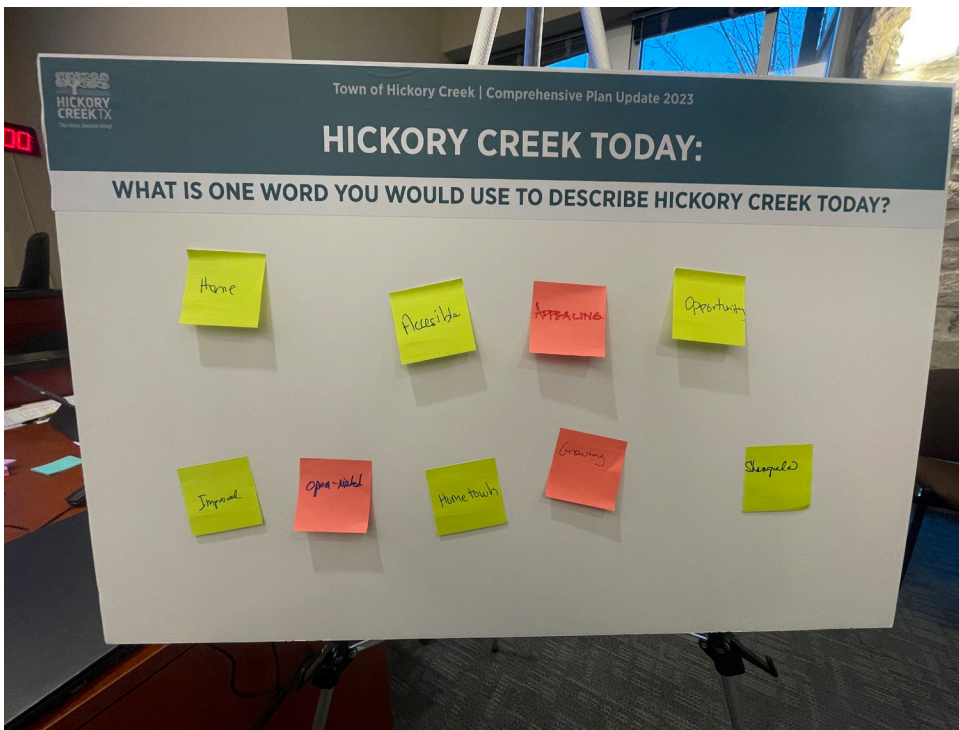
COMMUNITY KICKOFF WORKSHOP ACTIVITIES

Focus Group #3



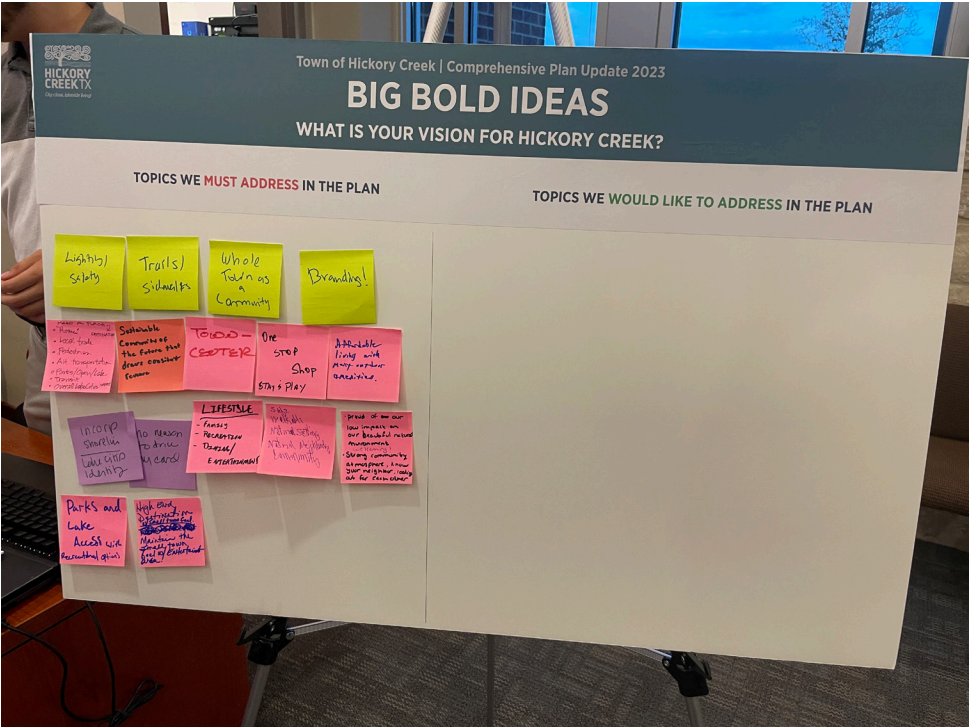
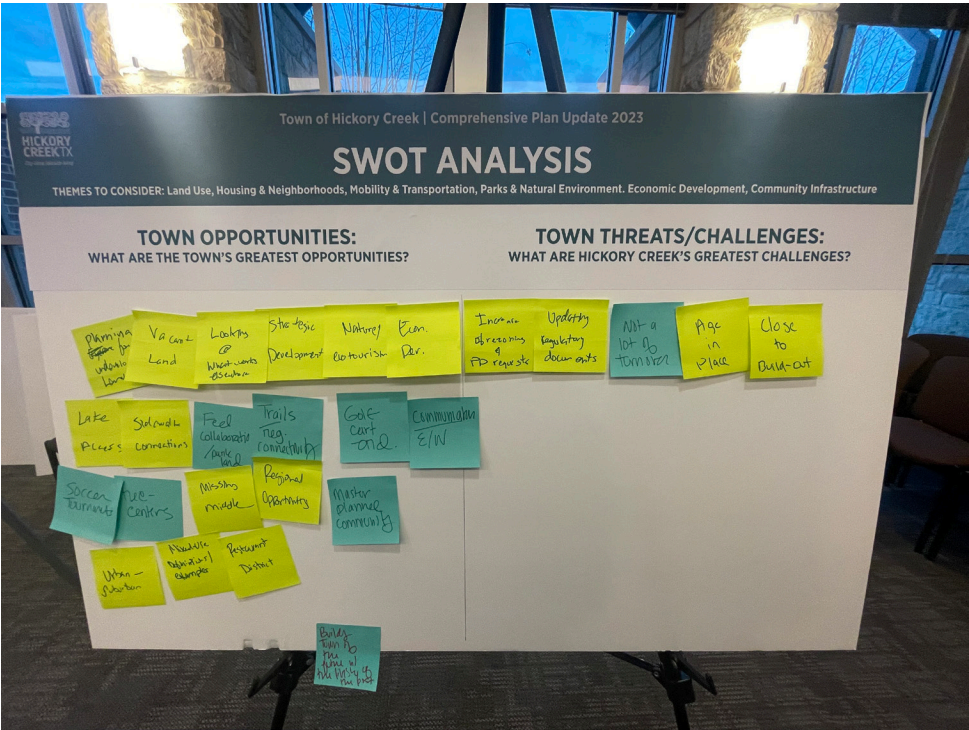
COMMUNITY KICKOFF WORKSHOP ACTIVITIES

Vision Committee Kick-Off



COMMUNITY KICKOFF WORKSHOP ACTIVITIES

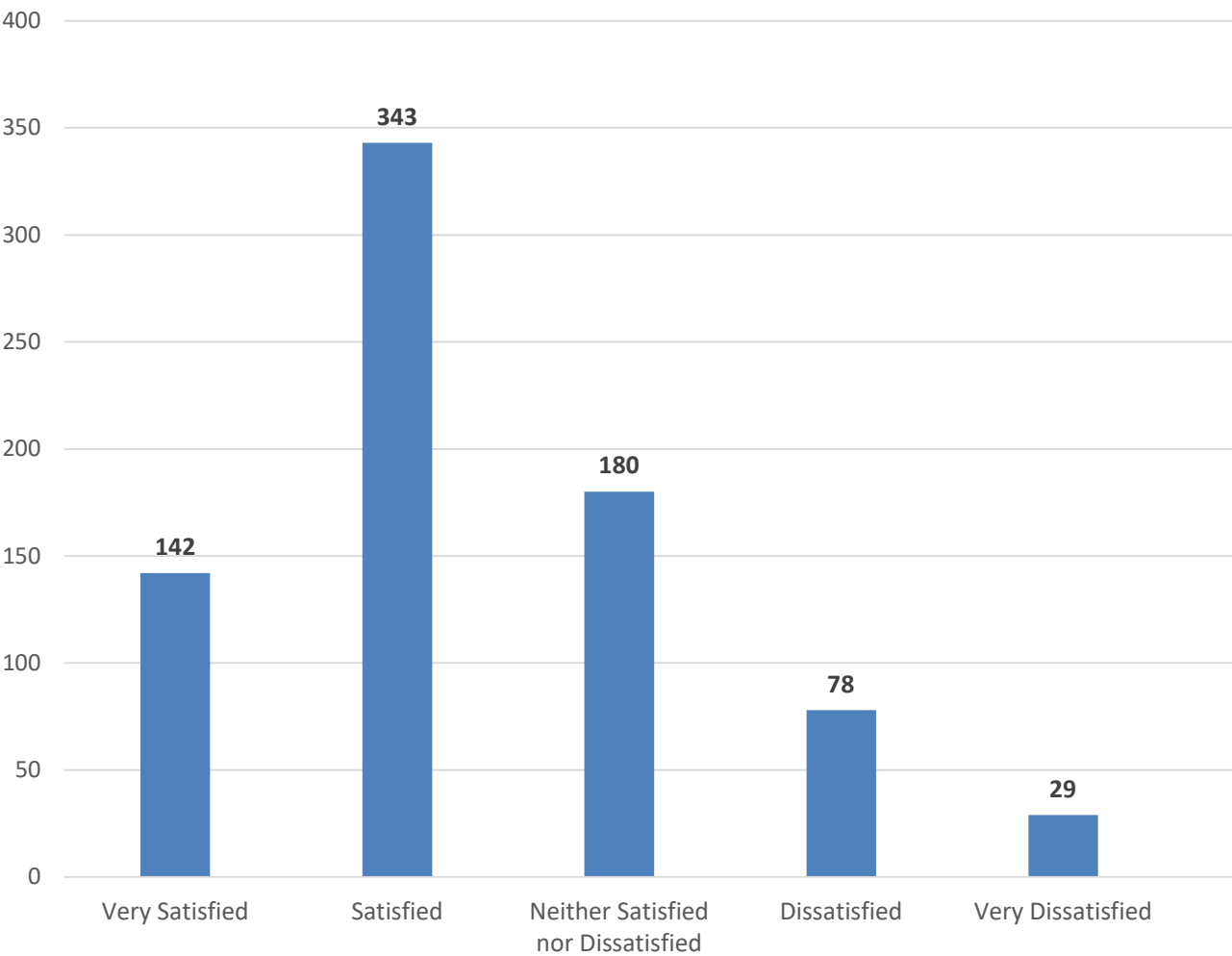
Vision Committee Kick-Off



SURVEY RESULTS

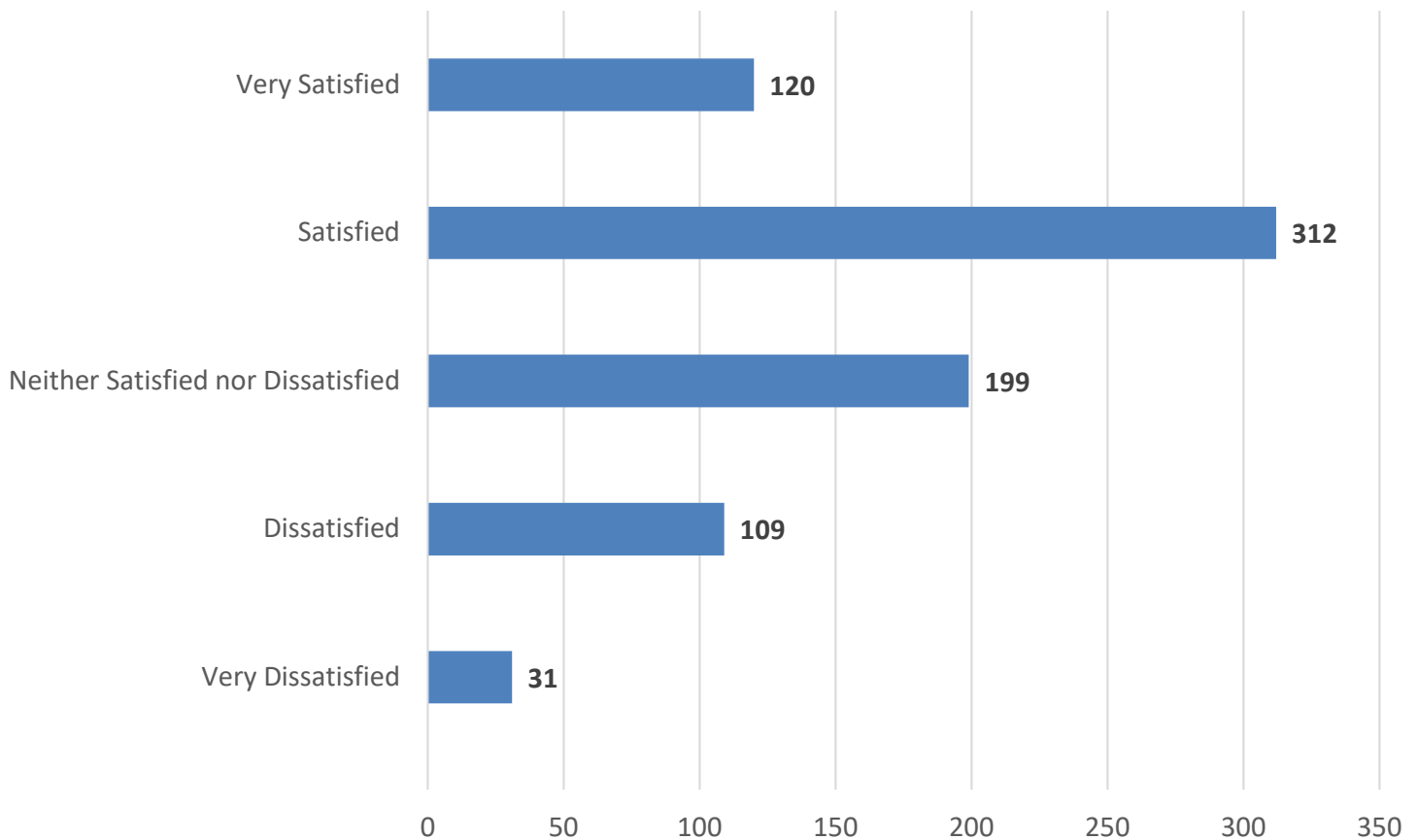
The following information documents the results of the Community Survey.

Q1 Please indicate your level of satisfaction with the quality of life in Hickory Creek today.



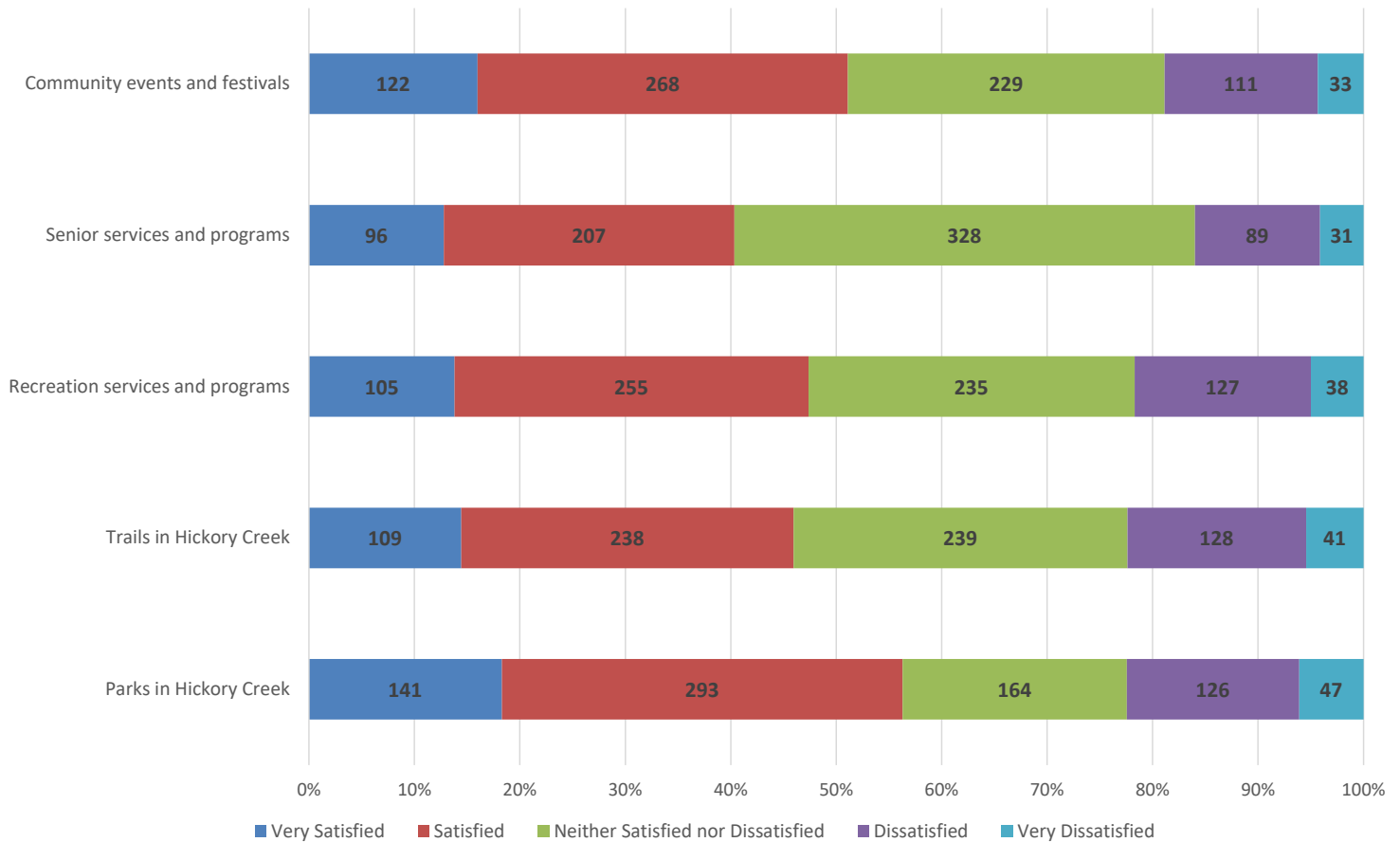
Answer Choices	Responses
Very Satisfied	142
Satisfied	343
Neither Satisfied nor Dissatisfied	180
Dissatisfied	78
Very Dissatisfied	29
Answered	772
Skipped	67

Q2 Are you generally satisfied with the direction that development in Hickory Creek has taken over the past few years?



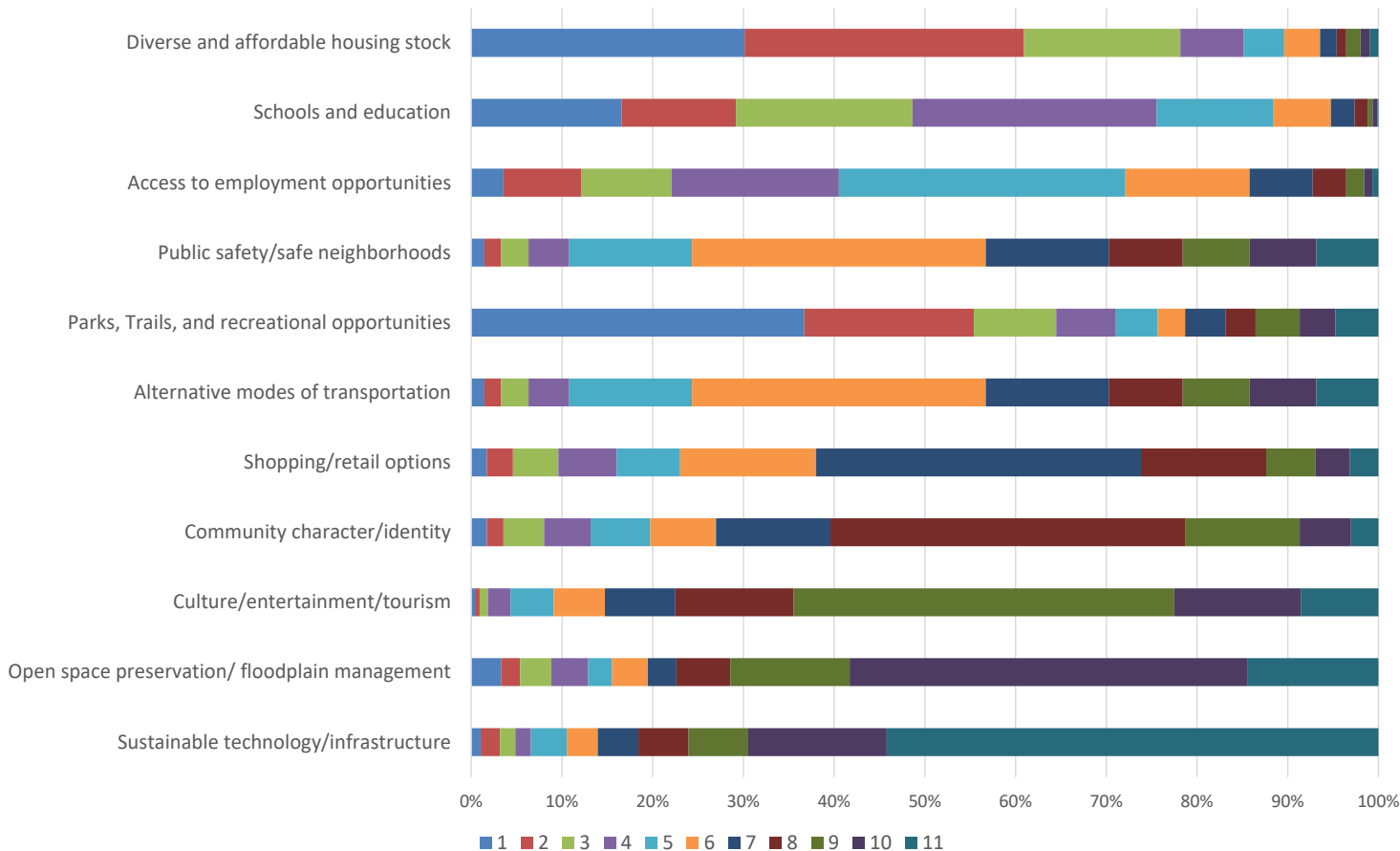
Answer Choices	Responses
Very Dissatisfied	31
Dissatisfied	109
Neither Satisfied nor Dissatisfied	199
Satisfied	312
Very Satisfied	120
Answered	771
Skipped	68

Q3 How satisfied are you with the following Town services?



Answer Choices	Responses				
	Parks in Hickory Creek	Trails in Hickory Creek	Recreation services and programs	Senior services and programs	Community events and festivals
Very Satisfied	141	109	105	96	122
Satisfied	293	238	255	207	268
Neither Satisfied nor Dissatisfied	164	239	235	328	229
Dissatisfied	126	128	127	89	111
Very Dissatisfied	47	41	38	31	33
				Answered	771
				Skipped	68

Q4 Please rank the “quality of life” factors in order of importance to you today, 1 being most important and 11 being least important.



Answer Choices		Responses									
	Sustainable technology/ infrastructure	Open space preservation/ floodplain management	Culture/ entertainment/ tourism	Community character/ identity	Shopping/ retail options	Alternative modes of transportation	Parks, Trails, and recreational opportunities	Public safety/safe neighborhoods	Access to employment opportunities	Schools and education	Diverse and affordable housing stock
1	8	25	3	13	13	11	279	11	27	126	229
2	16	16	4	14	22	14	142	14	65	96	234
3	13	26	7	34	38	23	69	23	76	148	131
4	13	31	19	39	49	34	50	34	140	205	53
5	30	20	36	50	53	103	35	103	240	98	34
6	26	30	43	55	114	246	23	246	104	48	30
7	34	24	59	96	272	103	34	103	53	20	14
8	42	45	99	297	105	62	25	62	28	11	8
9	50	100	319	96	41	56	37	56	15	4	12
10	116	333	106	43	29	56	30	56	7	4	8
11	412	110	65	23	24	52	36	52	5	1	7
Answered										760	
Skipped										79	

Q5 What changes in Hickory Creek (whether positive or negative) over the past few years have you noticed?

#	Response
1	Since covid shutdown, deterioration of food in restaurants; Many wrecks on I35. It is almost impossible to get on a service road to access I35 due to cars exiting to the service road to avoid the backup. To explain for instance a wreck on SB 35 and autos get on the service road before Hickory Creek Road, due to traffic we must wait and wait to pull on to the SB service road at Hickory Creek Road. I'm sure all HC neighborhoods have the same problem.
2	Road construction on sycamore bend to park- positive for those of us walking.
3	The community has done a great job of promoting and festivals
4	There are more and more public recreational facilities
5	Development has progressed
6	City government as a whole does not represent the same values as the citizens. Going for hi density development, destroying the the environment (trees) and open spaces and hiding behind being "a tree city"
7	As a 23 year resident I haven't had a noticeable change in anything. At least not on the east side of the highway. Unless you count the tiny home park that contains no tiny homes and the increase of speeders and tailgaters going down Hickory Creeks section of main st.
8	More houses, fewer trees.
9	More environmental protection programs have made great contributions to the protection of the environment
10	Better and better quality
11	Trees are being cut down..
12	Positive addition of better restaurants we don't need more fast food. Negative is ensuring dogs are leashed when outside
13	Our charter was a small city with single family homes, but the City is building apartments, townhomes and clusters of living space. The flood plan through the ACOE, is filled with dead trees and restricts the flow of water NORTH TO SOUTH towards the lake. There are more Flood tunnels directly South of Swisher and larger than the number of tunnels South of Equestrian. South of Equestrian the homes on Traveller are at risk of eroding walls between homes and the ACOE preserve. The HOA is responsible for maintenance, and frankly that is unacceptable and places the burden of flood management on the homeowner on Traveller. This is a perfect example of rapid expansion failing to "look down stream" for unintended consequences.
14	Very efficient
15	With more and more people, it feels more and more lively
16	Land/Tree Clearing Hickory Creek (compensation \$\$ for tree removal is not the answer). and Tight (small Lots) new housing communities.... creates Cars parked all over the streets. (Development Greed)
17	Environmental sanitation has improved, and there are more amusement facilities.
18	More businesses in area, less police seen in neighborhoods community policing, more homeless at Wal-Mart, trailer park on Turbeville road getting trashier by the day.
19	The scenery is better but people are busier
20	Green up
21	more car more people

22	more house more people
23	More housing, more public facilities
24	The public toilets are also spacious and bright, which greatly facilitates our common people
25	Too much too fast. My quiet and peaceful neighborhood is now a big playground for people to meander and loiter with no objective whatsoever than to disturb the environment.
26	Not having highest and best use for remaining undeveloped land
27	Generally speaking, food, clothing, housing and transportation need to be improved
28	Entertainment has increased!
29	More development, more housing,
30	Communication is great from the city and they keep us very informed.
31	actively
32	Hickory Creek has become more accessible in the past few years, but property is on the rise.
33	From shabby to prosperous, good
34	Parks all have bathroom & playground, new restaurants
35	Growth in population.
36	All of the housing that came up off of Tuberville Rd. has brought many more residents to our town.
37	The whole thing is changing very fast
38	Better environment
39	More internet options available (+) Larger police force and community involvement (+) Road and sidewalk improvement (+) Shrinking open spaces and mature tree removal (-) Parks well maintained (+) Property tax control (+)
40	Housing and transportation are diversified.
41	For the better
42	juvenile delinquency
43	Negative- approving Crain do to build at i35 and hickory Creek Road Positive- chick fil a!! Congratulations
44	The greening level in urban areas has been continuously improved
45	more people more supermarket
46	Jobs are growing in Hickory Creek
47	Better environment
48	I love the trails and views I'm worried about the homeless we see on the trails though. Camping out sleeping on random benches.
49	There are more cultural activities held within the community
50	Negative - More Traffic, especially the increasing backup on west bound Swisher at I 35. Train crossing arms coming down way too soon and staying down too long. The positive is really a lack of change - The staff at Town Hall , is always very knowledgeable, friendly, helpful and efficient.
51	Beautiful park
52	Beautiful park
53	Big shopping mall
54	Beautiful park
55	There are fewer young people
56	Prices are high
57	The more the better

58	better
59	There are fewer young people
60	Society has changed a lot
61	More lively scenery beautiful
62	More and more developed
63	traffic congestion from over building
64	# 4 indian trail still looks bad. Very Very Bad
65	Community safety has improved.
66	Too many speeders and mudd taxes
67	The traffic is more convenient
68	The environment is not as beautiful as before
69	Environmental changes
70	More art, more security
71	The construction is getting better and better
72	To much rezoning allowing more development and construction not beneficial to the town or the people. Recent examples would be approving apartment construction or the rezoning of a 3 acre lot on the corner of 35/Hickory Creek Rd. to build a construction equipment rental business.
73	The quality of residents has improved.
74	More housing
75	Community changes and programs
76	The town continues to operate in an old style mentality. For the town of Hickory Creek, and surrounding areas, the retail structure is far below the population. The city would prosper tremendously by opening up a similar venue to The Shops at Highland Village. By opening such an establishment, it would give much needed retail and restaurant options for our area. I cannot tell you how many times the people that I have come to know and Hickory Creek so they go to Highland Village nonstop simply for the retail and restaurant options. We continue to allow large areas of land to sit vacant that could really help the area tremendously by developing.
77	Too many new housing developments and not enough open space preservation around the lake.
78	graceful surrounding
79	New restaurants.
80	Don't care for the current number of new homes being built. I like open space and the small town feel of the community.
81	water
82	Streets, houses and the environment have all become better.
83	Just moved in. Not thrilled with the clearing lots and removing trees and building more housing. I moved here to get away from all the traffic. I don't want to see Hickory Creek turn into Frisco or McKinney
84	Restaurants, better roads, housing development all positive
85	Better urban road network
86	Beautiful scenery
87	I think the transportation is more convenient
88	More Recreational facilities
89	Clean and wide

90	The City council has lost sight of what the majority of the citizens want While growth is important high density homes and apartments are not in our best interest. You have allowed builders to bulldoze trees. You have not given thought to roads and infrastructure and cost to maintain these over the years. Very short sighte
91	The appearance of the city has changed a lot
92	All negatives: open space loss, tree and wildlife habitat and wildlife loss, dramatic traffic and noise increases, out-of-control developer led development that hurts quality of life in HC, Parks in decline, decline in public safety, increased polluted stormwater runoff (from new developments)
93	To many new neighborhoods.
94	A lot of smoke shops
95	Not allowing a large apartment complex.
96	Change is getting better and better.
97	So many new neighborhoods, restaurants, retail. Wish we could invest more into our schools.
98	negative: -not preserving trees when building neighborhoods.. our town is literally named hickory creek...keep it lush and green!! -Building houses on top of each other -building neighborhoods without drainage. - not making decisions on business in the best interest of homeowners... Olana, duplexes or condos off turbeville rd. Good: -you all keep the community clean - love the town police and fire teams. Great people! - parks are nice, could use a little love and updating but are family friendly and clean.
99	1. trash everywhere. I would be agreeable to having town resources used to keep the city clean, regardless of it is litter along the highway, along the trailer park, on business property, residential areas, parks or city property. It just keeps getting worse. 2. The landscaping from Walmart, past old theatre, to Turbeville looks awful. Some bushes were trimmed back last year but then looks like someone stopped before finishing the remaining island. all the rock falling onto street looks so bad. As another example, the easement area along Hickory Creek road (from Lakeview to service road) has a huge rut from some vehicle. It would be nice to see that cleaned up. 3. What I do like, is the continued commitment to try to improve things in the town.
100	Sidewalks and the hickory creek sign.
101	Positives: The town has a plan and you can see the city really cares about it's resident.
102	The increased development has destroyed a major chunk of the forests in the area which is disheartening.
103	Planned and thoughtful increase of housing options.
104	More houses and apartments being built.
105	Higher end residential development has greatly increased.
106	Mostly positive
107	I haven't noticed anything.
108	Housing explosion. Fiber installation
109	Park/Boat Ramp quality and usage has dropped dramatically
110	So much traffic now
111	Many interesting activities have been carried out.
112	We have only been here 2 years, but we have seen nice new parks added
113	Better communication and reaching out for feedback from the community
114	The school facilities are better
115	The closure of and development of Sycamore Bend.
116	Poor quality restaurants being built. Would love a place where the food is good.
117	Lots more traffic

118	Retail has gotten tired/dated .. Walmart one of worst managed I've ever seen (dirty, unstaffed, even auto-center sometimes closed during regular hours due to staffing) .. nothing new or interesting.
119	It is very hard to get approval for solar panels. Thr requirements too stringent. We need more bike paths.
120	I wish we had a way to slow people down from driving too fast in our communities, especially as so much growth is along Turbeville. Keep the two lanes, but get people to be respectful of our city.
121	Small lot sizes being pushed to allow more residents and more homes over quality of and open spaces in neighborhoods
122	High density housing....small lots and future apartments on Swisher, future condo's on Turbeville are an eyesore and congesting traffic. No more housing developments would help keep small town feel.
123	Better and better
124	Finally getting better internet! It's been a struggle for years!!!
125	It's more lively.
126	NEGATIVE: Every corner of the city streets and side walks are trashed. There is little to nothing done by city. The area toward the Lake is trashed and filthy. The wooded area and creeks behind walking trail is littered with beer cans and trash. This city attracts drug addicts / homeless.
127	Roads have been improved and more organized.
128	Less focus on safety and security
129	NEG. Lack of police presence and partols that used to occur. NEG. Road conditions (Main street too narrow btwn. Carlisle and S. Hook) Lack of sidewalks and bike accomodations on this road as well. Poorly marked striping on all roads in HC. Crowning of the roads rolls off too sharply on all main thoroughfares in HC. (Afore mentioned main street section, S. Lake Dallas Dr, Carlisle Dr, Betchan, Hundley, N. Shady Shores Rd
130	Streets
131	Love the new sit-down restaurants, development of The Olana, new neighborhoods that have brought good growth to our population
132	Large housing developments that add traffic and lack of connection to the town
133	Love the sidewalk to sycamore bend park, the new playground equipment at Arrowhead and the new Hickory Creek sign on Turbeville!
134	Negative Allows homes to be to close to each other new builds. Over building, Positive new broadband , excellent mayor and council , parks
135	Kept taxes down
136	Too many people. I know y'all are trying for larger population, but I'm not for that at all.
137	I like that there has been development especially for restaurants!
138	Access to employment services
139	Shopping and retail options
140	Diversified economy
141	Apartment complexes are going in and we need to make sure our local roads and highways can amply afford all the cars. This is one of the reasons we moved out of Denton. Road congestion. Took forever to get across town.
142	More high end homes and less apartments and townhouses. More restaurants and retail.
143	More community engagement
144	There has been a lot of development of green space.

145	Open space protection
146	We are losing the rural atmosphere; being away from the city. Slow down on building houses. Too many people mean too many cars.
147	positive
148	Comuunication
149	More road work
150	new codes for permits, too much development and traffic, more traffic violations-running stop signs, more burglaries
151	More rooftops, less trees.
152	positive- variety of restaurants negative- too much traffic, too many housing developments
153	Housing developments
154	Busy traffic on Turbeville. Need other traffic routes
155	Improvements to the schools and roads
156	Improvement in communication and transparency
157	Communications are presented very clearly
158	hickory creek is developing positively and will get better and better in the future
159	The environment is more beautiful
160	I have noticed the good quality on the street, grass maintenance and overall in a good shape.
161	Some of the changes in Hickory Creek over the past few years have been positive, such as the development of new businesses, restaurants, and shops. Additionally, there have been improvements to roads and infrastructure to increase safety and convenience. On the other hand, some of the changes have been negative, such as an increase in traffic and congestion due to the new developments. Additionally, the growth of residential areas has caused a strain on resources and services, such as schools and hospitals, which has caused overcrowding and delays.
162	The road construction/expansion on Turbeville and point vista were HUGE improvements. Especially when towing a boat down the the lake on point vista.
163	People are disrespectful when driving through our neighborhoods. So much growth has caused too much traffic on Turbeville - speeding
164	More restaurants (positive), so many trees being cut down for neighborhoods (negative)
165	Increased restaurants
166	Love and appreciate Hickory Creek even more
167	The environment is very convenient
168	School education is getting better.
169	Actively improve schools and education
170	Facilities have been increased
171	Educational aspect
172	Sustainable technology and equipment
173	I think Hickory Creek has become better.
174	The increase of population. The backwardness of public facilities. Green plants are decreasing. Security incidents happen frequently.
175	School and education
176	Too many new neighborhoods with small lots.
177	Sustainable technology and equipment

178	Negative: absolutely terrible or no effort made at attracting entertainment/restaurants (outside if crappy chains/fast food/mexican food)
179	That it's getting VERY expensive to live here
180	Stop building [REDACTED] The reason people moved here is to get away from the crowded cities. This city is trending to go down hill. More shopping brings worse people. We are ok with Walmart, that's it.
181	Public safety community
182	More traffic
183	Poor housing plan
184	yes
185	yes
186	Lots of new houses
187	Positive- more restaurants
188	I don't like the multi-unit housing that's going up. We don't need apartments or condos or lower-income housing. The single-family homes that have been built are nice neighborhoods that encourage home ownership. Also more focus on schools and security.
189	Too much housing development over conservation of wildlife and trees which compromises our environment and quality of living here in Hickory Creek.
190	Putting in the broadband
191	A lot more traffic and more trash and garbage all over
192	More restaurant options - positive Repair of Park Ridge Road as new homes are being built- positive Alternate option for cable provider- positive Communication to residents about projects- negative. Installing digging for Astound and residents were unaware of the project. Deterioration of park clean up- overflow of trash and debris.
193	A lot more houses being built and much less green space and animals (cows, horses, etc)
194	More development but roads are now overloaded
195	The development of science and technology is more advanced
196	Road widening Started walkway to Walmart
197	Roads getting updated, businesses coming in, and selective code enforcement.
198	More houses built, more restaurants
199	Neighborhoods
200	Increasing availability of high-speed internet. Increasing number of new homes. A few new restaurants moved a few years ago. Wish there were more.
201	Growth in housing
202	I see a lot of development on the West side of Hickory Creek and next to none on the East side.
203	A lot of housing. Less trees.
204	Lots of homes being built in the area
205	The Olana continues to build so we'll see once complete how that affects Turbeville. Positive development at I/35 and Turbeville with Thousand Hills and three restaurants which I hope will turn into even more variety.
206	New restaurants-positive
207	Road improvements, addition of restaurants
208	All positive. Hickory Creek is wonderful. Sidewalks have been added, the people at City Hall are dedicated and wonderful. When I call they are always helpful. The Police Department is friendly and there for the Citizens. Hickory Creek has a great Mayor and City Manager.
209	More residential housing,

210	Growth, getting real noisy because of I35 expansion and the sound abatement measures are not effective. We should not allow this type of pollution to take over our community, because it is.
211	Residents get more and more job opportunities
212	change our lives
213	very good
214	Become more beautiful
215	Neighborhoods with no parking.
216	All the plans are for the better
217	I noticed a plan for the land off hickory creek street and i35 zoned for a commercial construction dealership instead of shops or opportunities to expand our towns culture but yet a money grab to make us just another town off the highway
218	Roads need repair.
219	So happy to have Astound as a choice for cable/internet. Happy for those new sidewalks and especially happy for our restaurants
220	Better environment
221	The greenery is beautiful.
222	They are cutting down too many trees and destroying wildlife
223	Zoning changes have created more housing and reduction of the nature areas that make Hickory Creek a much more appealing place to live.
224	very high density housing
225	Too many areas being cleared for development!
226	More housing that takes away from the feeling of being removed from heavy traffic and closed in.
227	Lots of housing
228	The overall development is getting more and more
229	People have more opportunities for entertainment
230	More houses
231	More police, less crazy drivers, roads are well taken care of. We have 1 grocery store and 5 gas stations. Walmart is awful
232	Infrastructure improvements
233	Haven't really noticed anything
234	Too much housing development on west side of highway, increased sidewalks is good
235	housing starts have bulldozed the character of the Town, for the sake of rooftop tax base and Home Rule status
236	Code enforcement is non-existent. I received a violation notice in 2017 indicating to me an inspector was actively checking on violations, yet in 2022 I had neighbors committing the same violations and NOTHING was ever done. Neighbors leave trash all over there yards, dead cars are parked in streets, and numerous other violations continue to occur because no one seems to be checking.
237	Shopping retail options
238	Housing developments
239	More retail needed
240	More housing/development.
241	Park recreation opportunities
242	I miss the mailed newsletter.
243	Higher traffic volume. Lack of retail options.

244	Increased traffic
245	A couple of quality restaurants have opened in area.
246	Numerous housing developments, new restaurants, The Olana and sidewalks. All well-designed and in my opinion positive additions to the Town.
247	New upscale restaurants
248	Clearing out treed spaces for new housing
249	To many new housing developments/apartment complexes
250	Too much building taking away the land
251	New heavy equipment company, sycamore bend, tow hall park
252	More houses and land development
253	Various modes of transportation are available
254	Lack of shopping retail options
255	Public safety, community safety and tourism development
256	Sidewalks-positive Too much traffic and excessive speeding-negative
257	Awesome restaurants. Give to the city 10 to 10
258	It's a nice environment and a lot of it is convenient
259	I've noticed more high end housing options coming into the town.
260	Affordable housing
261	Environmental protection is getting better and better.
262	Street parking (at night not sure fire or ambulance could make it down my street). Empty homes allowed to become run down. Positive new internet services.
263	More large homes built. Some road improvements.
264	More residential areas
265	more restaurants, poor tree trimming, parks improvement, roadway improvements, middle to high-end housing development,
266	ok
267	Water pressure has been improved
268	Increased traffic. Medians with increased weeds.
269	It's much quieter
270	Many more people coming into the area, including ourselves. Not a bad thing but more people means more traffic and the need for superior services, infrastructure, entertainment and restaurant choices, to name a few.
271	Too many overpriced home developments which have brought increased traffic and destroyed wildlife habitat have been built. Great addition of additional fire fighting support added or being added.
272	Really like the improvement to the Sycamour Bend Park road
273	Like more sidewalks and trails.
274	Slow down the new housing... Too much going on and not enough infrastructure to support it.
275	Neglect of streets and sidewalks in and approaching Harbor Grove Estates
276	Streets, more amenities
277	Too much growth
278	Living here only 2 years, Hickory Creek is a nice area and many conveniences. Neat and friendly businesses.
279	Become beautiful
280	Astound broadband installation has been good

281	Individual change
282	economy is change
283	The park has become better
284	The streets have become more spacious.
285	Silly as it may seem I don't see as much wildlife mainly the deer as I was seeing 2 years ago. I love nature and seeing the wildlife roaming freely
286	Positive
287	Too much housing development has equated to loss of old growth trees and loss of habitat for the local wildlife.
288	More homes being built on the west side. Becoming concerned about the traffic on Turbeville with pending residential and hotel construction.
289	Shrinking country atmosphere

Q6 What do you think is missing from Hickory Creek today?

#	Responses
1	Nice breakfast restaurants (we love breakfast out); Need just a little more upscale restaurants with variety; Better shopping
2	Another grocery store- HEB or Kroger; more restaurants
3	Less street maintenance
4	Some safety management is missing
5	Fitness equipment
6	Total disregard for what is in the best interest of the city
7	Better drainage in alleys on the east side of the highway.
8	Prohibition of Air BNB rentals.
9	More humane services
10	Less advertising
11	Trails connecting the parks
12	HEB. Slow down building of homes.
13	Population and building management to keep Hickory Creek safe, with lower taxes from all the additional homes. AVOID HAVING CRIMINAL INFLUENCES THAT COME WITH APARTMENTS, LIKE WHAT IS HAPPENING IN CORINTH.
14	Proper timing
15	Lack of parking space
16	Traffic speed and Commercial vehicle travel enforcement on town roads (not just I-35). Our Children, wildlife and roads are at risk.
17	There are few tourist attractions
18	Community center with gym and pool.
19	No more activity
20	more good school
21	more supermarket
22	It's a little less fun
23	not have
24	A considerable number of social elites overuse their talents
25	A care for natural preservation and empathy for long time residents. You do the opposite of what we ask of you. We tell you what we want yet you do the opposite. You are cutting down a lot of trees to be a place that titles itself tree city. it's so obvious that you are going to do what you want to my neighborhood. You do it first then apologize later. It's so obvious that it's not run by the citizens but by career slum lords. I used to be proud to live here. Not anymore!!!
26	High quality walkable, bikeable, retail (built around walkability, not a car and parking lots) Trails (Natural but maintained) Bike lanes
27	gdhh
28	Overall development
29	Develop a better model.
30	Heritage Property benefits
31	More city events.

32	Less a quiet more than a bit of the hustle and bustle of the city
33	Rec center, sidewalks on city roads for safe family recreation, bike path connect to rail trail safely, would love swim beach/amphitheater or giant playground like little elm-nature preserve area like LLELA
34	More community events
35	An area with restaurants, shops & space for families to congregate (Think like the Denton square).
36	I still feel a little less popular
37	There are fewer and fewer children
38	Community involvement is lacking
39	School teaching
40	The lack of more advanced forms of entertainment
41	juvenile delinquency
42	Restaurants with live music (asses 3 at tuberville!). Missing yogurt or ice cream shops. Restaurant at a cove. Need more housing
43	The wage level is too low
44	more good school
45	Hickory Creek today has fewer cultural traditions
46	Less construction
47	I would love to see a restaurant or something similar on the Eastside not sure where it could be but we end up going to Lake Dallas for a quick bite, I know we have Elm Fork and those restaurants and they are wonderful, but there in the opposite side of the Highway.
48	Lacking of minorities joining the activities
49	Commercial Development to broaden the tax base
50	Nature walking trails
51	There's less protection
52	There are fewer young people
53	Pay attention to environmental protection
54	restaurant for mid-level eating choices
55	clean up bad home repair. Make the people on the EAST side feel like we are part of HC
56	It's lack of good schools and education.
57	Restaurant options
58	A lot of food is missing.
59	Basic sports and fitness equipment
60	Lack of investment personnel
61	Less popular
62	very good
63	Really miss having a local movie theater and would nice to have some of the better quality food chains like : In and out, torchy' s , Jersey Mikes, Fuzzy's Taco , etc.
64	Fitness equipment for the elderly
65	A library
66	Garbage recovery
67	RETAIL AND RESTAURANT OPTIONS!!!!!!
68	Recreational opportunities is missing in Hickory Creek. Also, handicap assessible side walks in the established neighborhoods are missing. The older neighborhoods are neglected.

69	trees
70	Intersection roundabouts. Improved transit.
71	Hard to say as we've only lived in community for about 1.5 years.
72	food
73	Tourist attractions
74	HEB & better restaurants
75	Better/different retail options
76	Defects in industrial development
77	The interaction of residents
78	People tend to be a little xenophobic
79	car
80	A strong sense of direction on what is best for our community. Independent thinkers on our council.
81	Lack of inclusiveness
82	True transparency from town leadership, Smart growth, public engagement, developer oversight to stop SWPPP and TXDEQ violations
83	Not enough people willing to run for Mayor or council.
84	We are missing a gym such as 24 hour fitness or fitness connection or planet fitness. This is very important for us to stay in shape and healthy
85	Dog park, UPS store
86	More options for education in public schools (need funding for science for example) and a community activity center where we can take the kids swimming and exercising... We need to drive far to access a gym to play sports.
87	- Replacement of trees being torn down for development - community first town council members— making decisions as if you lived here or across the street from places like the Olana. Not just making decisions to line pocket books.
88	1. A community recreation center (gym, basketball courts, tennis, etc.) is missing...but I honestly don't think Hickory Creek is big enough to sustain it. Just wishful thinking. 2.
89	1. A really good seafood restaurant 2. Place for teens to gather and have a supervised place to hang out 3. More holiday engagement for major holidays
90	A "main" street atmosphere
91	A better education system and options.
92	A boardwalk and more usage of the waterfront property for families, meaning improved outdoor spaces that have city managed playgrounds, better kept trails, and possibly a city run water sports (non-motorized) rental location.
93	A clear plan for preserving open/park space as well as a plan for technology
94	a downtown area, more walking trails
95	A library
96	A Library. We should Support Lake Dallas Library until we can provide one for ourselves.
97	A lot less human
98	A nice community are by the lake like Little Elm has. A nice park for kids if all ages .
99	A recreation center where kids and adults can go. I do not believe one exists in the Lake Cities
100	A transparent city council that has the people and community as their priority.
101	Affordable housing
102	All services are done perfectly.

103	an ice cream shop :)
104	Ballfields, recreation center
105	Better access of trails for dayhiking (perhaps connect walking trail access to adjacent parks where applicable). Add another staff member for animal control.
106	Better environment
107	Better parts on the lake.
108	Better quality restaurants and a shopping area. We go to Highland Village due to the lack of options here.
109	Better road infrastructure
110	Bike and walking trails, recreation (e.g. - public pickleball courts, etc.)
111	Bike paths, pickleball courts, a community park.
112	Bike trails
113	Biking paths on public roads.
114	Braum's store
115	Can do better
116	Can't think of anything
117	Children's entertainment place
118	City should assigns community litter and environment action network (as Frisco does) to keep city clean. Hold frequent community volunteer cleanings. Install large trash bins on four way stops and lights near highways.
119	Civic Center or recreation center in the lake cities area.
120	Clean parks
121	Cleaner storefronts, curbing on roadways, police presence as it once had when I moved here, business and commerce,
122	Code Enforcement!!!
123	Commercial development
124	Community
125	Community Center
126	Community center for activities
127	Community culture
128	Community workout center with swimming pool
129	Community.
130	Continual growth and attraction of additional businesses.
131	Cultural entertainment
132	Cultural entertainment
133	Cultural entertainment
134	Diner and Deli
135	Dog parks and more shopping boutiques. Would be great to have an outdoor shopping complex similar to Southlake Town Center.
136	Doing much better with restaurants and retail. Keep up the good work. I've the sidewalk additions!
137	Entertainment
138	Entertainment and community feel, we lack festivals and and missed opportunities to live the lake life.
139	environmental protection

140	excellent
141	excellent
142	Festivals, better quality dinning and entertainment
143	Fish City Grill restaurant.....we have Mexican, Italian, American...we need fish!!!
144	Fitness equipment
145	Good internet, better sewer
146	good roads, availability of good drinking water,
147	Green space, community space, trail system, restaurants
148	HEB Grocery Store
149	Hickory Creek doesn't need it's own school district, but LDISD should be renamed Lake Cities ISD. It would be more representative of the communities it is comprised of.
150	Higher end restaurants
151	Hiking/biking trails, independent retail
152	I am satisfied so far.
153	I can't think of anything. I enjoy our small town
154	I don't think there's anything bad about hickory creek right now
155	I hope more people get involved
156	I think is missing more fitness options. There are not enough gyms/classes around here. Trails are hard to get, there is no bike trail around the neighborhoods.
157	I think nothing is missing. I just feel this cozy countryside city environment keeps its safety.
158	I think that Hickory Creek is missing more public parks and recreational areas. It would be great to have more green spaces where people can relax and enjoy outdoor activities. Additionally, more public transportation options, such as buses, trains, and bike lanes, would help to reduce congestion and make it easier for people to get around without relying on cars. Finally, more affordable housing options would help to make Hickory Creek more accessible to individuals and families with lower incomes.
159	I think we could try to improve the parks. We have such an amazing opportunity being a town that has lake access. And our parks aren't very impressive. Maybe add some more picnic tables. The Harbor Lane park is one of our favorites but there is only one table out on the peninsula, and there is so much open space to be utilized. You could also add fire pit areas out at harbor lane because there aren't trees above that peninsula. Also, the bird houses are falling apart at the parks.
160	I would like to see more bike trails
161	I would love to see more events for residents, especially for families with kids and teens.
162	I'd love to see more unique restaurants and cleaner shopping centers, more outdoor/patio dining, development of green spaces
163	Improve drainage after heavy rain
164	Interaction of residents
165	It is good enough.
166	Lack of alternative modes of transportation
167	Lack of better management
168	Lack of cultural tourism
169	Lack of cultural tourism
170	Lack of education
171	Lack of more cultural sense.

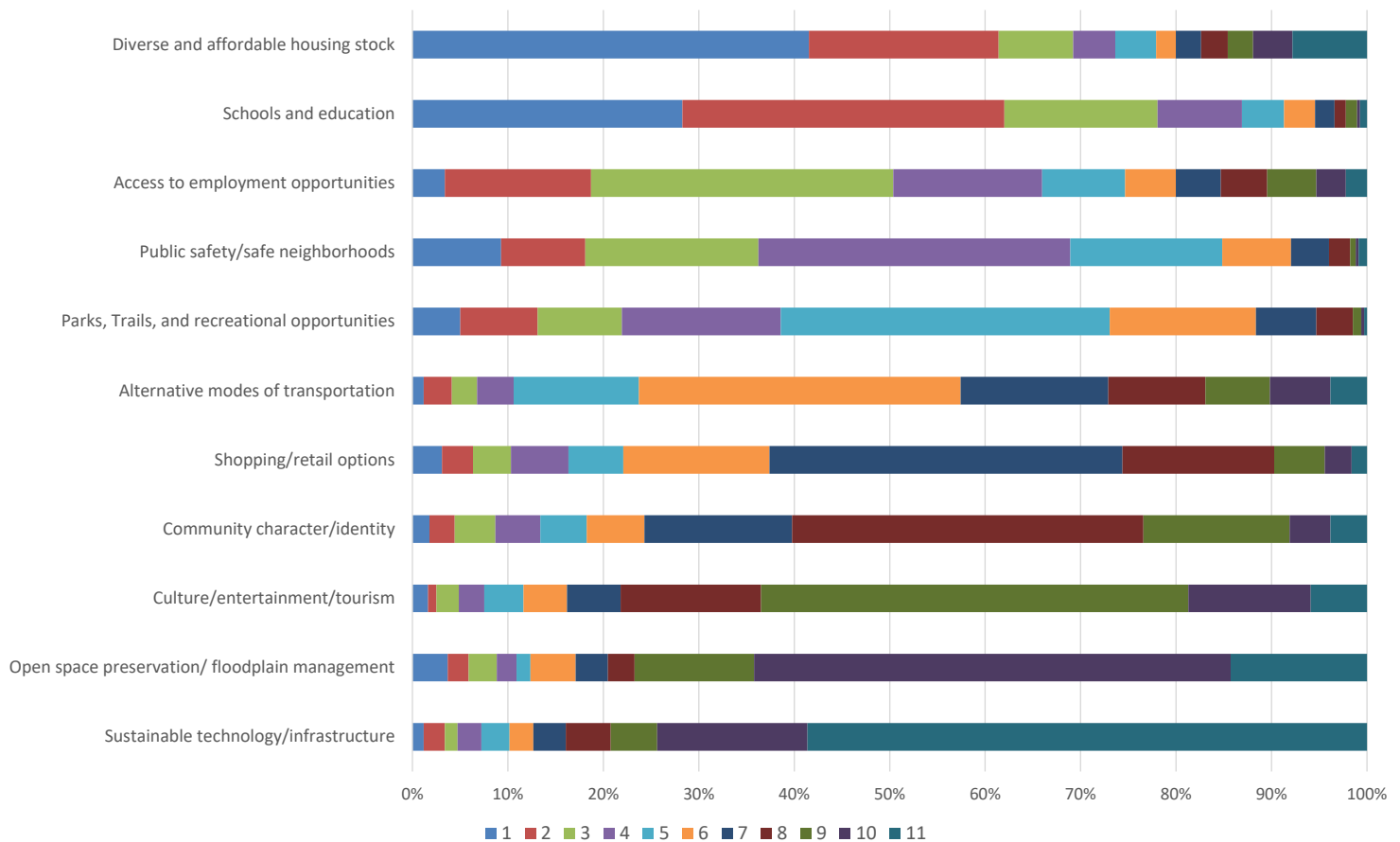
172	Lack of new public facilities. Lack of recreational activities
173	Lack of sustainable technology
174	Larger estate lot neighborhoods
175	Less alternative transportation
176	Less alternative transportation
177	Less alternative transportation
178	Live music, a space with bars and restaraubrs and outdoor common area, anything kid or dog friendly
179	Lower taxes, a police force that's not revenue focused and a slower growth plan
180	Mainstream fiber internet from a reputable company. Not a company who the whole state of Texas hates who tore up our front yards and we had to fight to have them clean it up.
181	Manage the overflow market
182	Managed development
183	Modern recreational facilities
184	money
185	money
186	More a community. Shops, restaurants, trails, parks, etc. like highland village or flower mound. Also a big improvement in schools
187	More community events
188	More community events (holidays, parades, festivals, etc), promote animal adoptions from the local shelter, and code enforcement of street parking.
189	More concern by the Town Council for conservaing our natural environment. Less consern for getting money by developing commercially.
190	More dining or entertainment options
191	More family events
192	More food options for families to enjoy.
193	More good options are needed
194	More green space trails.
195	More high-tech stuff
196	More lighting in neighborhoods More areas to walk pets
197	More men and women in our police force and support staff.
198	More park land is always nice. Improvement in school ratings is great for property values. Fewer apartment, complexes would be better.
199	More parks.
200	More play parks to take kids. More variety in restaurants, including fast food. Raising Cane's, Taco Cabana, maybe a steak house.
201	More playgrounds for kids and higher quality
202	More public transportation, more community events and more development on the East side
203	More recreational facilities and programs for youth.
204	More restaurants & shopping options
205	More restaurants and fast food variety is always welcome as well as additional retail. At the same time keeping a specific amount of green space in the plan to keep Hickory Creek the lake town that it currently is.
206	More restaurants/retail shopping, better parks/playgrounds for children
207	More retail and especially restaurants

208	More support for the Animal Shelter.
209	More upscale restaurants, preservation of open lan
210	More walking paths that connect the parks along the lake or to the lake, for example on Point Vista road to the lake.
211	more young people
212	Need to upgrade roads to keep ahead of housing growth. Corinth did not do this and had several years of bad traffic especially on Swisher.
213	No attention to east side of I-35.
214	No feeling missing what
215	No water
216	Not a commercial construction dealership. Local shops or chains that bring value to small towns like restaurants or local theater
217	Not a whole lot of things to do.
218	Not much. It's a fantastic town to live in.
219	Nothing. We are satisfied
220	Park recreation opportunities
221	Parks, trails and rec areas
222	Personally, I feel that there is no shortage.
223	Police Citizens Academy
224	Promoting ecological progress and sustainable development
225	property
226	Property Taxes are unbelievably high. Water is double the price of neighboring towns. We are a fast food town with 2 quality restaurants. No one wants to move here because we have no community pool or senior activity center.
227	Psychiatric consulting
228	Quality restaurants and entertainment
229	Recreation center
230	Recreation options
231	Recreational center
232	recreational opportunities that capitalize on the Corps property, lake, and what remaining open space that is left
233	Reliable internet options. Spectrum is terrible. We get 3-4 outages a day and Spectrum hasn't fixed it or identified our problem. I know there is a fiber ring going in, but the website doesn't seem to be updated. I know Pavlov has already installed conduit in front of my home, but the map just shows permitted.
234	Reputable businesses. Hickory creek needs to be a destination.
235	Rest areas need to be improved
236	Restaurant choices, better fast food choices, In and Out Burger, Culver's Burger, Mooya, Rosa's Mexican, HEB grocery store, Market Street
237	Restaurant options
238	Restaurants
239	Restaurants and retail. Walking trails are lacking. Community pool/gyms. Community parks/ play areas
240	Retail shopping options
241	Retail shopping options

242	Safe speed limits in neighborhoods. I really do not see a push for additional retail/restaurants to contribute to the tax base. This close to the interstate, have an area zoned for light industrial and pursue companys.
243	Seem to be losing sense of community.
244	Sense of community, affordable water & sewage
245	Sense of community, better retail options
246	Shopping
247	Shopping and retail.
248	Side walks. Walking/biking trails. Shopping
249	Sidewalks
250	sidewalks (from Omaha to Strait on Harbor)
251	Small town atmosphere
252	small town feel -
253	Soccer / baseball fields
254	Speed enforcement through neighborhoods
255	Splash pad
256	Sport Recreational Facilities
257	Sustainable development equipment
258	Sustainable technology
259	Sustainable technology and equipment
260	Target/Whole Foods
261	The park with the Lewisville lake I miss the barbecue days and fishing
262	The price can be lower
263	The town has a lack of restaurant choices.
264	There is no enough education sponsorship from the government
265	There's nothing missing.
266	Timely notification system for things that affect our city, ie email or text that citizens can sign up for. Senior location and activities.
267	Town center.
268	Transparency ... reminders to citizens about issues being discussed at council meetings and providing the minutes. Perhaps this is now available but haven't found it.
269	underground electrical lines
270	very good
271	Walking trails
272	Wanted restaurants, shopping, an activity center for all ages.
273	We don't know that yet
274	We need another internet service provider. Frontier served us wonderfully for ~20 years in Flower Mound but when we came here we had one real choice, Spectrum. Now another provider has come in but they don't have the breadth and depth of experience that Frontier has. I'd also like to understand why CoServ which is basically across the highway from us, so to speak, is not a service option for our community. We live in Shadow Creek Estates and it might have been more economical to purchase power and gas from Coserv. I can't confirm this because I didn't have the choice. Finally, the water charges from Lake Cities are way too high. We need to find a way to cut the costs of water and sewage.

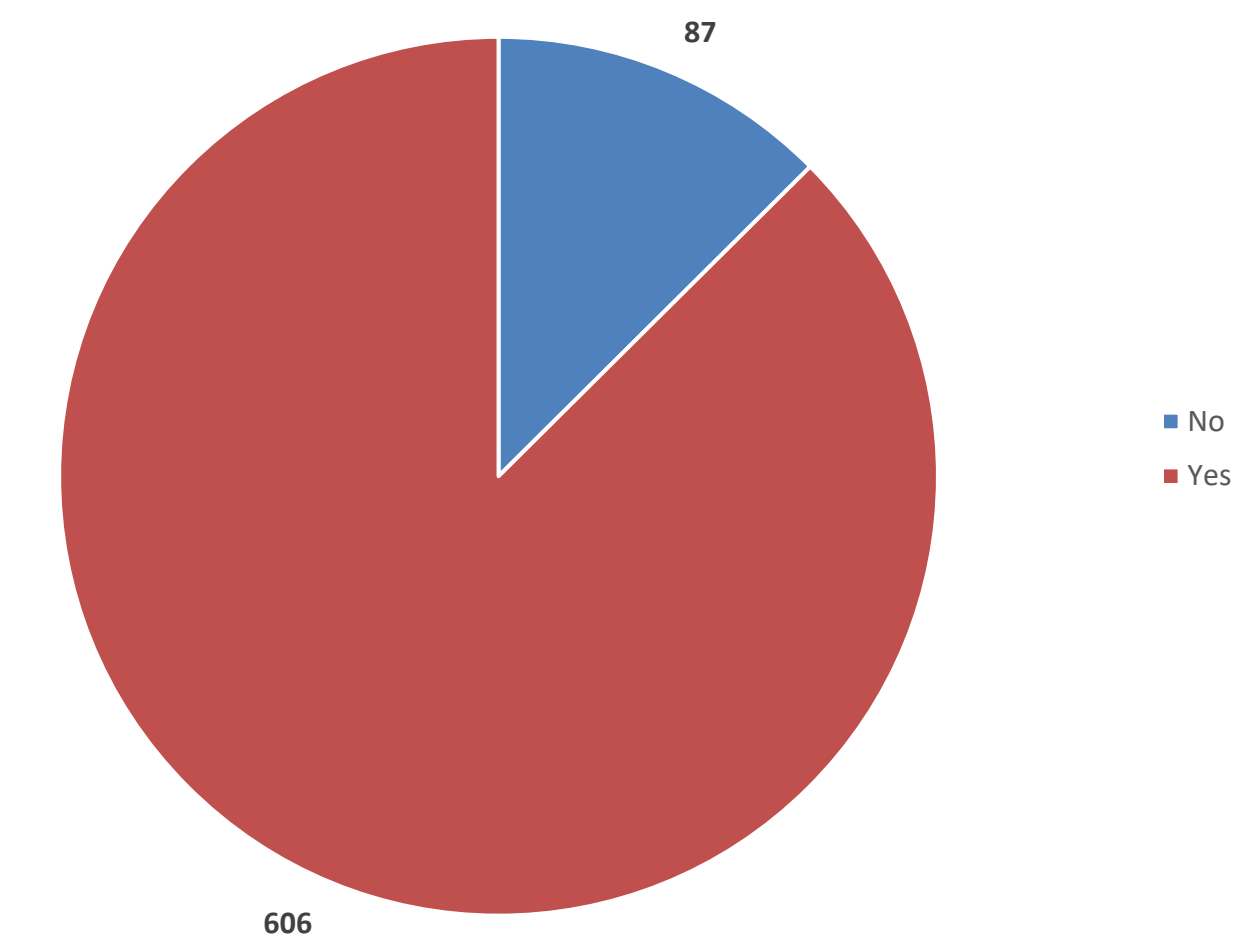
275	We need beautification of the median all down Swisher from I35E west. It's ugly and always dirty on Swisher. Travel 2499 South from Swisher towards Highland Village and it's beautiful. We have no welcome to Hickory Creek signage anywhere in town. The old one by McDonald's is terrible.
276	We need bike lanes and more well maintained trails for hiking.
277	We need sidewalks throughout our neighborhoods to allow safe walking conditions, and we need public recreation options beyond the lake parks, like basketball and tennis courts.
278	Would like to see more sidewalks, make sure parks are not overrun by people that do no take care of them
279	would like to see more trails, utilize the wooded areas around the lake

Q7 Please rank the “quality of life” factors that need to be addressed to support the future needs of Hickory Creek, 1 being most important and 11 being least important.



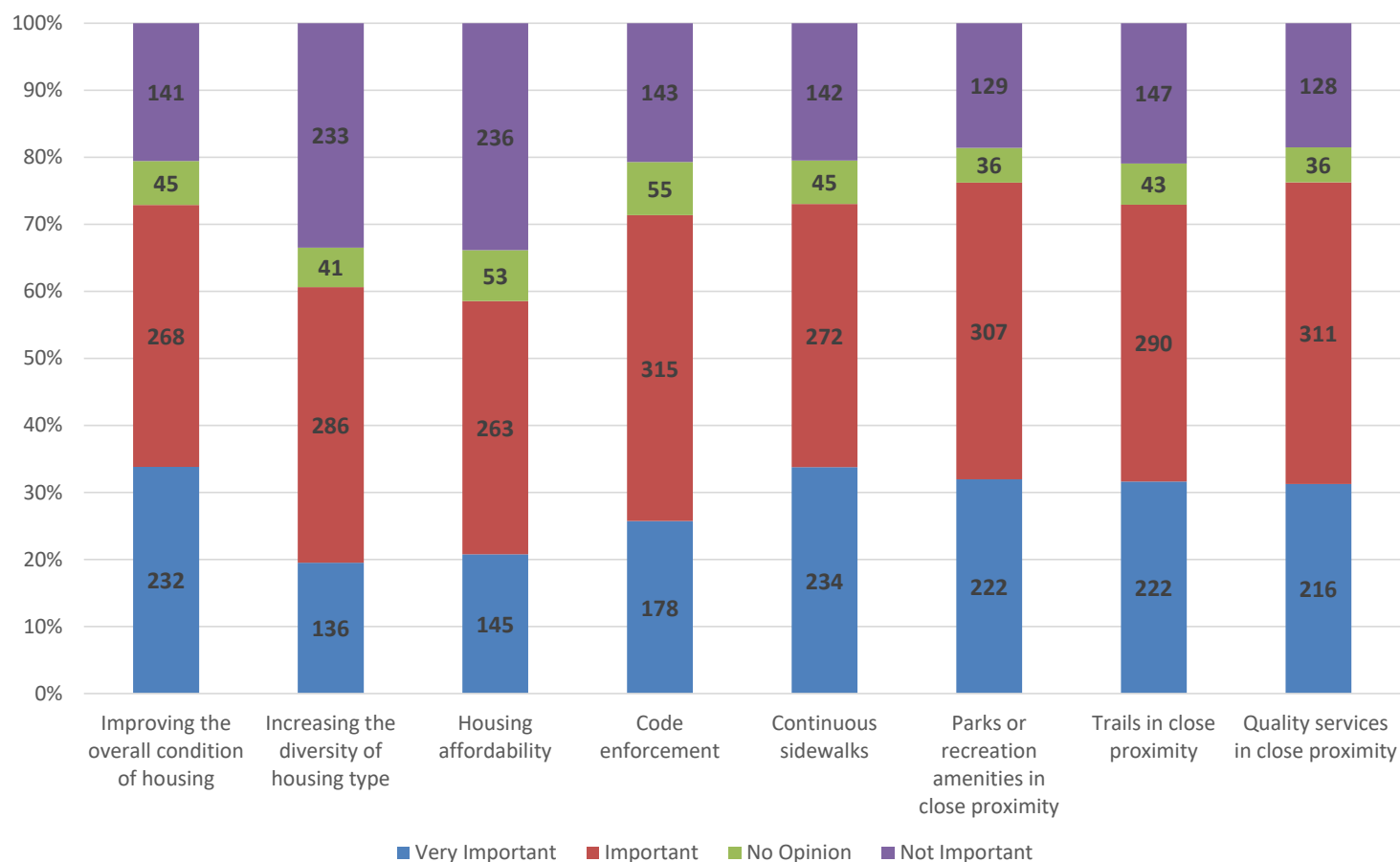
Answer Choices		Responses									
	Sustainable technology/ infrastructure	Open space preservation/ floodplain management	Culture/ entertainment/ tourism	Community character/ identity	Shopping/ retail options	Alternative modes of transportation	Parks, Trails, and recreational opportunities	Public safety/safe neighborhoods	Access to employment opportunities	Schools and education	Diverse and affordable housing stock
1	8	25	11	12	21	8	34	63	23	192	282
2	15	15	6	18	22	20	55	60	104	229	135
3	9	20	16	29	27	18	60	123	215	109	53
4	17	14	18	32	41	26	113	222	106	60	30
5	20	10	28	33	39	89	234	108	59	30	29
6	17	32	31	41	104	229	104	49	36	22	14
7	23	23	38	105	251	105	43	27	32	14	18
8	32	19	100	250	108	69	26	15	33	8	19
9	33	85	304	104	36	46	6	4	35	8	18
10	107	339	87	29	19	43	2	2	21	2	28
11	398	97	40	26	11	26	2	6	15	5	53
Answered										679	
Skipped										160	

Q8 In general, do you feel there is enough housing choice (i.e., a variety of market housing options) currently available for Hickory Creek citizens?



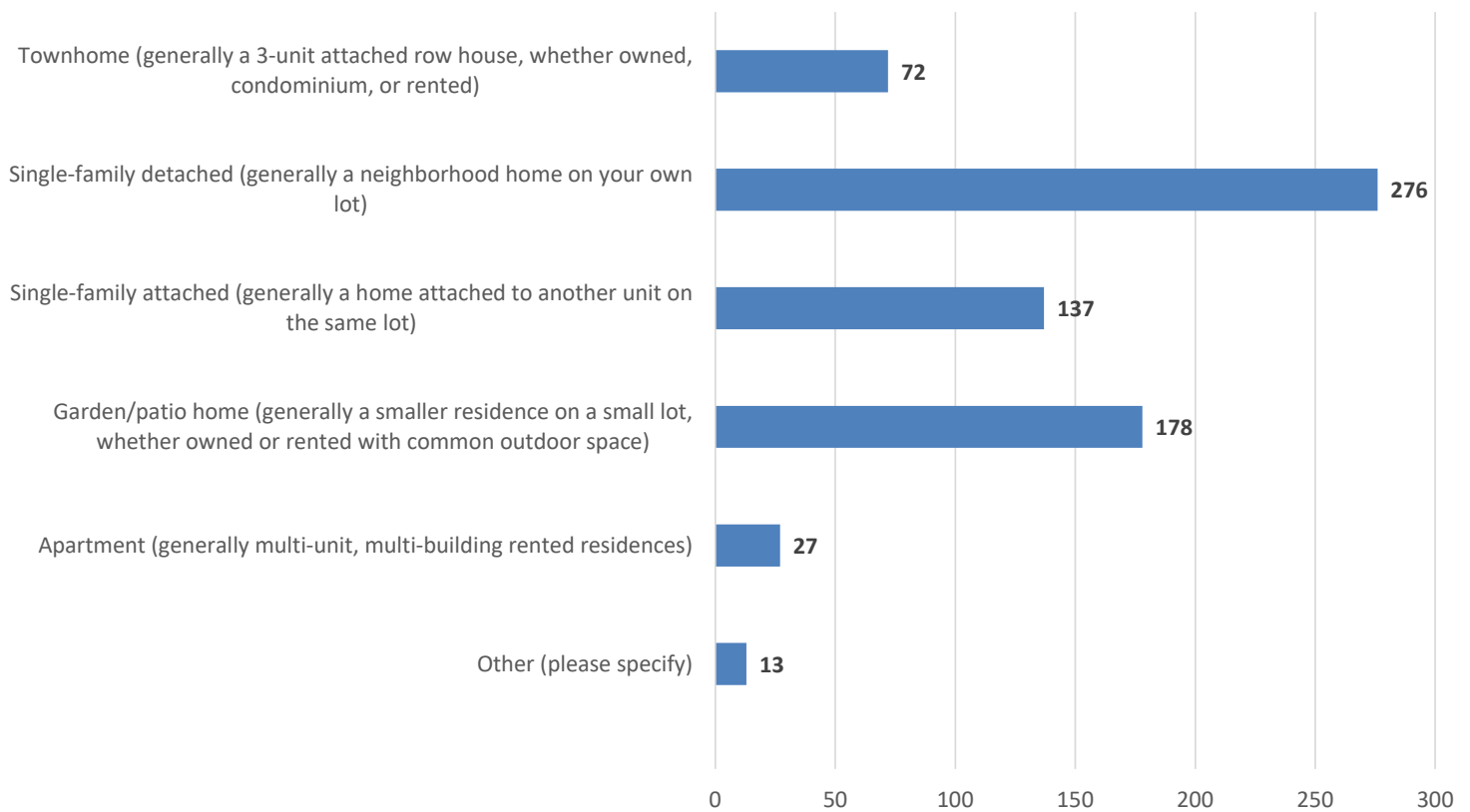
Answer Choices	Responses
Yes	606
No	87
Answered	693
Skipped	146

Q9 How important are the following neighborhood issues to you?



Answer Choices	Responses							
	Improving the overall condition of housing	Increasing the diversity of housing type	Housing affordability	Code enforcement	Continuous sidewalks	Parks or recreation amenities in close proximity	Trails in close proximity	Quality services in close proximity
Very Important	232	136	145	178	234	222	222	216
Important	268	286	263	315	272	307	290	311
No Opinion	45	41	53	55	45	36	43	36
Not Important	141	233	236	143	142	129	147	128
Answered								701
Skipped								138

Q10 If you were to relocate from your current place of residence, what type of housing would you be most interested in?

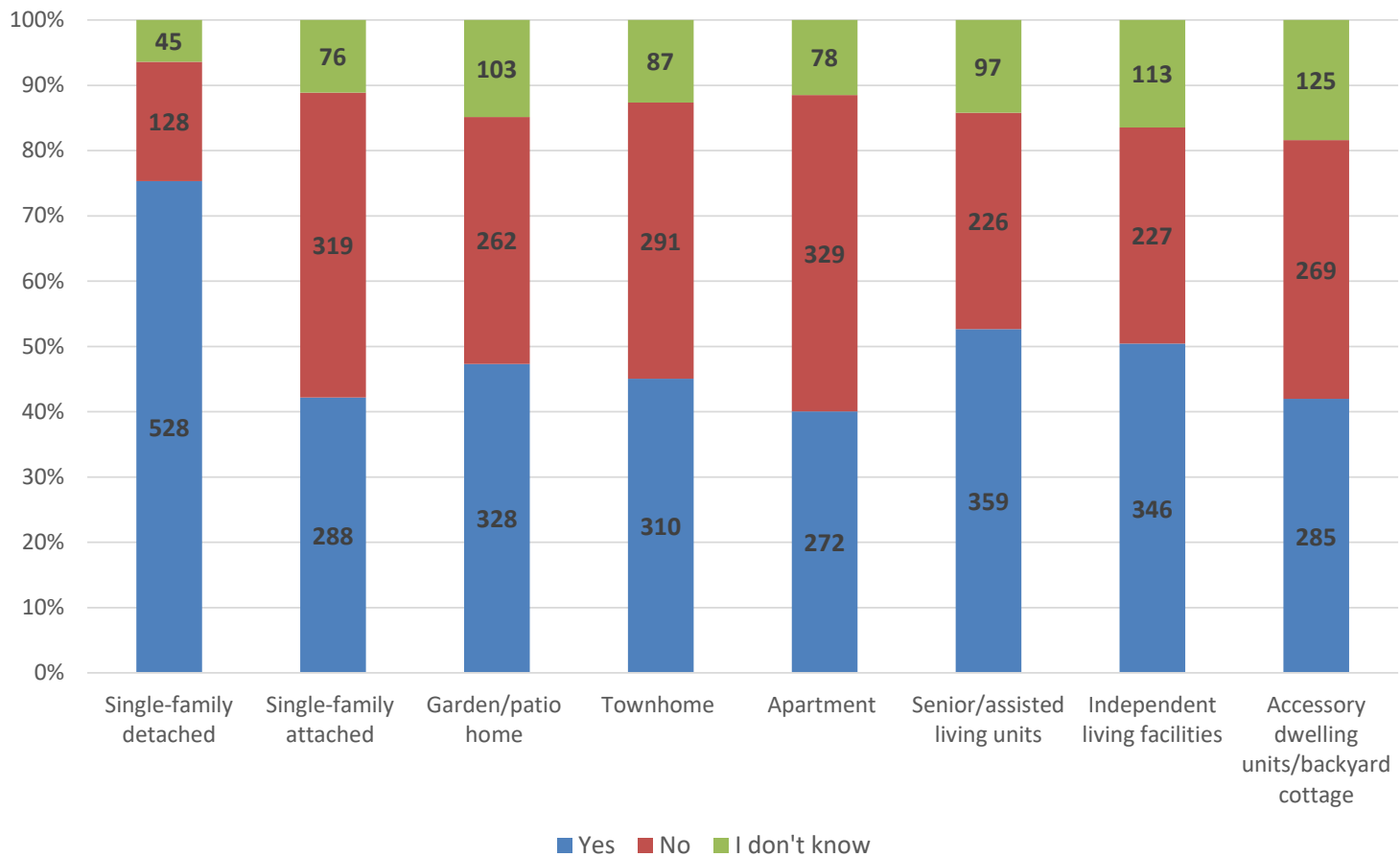


Answer Choices	Responses
Townhome (generally a 3-unit attached row house, whether owned, condominium, or rented)	72
Single-family detached (generally a neighborhood home on your own lot)	276
Single-family attached (generally a home attached to another unit on the same lot)	137
Garden/patio home (generally a smaller residence on a small lot, whether owned or rented with common outdoor space)	178
Apartment (generally multi-unit, multi-building rented residences)	27
Other (please specify)	13
Answered	703
Skipped	136

Q10 If you were to relocate from your current place of residence, what type of housing would you be most interested in?
(Other)

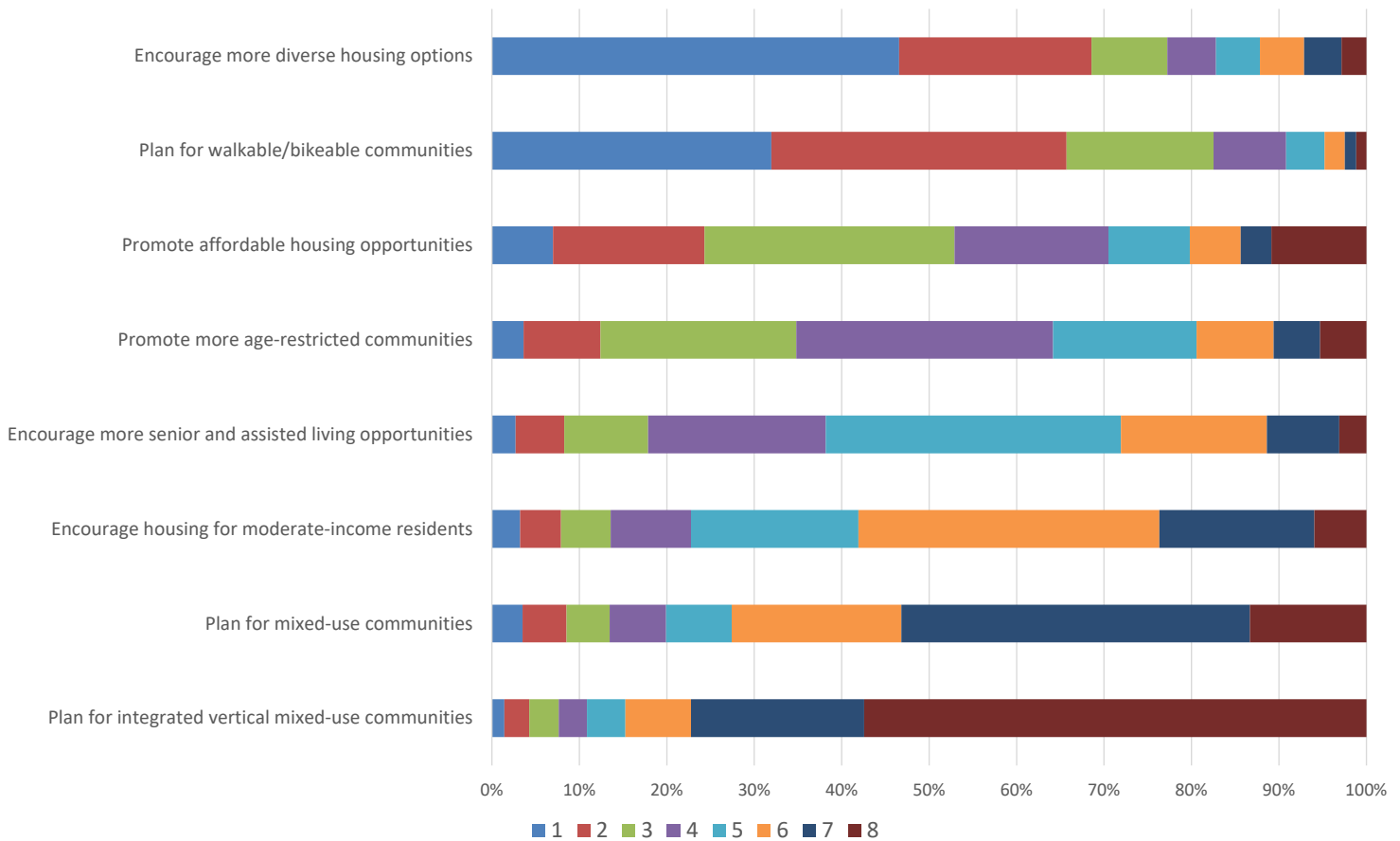
#	Responses
1	A residence outside a declining Hickory Creek
2	Assisted living
3	Beach House
4	Home on land
5	Homestead on a piece of land
6	large lot (1+ acre)
7	No city like dwelling of any kind!!! I am beginning to really despise this place
8	On the ocean
9	Open land with zero noise from construction
10	Single family, 0.5 acre lot minimum
11	Single-family detached (generally a neighborhood home on your own LARGER lot)
12	Single-family home on acreage
13	Small ranchette property 3 to 4 acres

Q11 Would you encourage or discourage the following residential development types in Hickory Creek over the next 20+ years?



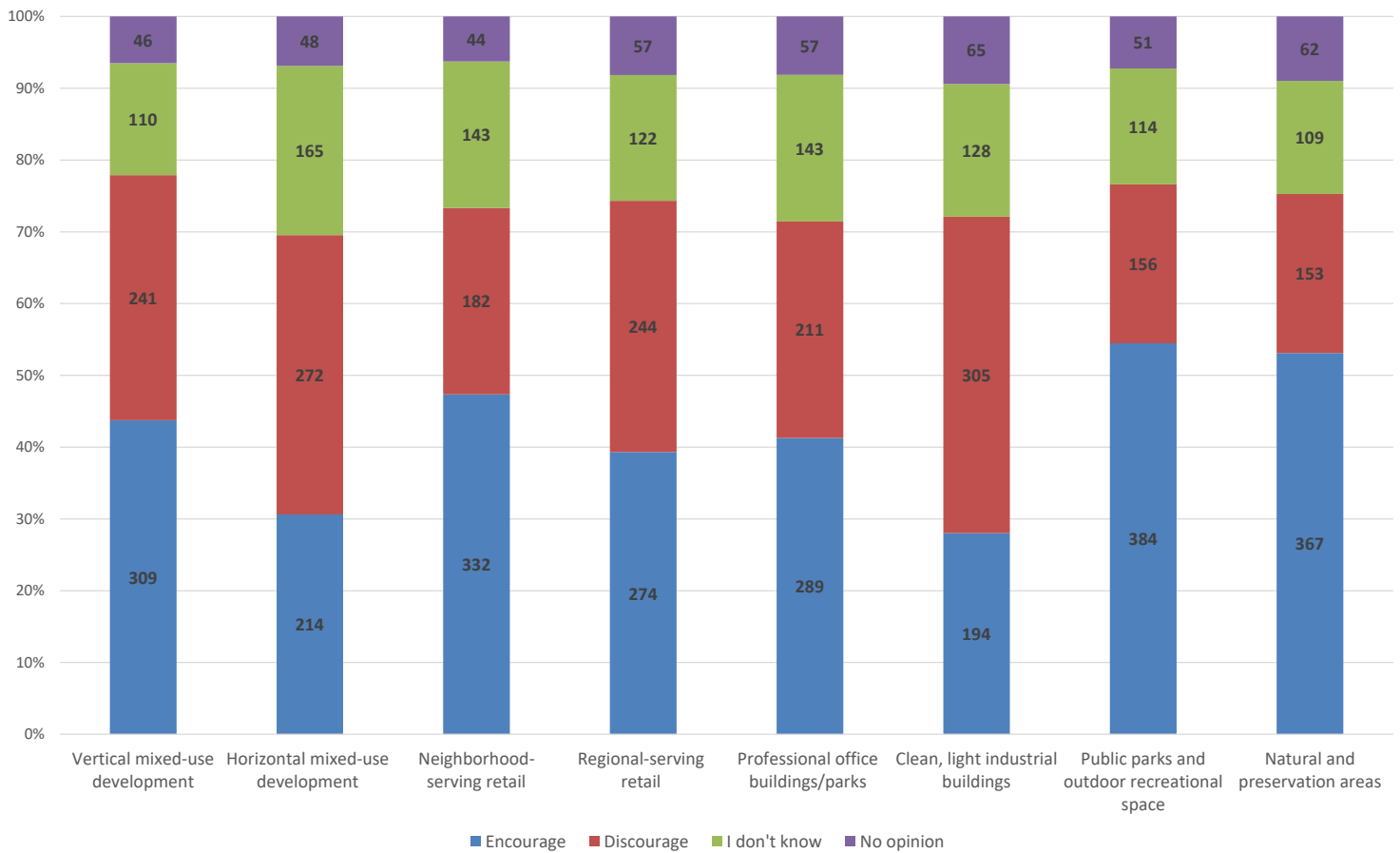
Answer Choices	Responses							
	Single family detached	Single family attached	Garden/patio home	Townhome	Apartment	Senior/assisted living units	Independent living facilities	Accessory dwelling units/backyard cottage
Yes	528	288	328	310	272	359	346	285
No	128	319	262	291	329	226	227	269
I don't know	45	76	103	87	78	97	113	125
Answered								701
Skipped								138

Q12 Rank the following priorities you think the Town of Hickory Creek should have related to overall housing policy, with 1 being most important and 8 being least important.



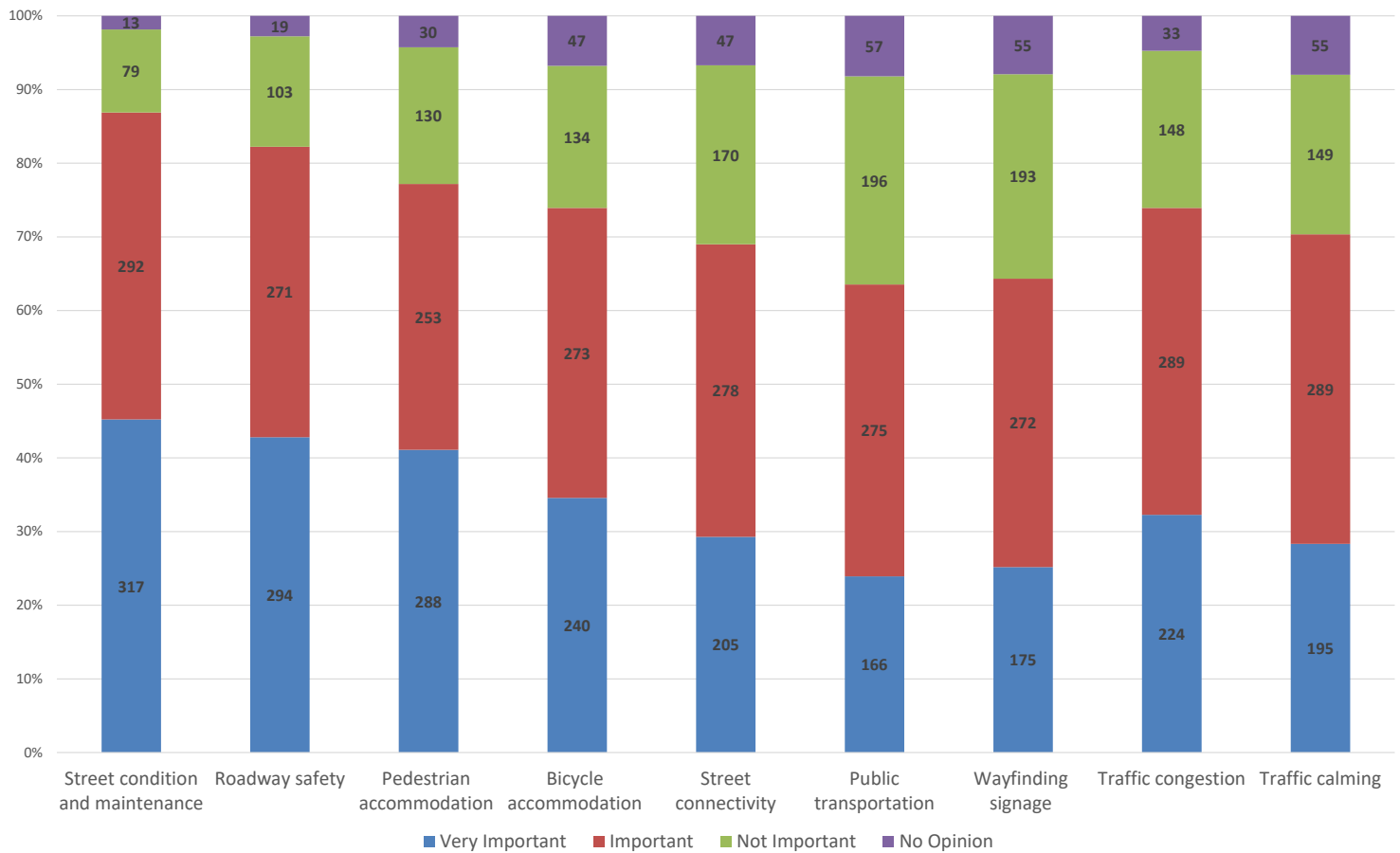
Answer Choices		Responses						
	Plan for integrated vertical mixed-use communities	Plan for mixed-use communities	Encourage housing for moderate-income residents	Encourage more senior and assisted living opportunities	Promote more age-restricted communities	Promote affordable housing opportunities	Plan for walkable/bikeable communities	Encourage more diverse housing options
1	11	27	25	21	28	54	247	360
2	22	39	36	43	68	134	261	170
3	26	38	44	74	173	221	130	67
4	25	50	71	157	227	136	64	43
5	34	58	148	261	127	72	34	39
6	58	150	266	129	68	45	18	39
7	153	308	137	64	41	27	10	33
8	444	103	46	24	41	84	9	22
							Answered	773
							Skipped	66

Q13 Would you encourage or discourage the following non-residential development types in Hickory Creek over the next 20+ years?



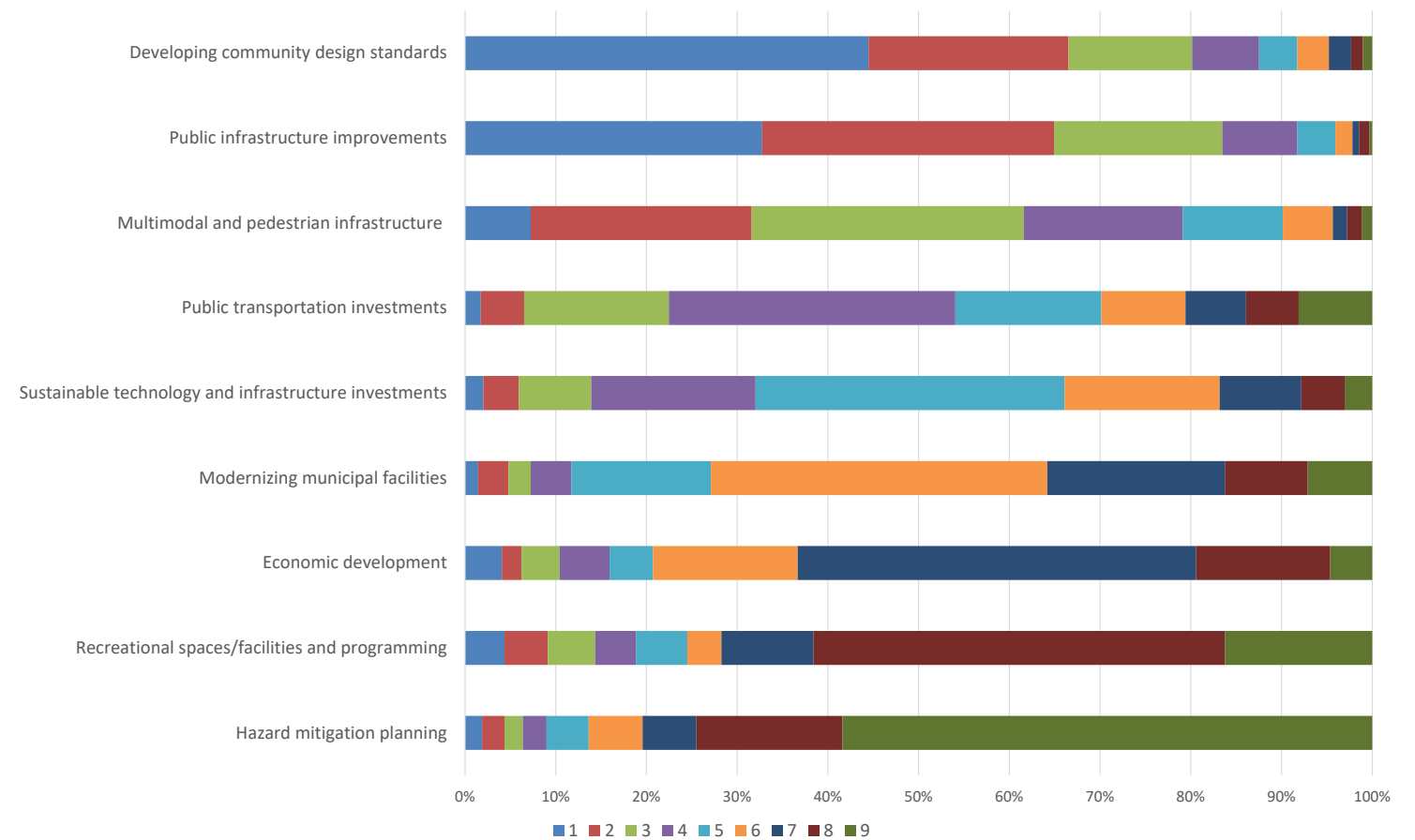
Answer Choices	Responses							
	Vertical mixed-use development	Horizontal mixed-use development	Neighborhood-serving retail	Regional-serving retail	Professional office buildings/parks	Clean, light industrial buildings	Public parks and outdoor recreational space	Natural and preservation areas
Encourage	309	214	332	274	289	194	384	367
Discourage	241	272	182	244	211	305	156	153
I don't know	110	165	143	122	143	128	114	109
No opinion	46	48	44	57	57	65	51	62
Answered								706
Skipped								113

Q14 How important is it for the Town of Hickory Creek to address the following transportation issues in the next five years?



Answer Choices	Responses								
	Street condition and maintenance	Roadway safety	Pedestrian accommodation	Bicycle accommodation	Street connectivity	Public transportation	Wayfinding signage	Traffic congestion	Traffic calming
Very Important	317	294	288	240	205	166	175	224	195
Important	292	271	253	273	278	275	272	289	289
Not Important	79	103	130	134	170	196	193	148	149
No Opinion	13	19	30	47	47	57	55	33	55
Answered									701
Skipped									138

Q15 Rank the following topics that you would be in favor of directing more sales tax revenue to in the future, 1 being most important and 9 being least important.



Answer Choices		Responses							
	Hazard mitigation planning	Recreational spaces/facilities and programming	Economic development	Modernizing municipal facilities	Sustainable technology and infrastructure investments	Public transportation investments	Multimodal and pedestrian infrastructure	Public infrastructure improvements	Developing community design standards
1	13	30	28	10	14	12	50	226	307
2	17	33	15	23	27	33	168	222	152
3	14	36	29	17	55	110	207	128	94
4	18	31	38	31	125	218	121	57	51
5	32	39	33	106	235	111	76	29	29
6	41	26	110	256	118	64	38	13	24
7	41	70	303	135	62	46	11	5	17
8	111	313	102	63	33	40	11	8	9
9	403	112	32	49	21	56	8	2	7
Answered									690
Skipped									149

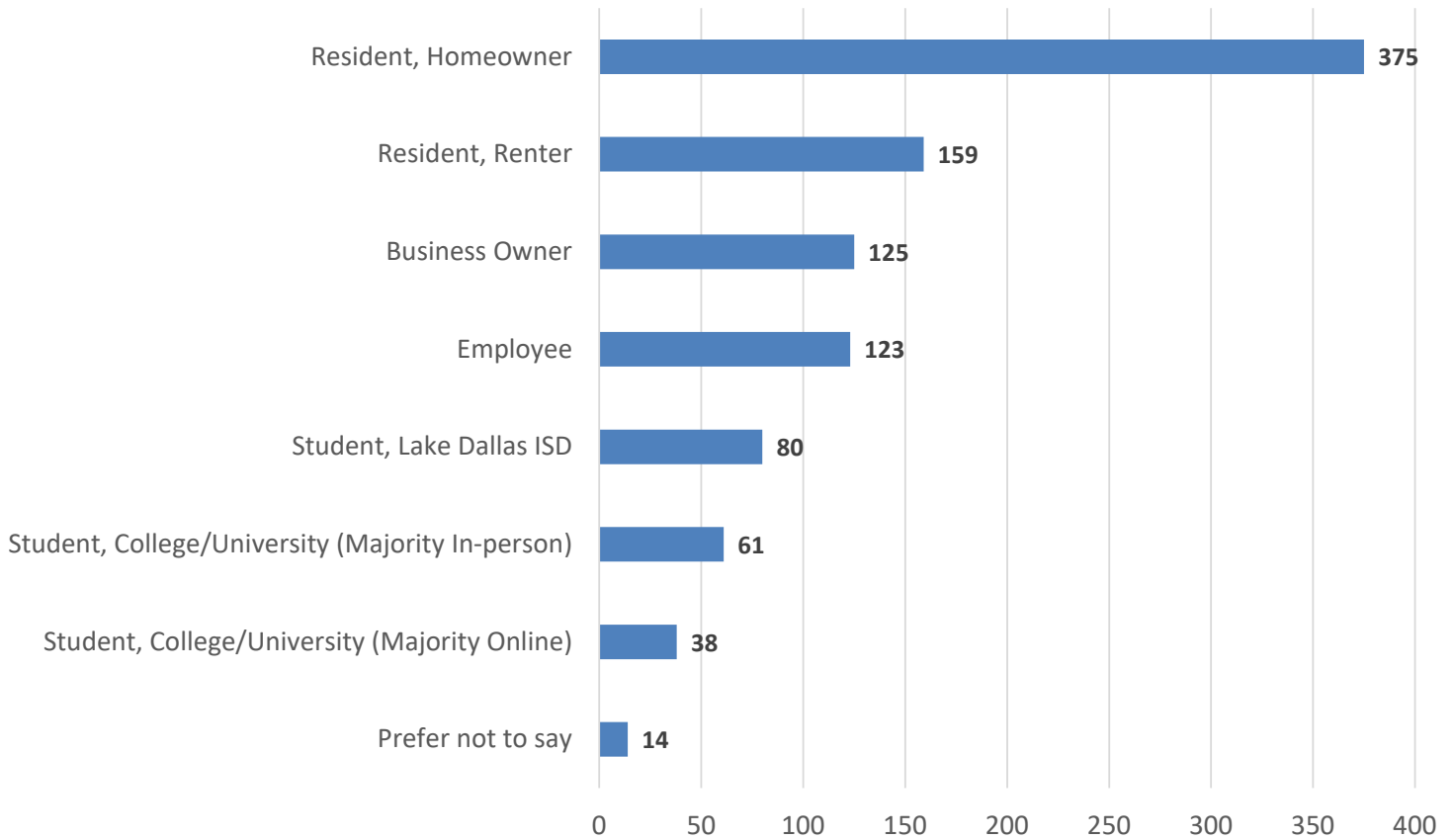
Q16 Please share any additional thoughts (if any) that you may have on what should be considered in the Town's upcoming planning efforts?

#	Responses
1	A small library since there is on again/off again talk of closing LD library. Or maybe 4 townships support one library. I don't use the library but many with children must, plus seniors might use a library more.
2	Add and improve areas for cycling, walking etc.
3	Add some access for the blind
4	Add some disaster mitigation plans
5	Add some infrastructure
6	All questions where you have up and down arrows are impossible to answer
7	Alleyways paved over, not replaced causing flooding in driveways and backyards. Web site update to make looking up codes easier.
8	Ban Air BNB rentals.
9	Better urban planning
10	Big investment in public transport and public facilities
11	Bike and walking trails connecting the parks.. Stop cutting down all the trees..
12	Build a YMCA. Denton county has the one in Flower Mound, but it is outdated.
13	Commit to building and expanding more infrastructure, roads, widths of lanes, controls technology, signage BEFORE approving any more building of housing and AVOID APARTMENTS, TOWNHOMES, CONDOS OR ANY MULTIFAMILY CLUSTERS THAT BRINGF CRIMINAL ELEMENTS. Ask Chief Dunn if Chief Garner in Corinth is happy with the crime in their apartment complex. Corinth is outmanned for their problems, and they need the additional resources of Lake Dallas to manage safety.
14	Conducive environment
15	Consider environmentally friendly architectural design
16	Continue to work with Lake Cities Community to incorporate all items listed in this survey.
17	Convenient transportation
18	convenient transportation
19	Demo trailer park off Turbeville. It is an eye sore for the town. We also need more police officers.
20	Don't affect your living environment too much when building
21	Don't know
22	education
23	education
24	Employment of young people, health care of young children
25	engineer
26	Ensure reliable transportation system
27	fesrfwar
28	For once listen and execute what the people want for their neighborhoods. And that might be different for each an individual neighborhood. Let each neighborhood decide what they want in their neighborhood instead of just picking on certain neighborhoods and placing other neighborhoods classified as better. We are so tired of being the stepchild of this town.

29	Getting a good library
30	Green and sustainable development
31	Green plants and comfortable spaces are important.
32	Heritage Properties: Residential Properties that have maintained value or increased in value apart from market. Residences including lot size which have also been unchanged and a part of Hickory Creek for 20 years or more. These said Heritage Residence program applicants may decide to be a part of the program or not. The Heritage Residence Program member may receive benefits to maintain or improve flood and water drainage from, to or through lots. Utility upgrades according to most recent Town availability. Program Members will maintain property to agreed upon Heritage Property standards voted on by current residents owning Heritage Property candidates. Town will provide discount on property tax when the Heritage Residence Program member maintains value and condition of property equivalent or increased in market to historical record of property in comparison to current and historical markets. Haha just an idea in the making
33	Hickory Creek is a great place to live, quaint, small little town with big city rite across the lake. Not big city buildings and industry that takes away from that small town country feel.
34	I have not considered the planning work in the city for the time being. Sorry
35	I hope the convenience of travel meets your shopping needs
36	I t he ink development can be good if keeping in mind the natural lakeside landscape that we all moved here for,
37	I would stay away from public transportation. It tends to give the criminal element a way to get to locations.
38	I'm not sure if we have much space for it, but any recreational sports complexes would be nice to have for residents in Hickory Creek instead of having to go to Lake Dallas, Corinth, or Lewisville
39	Improve air quality and reduce environmental pollution
40	Improve the overall housing conditions
41	Increase community involvement in the comprehensive planning
42	Increase recreational facilities
43	Introduce more advanced entertainment programs to attract talent
44	leave sth out of consideration
45	Like small town feel. Let's grow to a larger town with charm. This means no more approving crane companies and clean up east side of I35
46	Maintain the infrastructure and strengthen the implementation of the plan
47	medical treatment
48	More assisted living assistance for the elderly
49	More development
50	More lighting on trails and roads on the east side, I feel HC forgets about us over there except when code enforcement is involved, for little things some houses are literally falling apart and don't get coded and us that keep our property looking good get popped for everything.
51	More public transportation provided to the residents
52	Most people moved to Hickory Creek because we liked it. I would suggest not doing anything to negatively change it, particularly high density housing which usually strains schools, increases traffic and and puts additional burdens on municipal services.
53	No more apartments in neighborhoods
54	Open area and Land preservation.

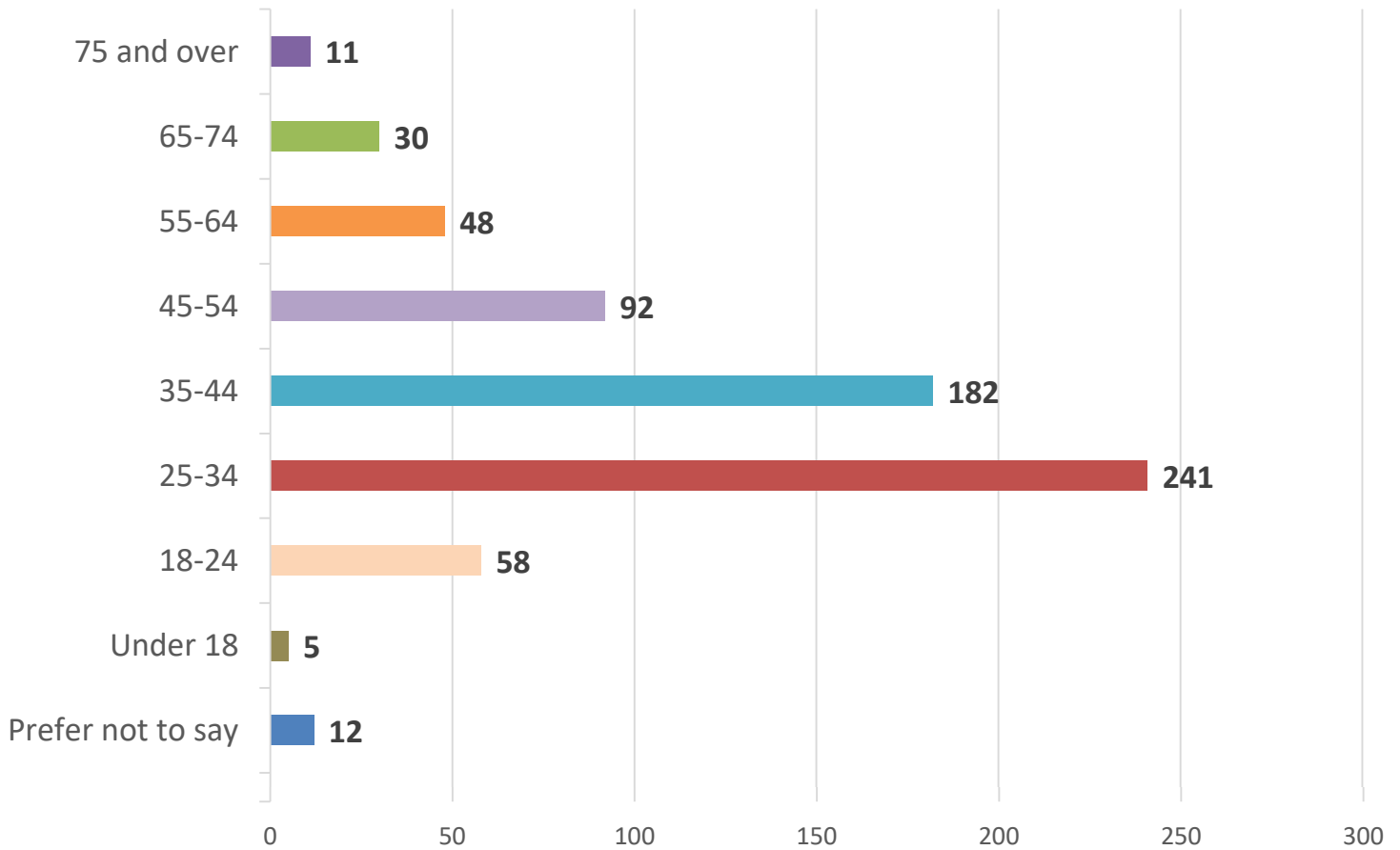
55	Plan the parking spaces in advance, because there are more and more cars now.
56	Please make it family and kid friendly. Safety first!
57	Public transport investment
58	RETAIL!! and not a "strip mall". A development like The Shops of Highland Village/Grandscape would be incredibly prosperous for the Hickory Creek and surrounding areas.
59	Revamp the older neighborhoods. Sidewalks are needed.
60	road construction
61	Roundabouts are a massive improvement to traffic congestion.
62	Runoff into Lake Lewisville. Addressing it in some meaningful way. Everything from lawn clippings to road debri end up in the lake. Monitoring parks for litter.
63	Safety measures need to be improved
64	sanitation
65	Stricter mandates on new business wanting to come to this city. Hours of operation, what can and can't be done to the property etc.
66	The construction of public facilities
67	the future is now, retail and recreation
68	The grasp of planning objectives and scale should be combined with reality
69	The housing can be more easily developed and designed
70	The important position of environmental factors in urban planning and design
71	The increase in trails
72	there is no...at the moment
73	This is one of the most irrelevant, confusing, surveys ever.
74	Urban environmental design should be based on urban environment
75	Use forward looking Green and sustainable design principles and practices, stop with the old, outdated principles and practices that detract from quality of life.
76	We have enough Shopping, Housing, People in HC. STOP all of the new neighborhoods.
77	We need a gym for the city
78	We need to preserve the land and stop developing more housing. Keep our town small and manageable.
79	Would love to find a way to invest more in our public schools, make sure there are sidewalks all the way to our schools (especially elementary) and creating a place where kids can play safely like an activity center.

Q17 What is your relationship to the Town? Select all that apply.



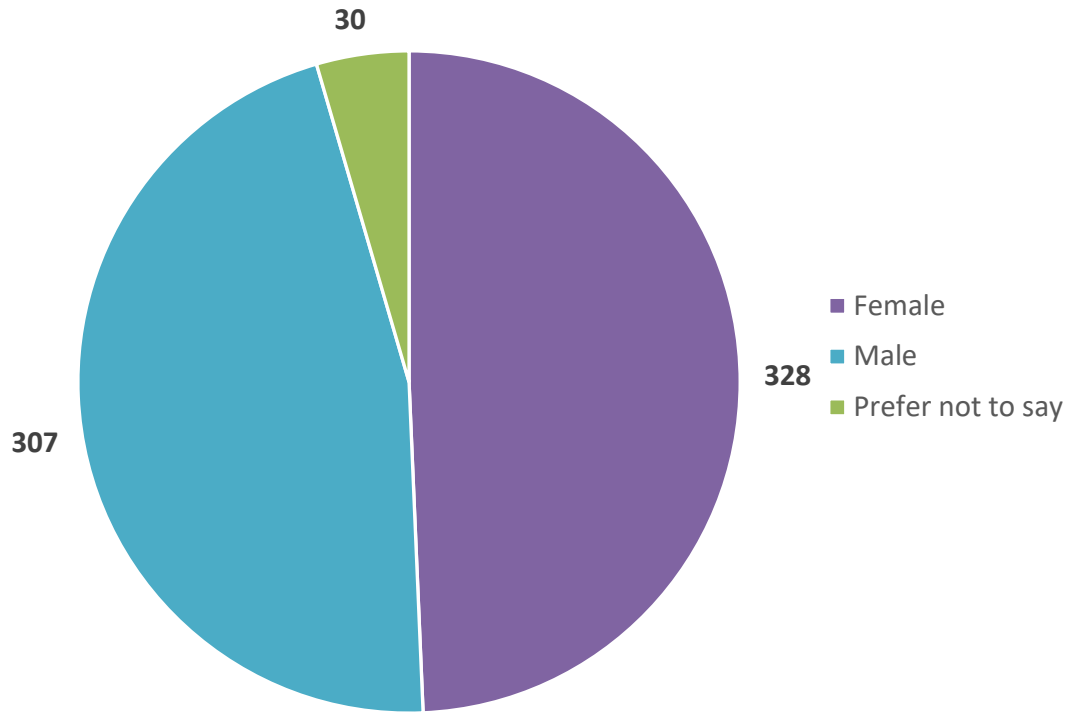
Answer Choices	Responses
Resident, Homeowner	375
Resident, Renter	159
Business Owner	125
Employee	123
Student, Lake Dallas ISD	80
Student, College/University (Majority In-person)	61
Student, College/University (Majority Online)	38
Prefer not to say	14
Answered	839
Skipped	0

Q18 What is your age?



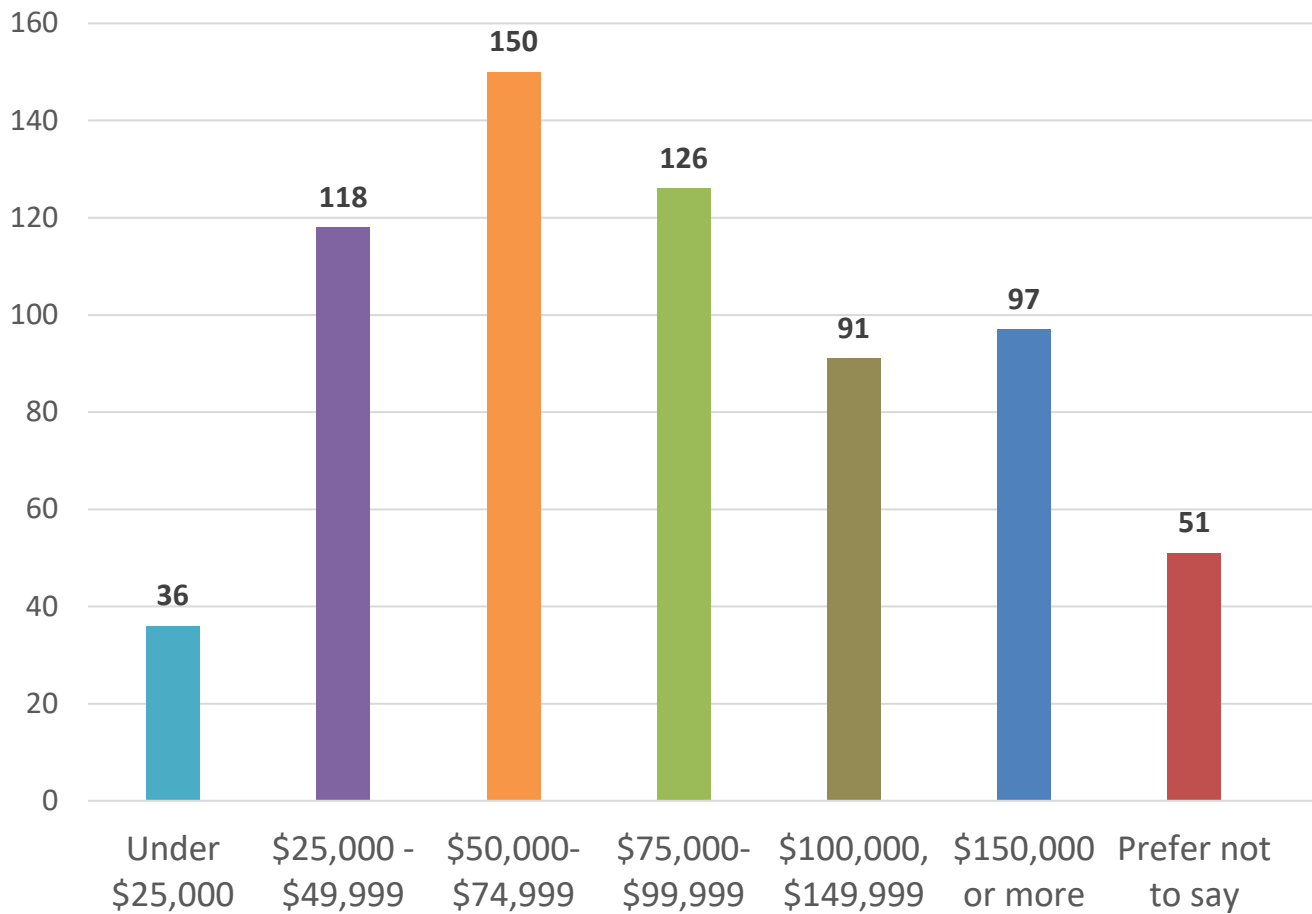
Answer Choices	Responses
75 and over	11
65-74	30
55-64	48
45-54	92
35-44	182
25-34	241
18-24	58
Under 18	5
Prefer not to say	12
Answered	679
Skipped	160

Q19 What is your gender?



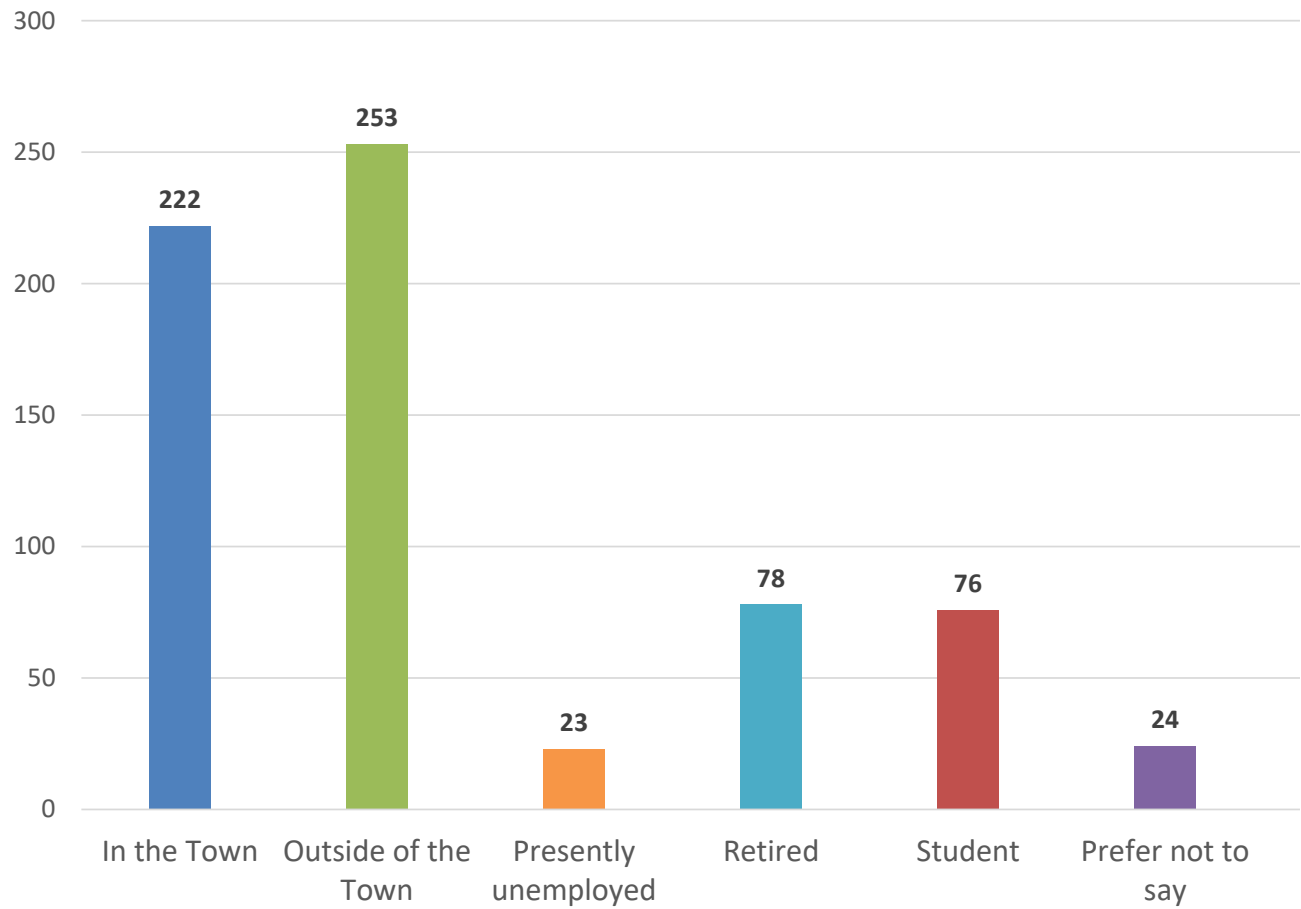
Answer Choices	Responses
Female	328
Male	307
Prefer not to say	30
Answered	665
Skipped	174

Q20 What is your income?



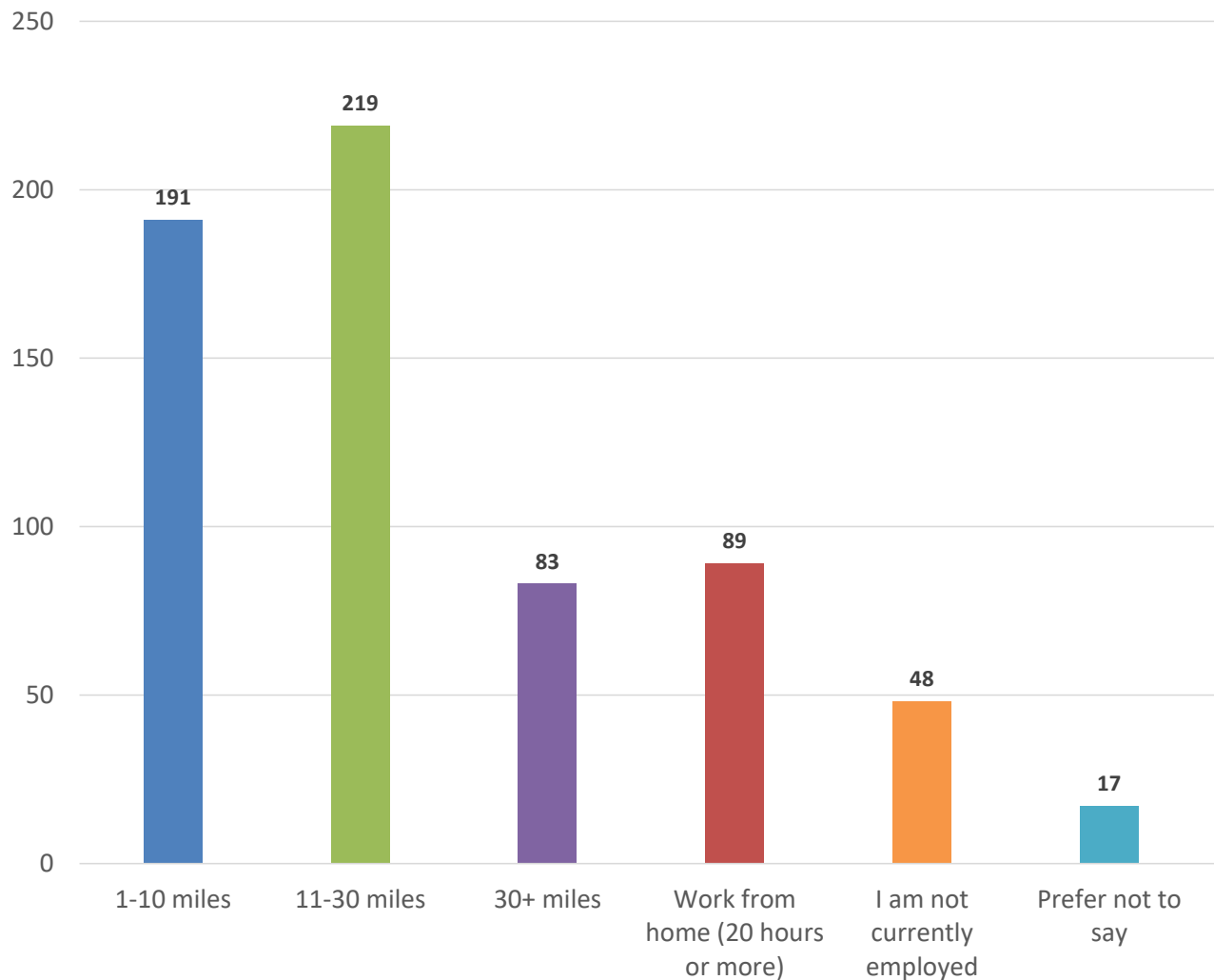
Answer Choices	Responses
Under \$25,000	36
\$25,000 - \$49,999	118
\$50,000- \$74,999	150
\$75,000- \$99,999	126
\$100,000, \$149,999	91
\$150,000 or more	97
Prefer not to say	51
Grand Total	669
Skipped	170

Q21 Where do you work?



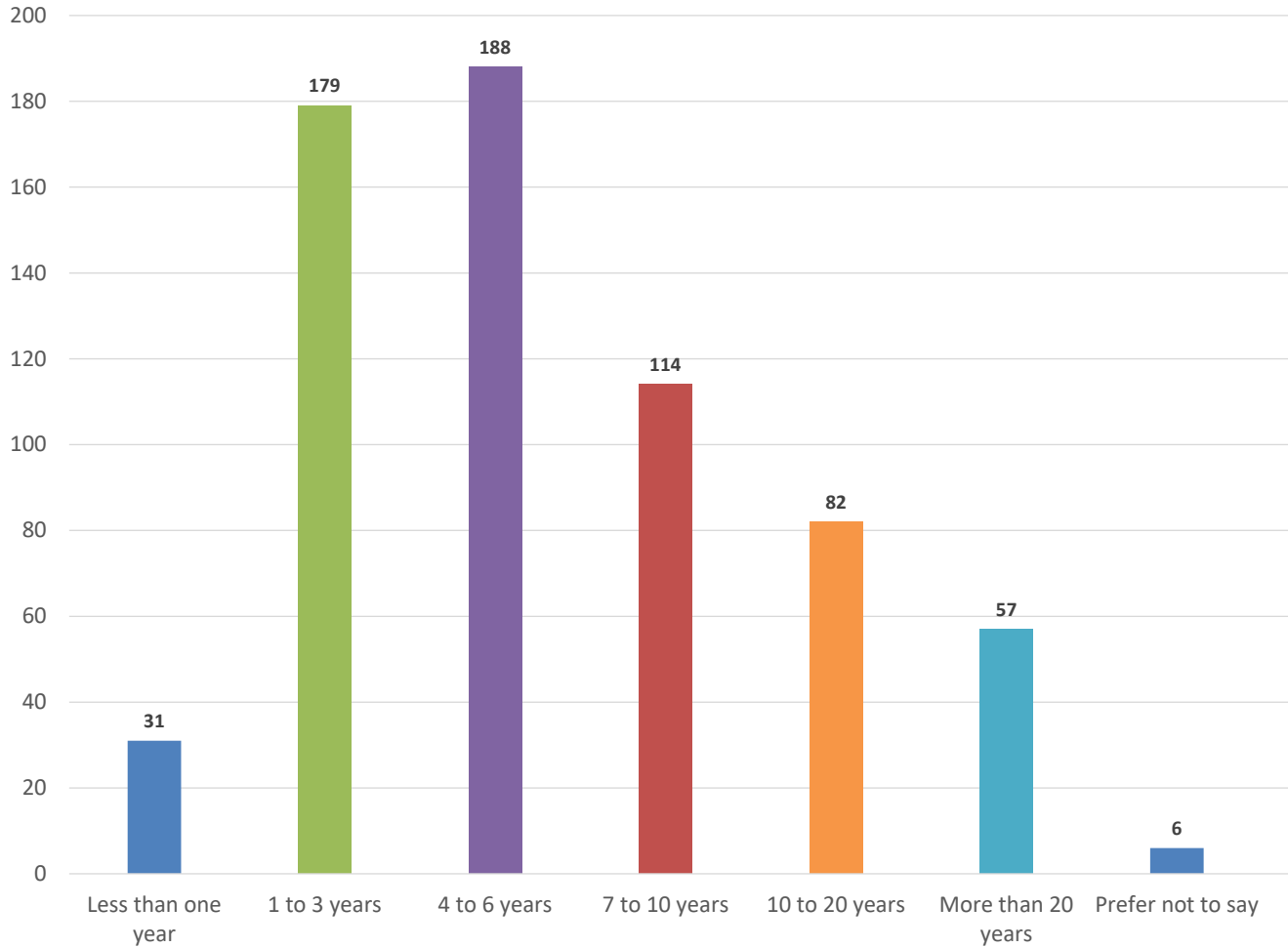
Answer Choices	Responses
In the Town	222
Outside of the Town	253
Presently unemployed	23
Retired	78
Student	76
Prefer not to say	24
Answered	676
Skipped	163

Q22 If you are employed, how far do you commute to work?



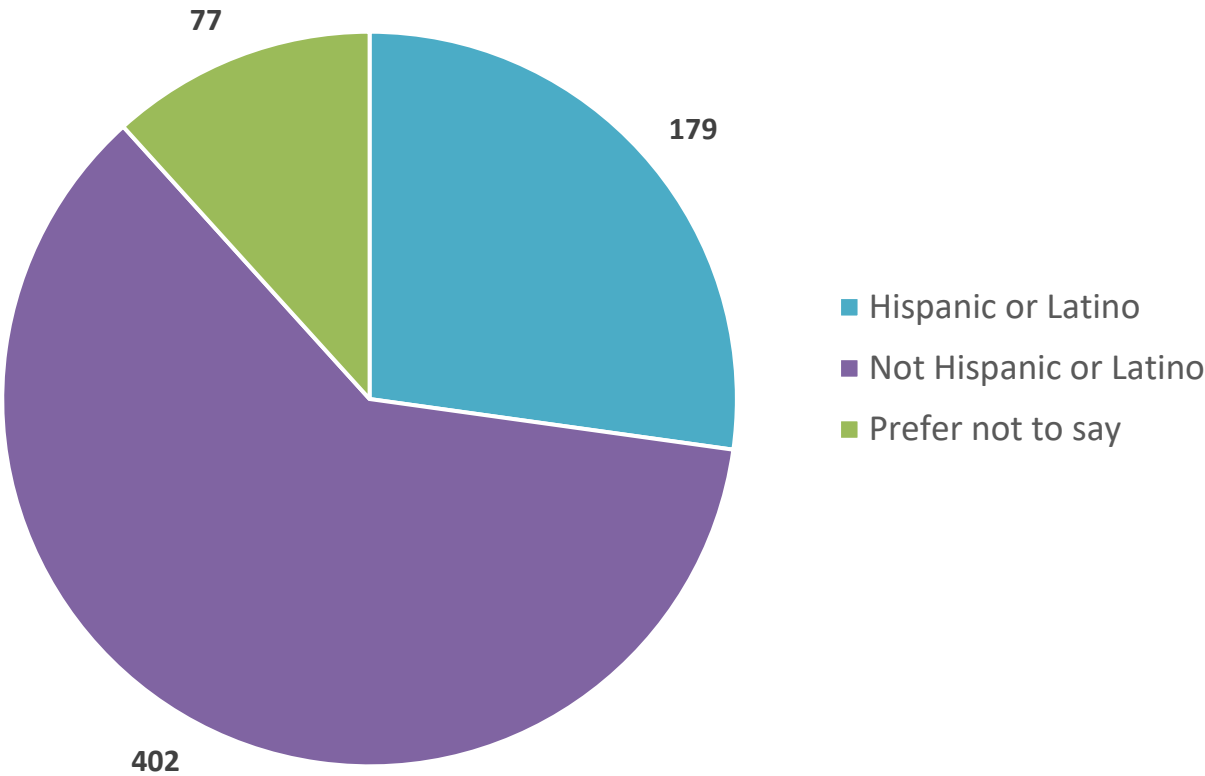
Answer Choices	Responses
1-10 miles	191
11-30 miles	219
30+ miles	83
Work from home (20 hours or more)	89
I am not currently employed	48
Prefer not to say	17
Answered	647
Skipped	192

Q23 How long have you lived or worked in Hickory Creek?



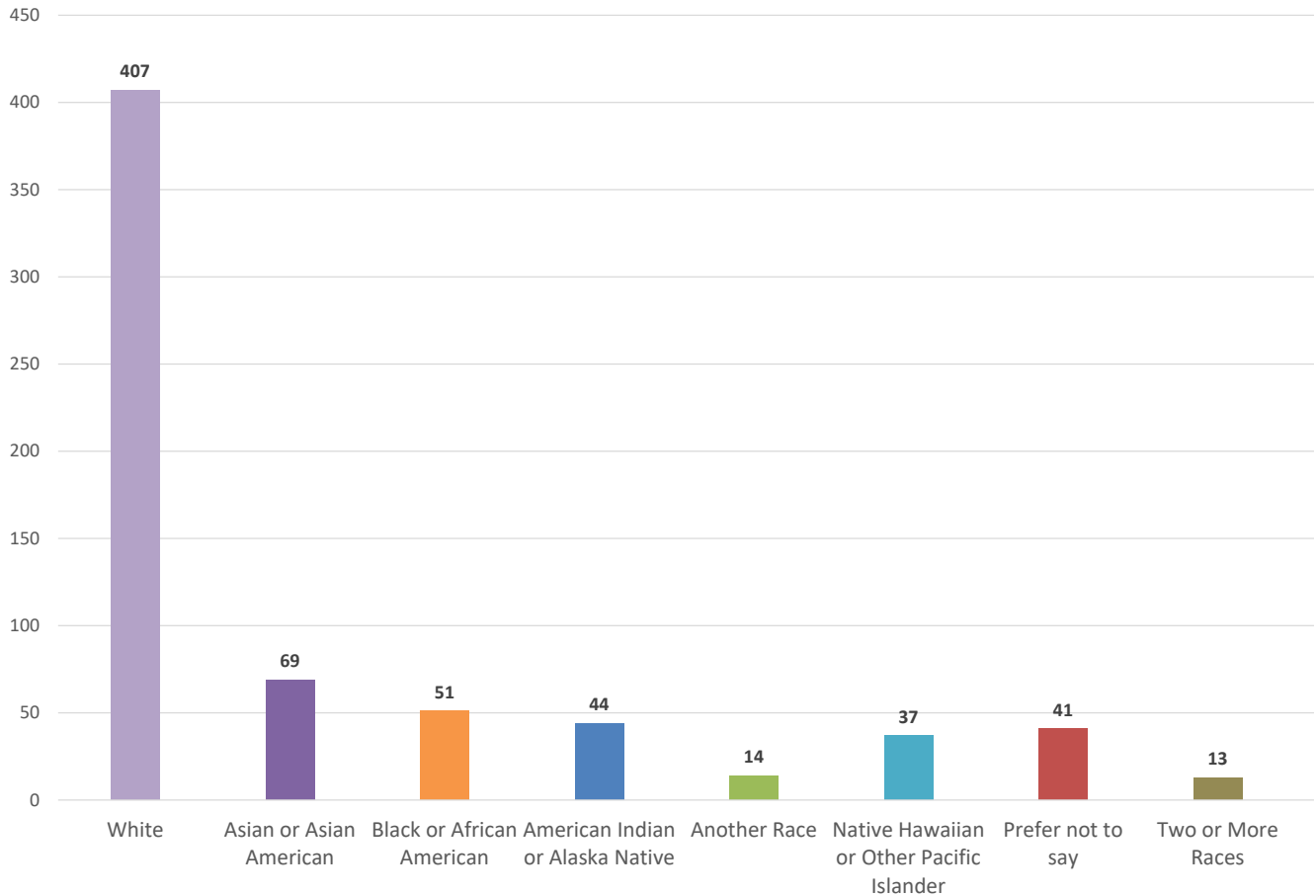
Answer Choices	Responses
Less than one year	31
1 to 3 years	179
4 to 6 years	188
7 to 10 years	114
10 to 20 years	82
More than 20 years	57
Prefer not to say	6
Answered	657
Skipped	182

Q24 Please select the option that represents your ethnicity.



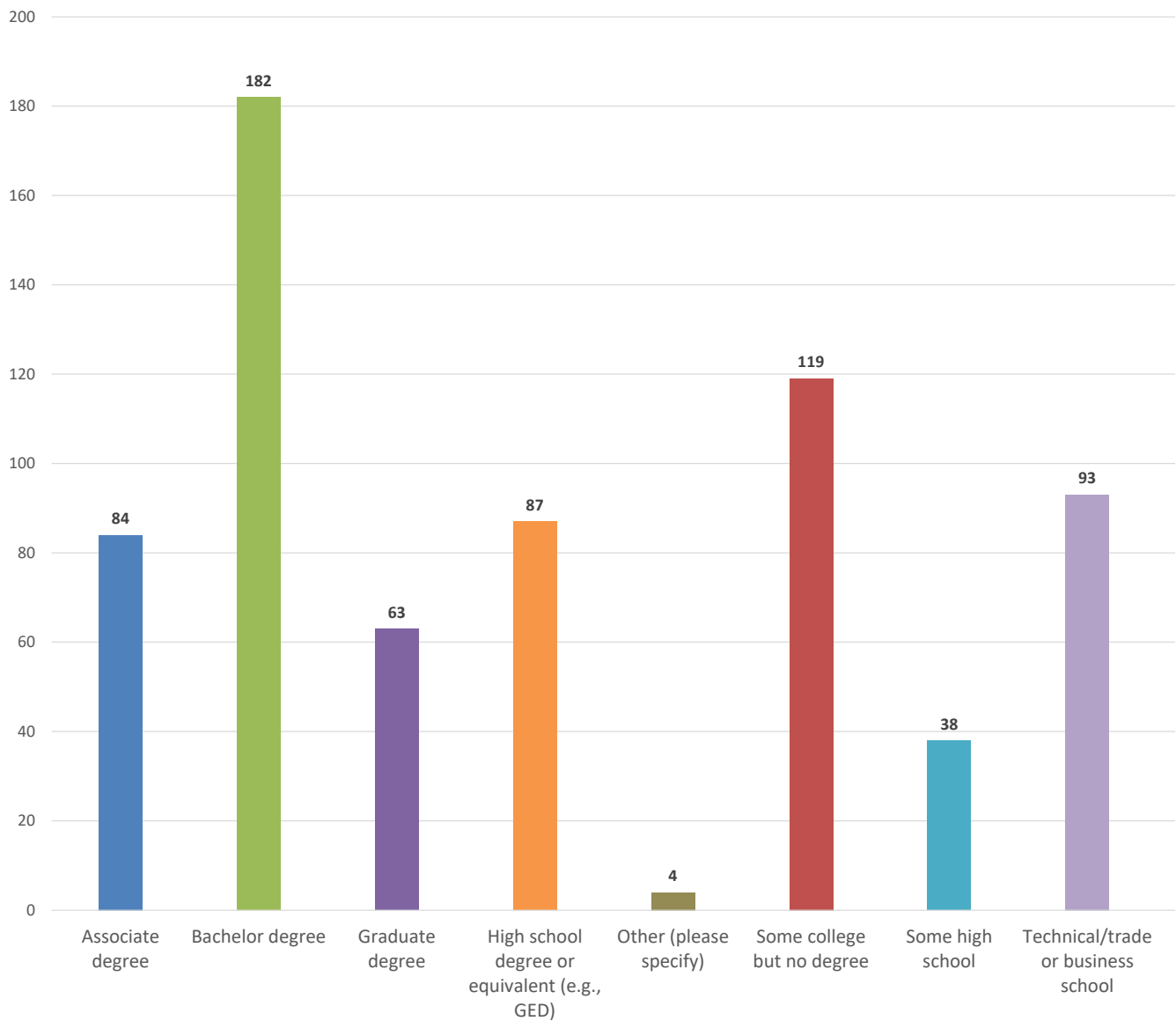
Answer Choices	Responses
Hispanic or Latino	179
Not Hispanic or Latino	402
Prefer not to say	77
Answered	658
Skipped	181

Q25 Please select the option/s that represent your race.



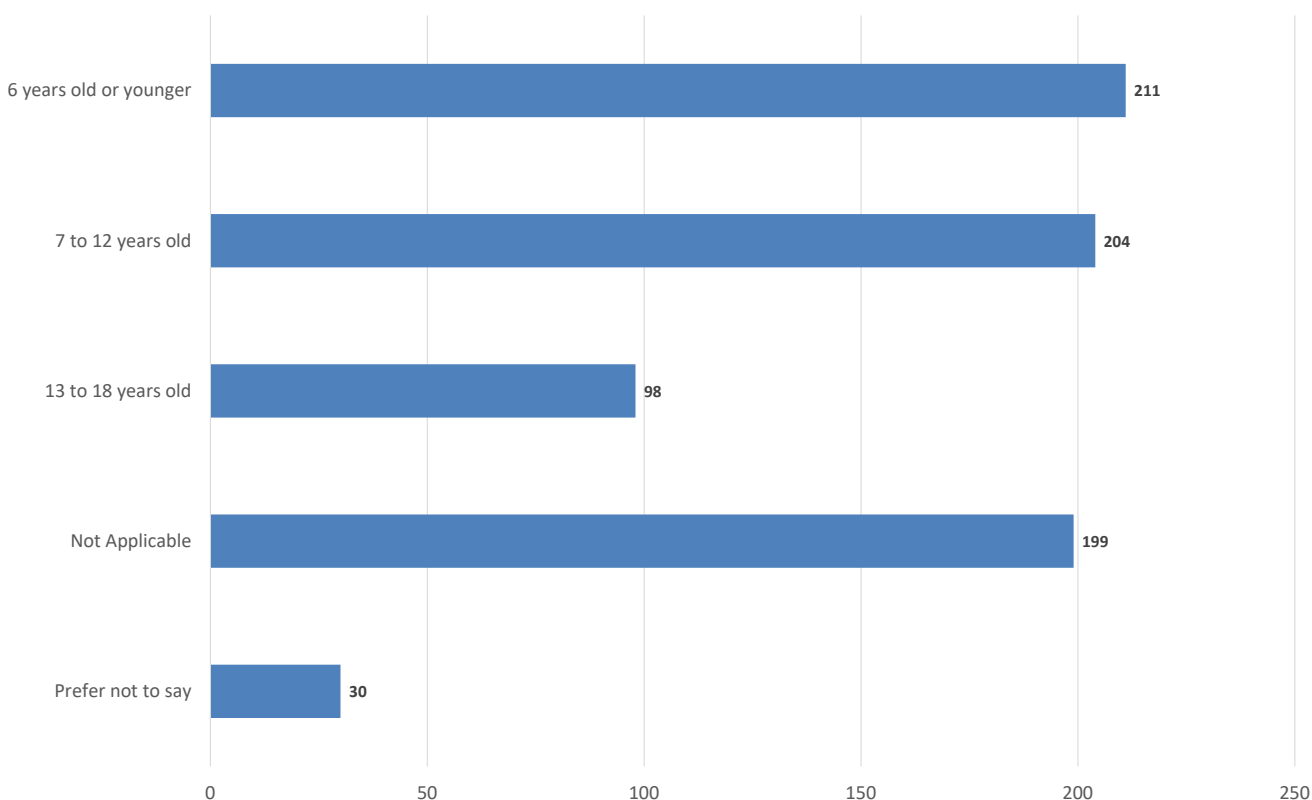
Answer Choices	Responses
White	407
Asian or Asian American	69
Black or African American	51
American Indian or Alaska Native	44
Another Race	14
Native Hawaiian or Other Pacific Islander	37
Prefer not to say	41
Two or More Races	13
Answered	676
Skipped	163

Q26 What is the highest level of education you have received?



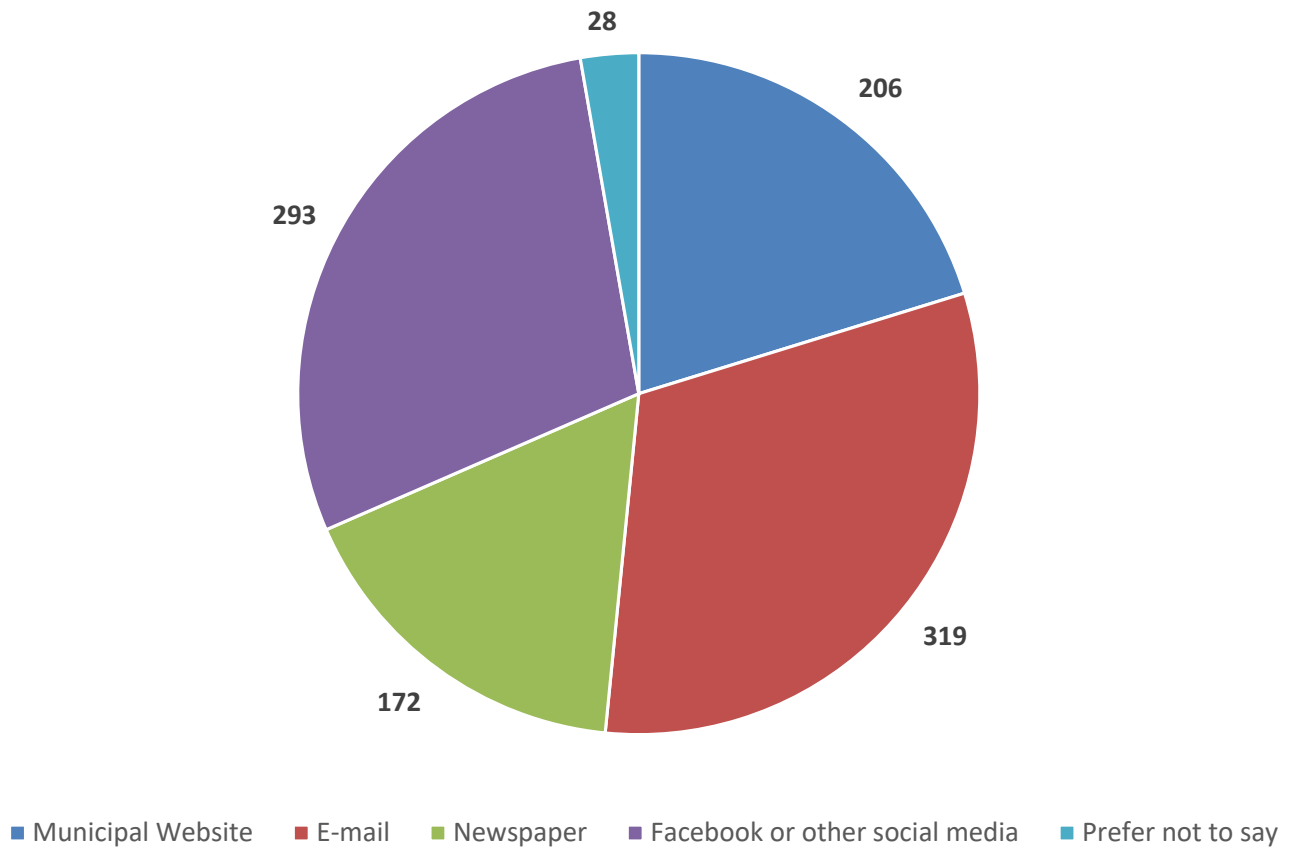
Answer Choices	Responses
Associate degree	84
Bachelor degree	182
Graduate degree	63
High school degree or equivalent (e.g., GED)	87
Other (please specify)	4
Some college but no degree	119
Some high school	38
Technical/trade or business school	93
Answered	670
Skipped	169

Q27 If there are any children under the age of 18 living in your household, please select their age range. Multiple responses may be submitted.



Answer Choices	Responses
6 years old or younger	211
7 to 12 years old	204
13 to 18 years old	98
Not Applicable	199
Prefer not to say	30
Answered	742
Skipped	97

Q28 How do you get news about the Town?

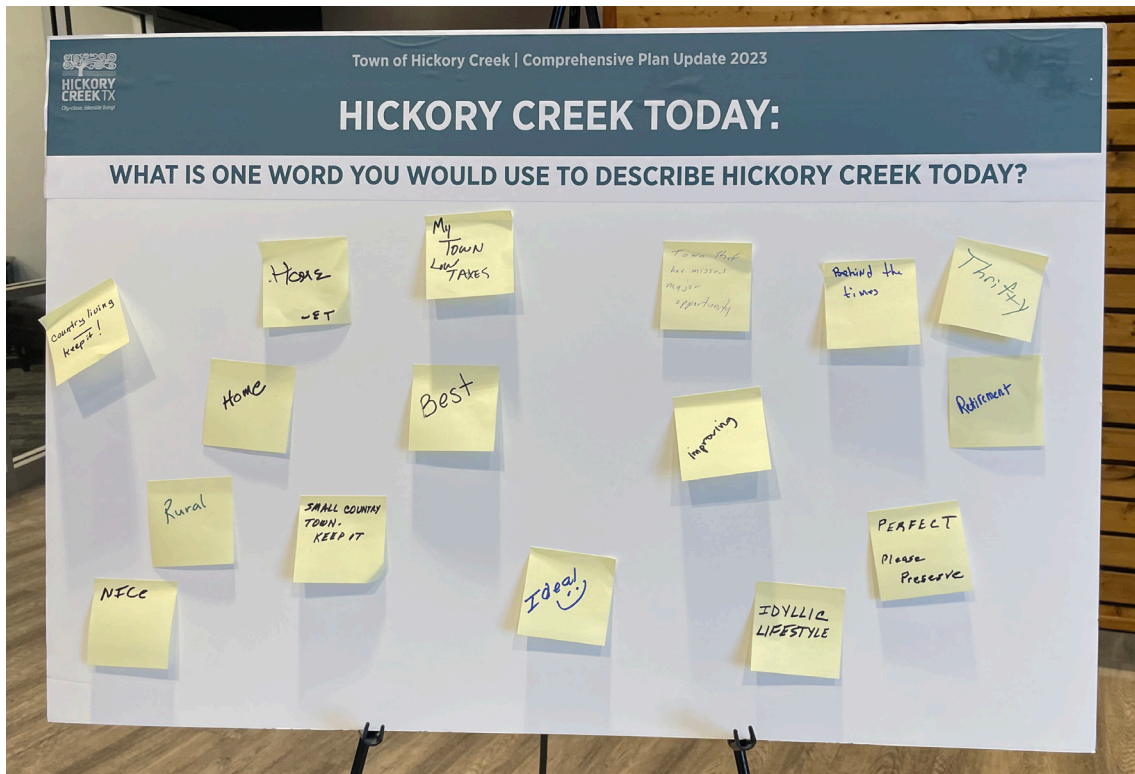


Answer Choices	Responses
Municipal Website	206
E-mail	319
Newspaper	172
Facebook or other social media	293
Prefer not to say	28
Answered	800
Skipped	39

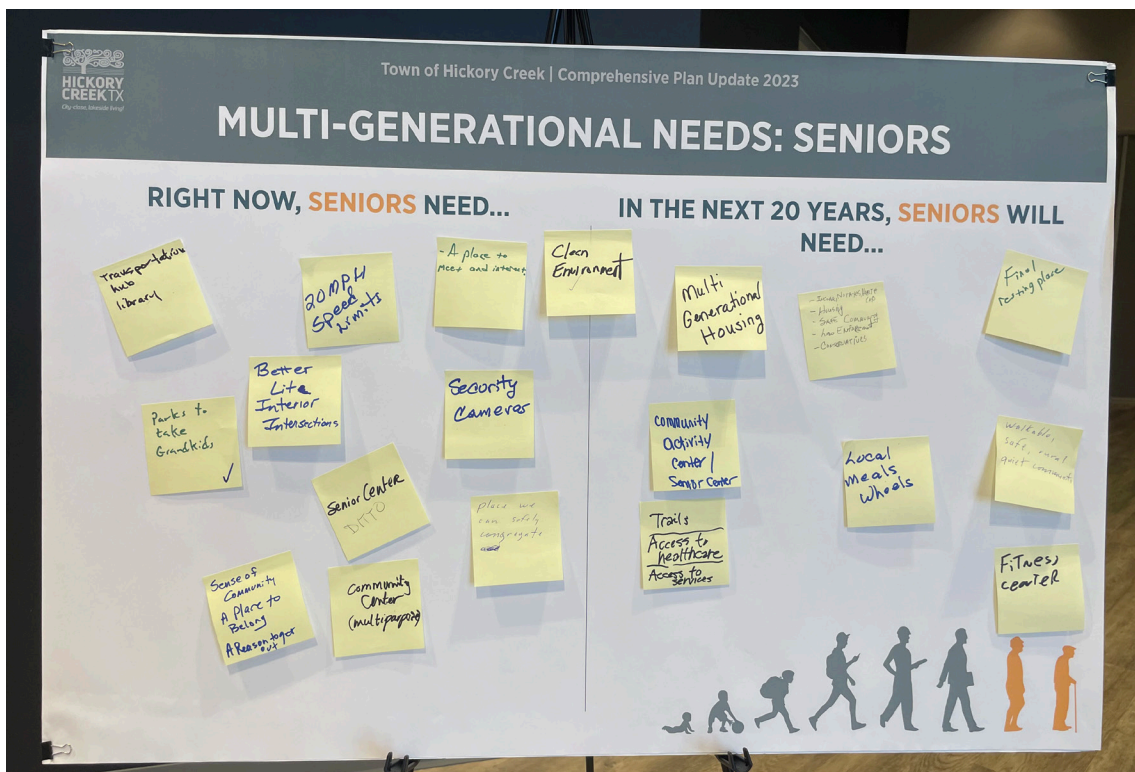
PUBLIC WORKSHOP #1 ACTIVITIES

The following images reflect the feedback collected at Public Workshop #1. Photos were taken at the end of the event.

HICKORY CREEK TODAY



MULTI-GENERATIONAL NEEDS: SENIORS



MULTI-GENERATIONAL NEEDS: ADULTS

Town of Hickory Creek | Comprehensive Plan Update 2023

MULTI-GENERATIONAL NEEDS: ADULTS

RIGHT NOW, ADULTS NEED...

- Safety - CREEKS
- Another Grocery store
- Restaurants
- Adaptive In-Questions Limit Special
- Recreation Center with Courts
- Good housing & neighborhood to come back too.
- More trails
- Clean Environment
- Senior Meeting group
- No Apartments
- Parks better access to lake & improve lake shoreline
- Some Businesses

IN THE NEXT 20 YEARS, ADULTS WILL NEED...

- Safe place to live and play
- Adult park activities
- Security
- recreation & parks
- town center multi-use development & safe place

MULTI-GENERATIONAL NEEDS: TEENAGERS

Town of Hickory Creek | Comprehensive Plan Update 2023

MULTI-GENERATIONAL NEEDS: TEENAGERS

RIGHT NOW, TEENAGERS NEED...

- Freedom from Drug Influences & Dealers etc!
- Lowered Speed Limits
- Recreation Center
- Multi-Purpose Center
- safe & healthy more community parks & development level
- Recreation Center
- Clean Environment
- Relaxation
- Ball Park
- entertainment
- disciplined security
- Sports Court RecGLE Joe Green club
- Rec Center
- Volunteer Hours

IN THE NEXT 20 YEARS, TEENAGERS WILL NEED...

- Community Engagement
- neighborhood connectivity security
- A place they want to live work and play

MULTI-GENERATIONAL NEEDS: CHILDREN

Town of Hickory Creek | Comprehensive Plan Update 2023

MULTI-GENERATIONAL NEEDS: CHILDREN

RIGHT NOW, CHILDREN NEED...

IN THE NEXT 20 YEARS, CHILDREN WILL NEED...

Engage them today Get them involved

Real Education like we had

Good Education Tech Center

Sports teams - Nit Strikers + TIC TOL

DITTO

More Parks with play equipment

Safe space to play More protected parks

Parks to play at.

Teens need places to gather i.e. volleyball courts tennis courts

destination activities in parks

Pride in Community

new recreation trends? today's offering needs to be adaptable

Place to raise their kids

Educational to help make our town greener & more sustainable

Play Grounds

COMMUNITY CHARACTER: ECONOMIC DEVELOPMENT

Town of Hickory Creek | Comprehensive Plan Update 2023

COMMUNITY CHARACTER: ECONOMIC DEVELOPMENT

Economic development refers to the market opportunities and strategies to continue securing and advancing business growth and job development in the community as well as supporting local community needs, character, and growing local sales tax revenue.

What are your priorities for the future of economic development in Hickory Creek?
Choose your **top three (3) attributes** by placing a sticker below.

Use the sticky notes to provide additional feedback about your economic development concerns, priorities, & preferences below!

GROWTH OF COMMERCIAL CORRIDORS

CULTURAL EVENT CENTERS

TOWN CIVIC CENTER

LOW-RISE SCALE MIXED-USE CENTERS

LOW/MID-RISE SCALE MIXED-USE CENTERS

MID-RISE SCALE MIXED-USE CENTERS

LIGHT INDUSTRIAL/MANUFACTURING

OFFICE/PROFESSIONAL SERVICES

Commercial #1

Liquor store SPECS - Total Wine


#1 Issue is Economic development

ELIMINATE URBAN SPRAWL UNCONTROLLED DEVELOPMENT

stop the single use development multi-use!

AVOID URBAN SPRAWL + CONGESTION

COMMUNITY CHARACTER: HOUSING & NEIGHBORHOODS












Town of Hickory Creek | Comprehensive Plan Update 2023

COMMUNITY CHARACTER: HOUSING & NEIGHBORHOODS

Housing and neighborhoods refer to the mix of residential choices, amenities, and geographic locations available to current and potential residents.

What are your priorities for the future of housing and neighborhoods in Hickory Creek?
Choose your **top three (3)** attributes by placing a sticker below.

<p>SINGLE-FAMILY ACREAGE</p>  <p>VOTE HERE: </p>	<p>SINGLE-FAMILY NEIGHBORHOOD</p>  <p>VOTE HERE: </p>	<p>MIXED HOUSING NEIGHBORHOOD</p>  <p>VOTE HERE: </p>
<p>DUPLEX/FOURPLEX</p>  <p>VOTE HERE: </p>	<p>PATIO/GARDEN HOMES</p>  <p>VOTE HERE: </p>	<p>HOUSE-SCALE MULTIFAMILY</p>  <p>VOTE HERE: </p>
<p>LOFTS/CONDOS</p>  <p>VOTE HERE: </p>	<p>RETIREMENT LIVING</p>  <p>VOTE HERE: </p>	<p>ACCESSORY DWELLING UNITS</p>  <p>VOTE HERE: </p>

Use the sticky notes to provide additional feedback about your housing & neighborhood concerns, priorities, & preferences below!

Park/Garden
↓
Small yards

expand on
parks keep
open space
Replant trees
destroyed last
year


Needs a
high end
Development

Stay
around
5K per

ELIMINATE
UNWARRANTED
DEVELOPMENT

NO
SHORT
TERM
RENTALS

COMMUNITY CHARACTER: TRANSPORTATION & MOBILITY












Town of Hickory Creek | Comprehensive Plan Update 2023

COMMUNITY CHARACTER: TRANSPORTATION & MOBILITY

Transportation and mobility includes the multi-modal transportation network and infrastructure supporting efficient and safe car, transit, bicycle, and pedestrian movement within the Town and connections to the region and beyond.

What are your priorities for the future of transportation and mobility in Hickory Creek?
Choose your **top three (3)** attributes by placing a sticker below.

<p>ROADWAY MAINTENANCE</p>  <p>VOTE HERE: </p>	<p>COMPLETE STREETS (MULTI-MODAL)</p>  <p>VOTE HERE: </p>	<p>CAPACITY IMPROVEMENTS</p>  <p>VOTE HERE: </p>
<p>WAYFINDING/LIGHTING/SIGNAGE</p>  <p>VOTE HERE: </p>	<p>PUBLIC TRANSIT</p>  <p>VOTE HERE: </p>	<p>TRAFFIC CALMING</p>  <p>VOTE HERE: </p>
<p>TRAILS & BIKEWAYS</p>  <p>VOTE HERE: </p>	<p>SIDEWALK FACILITIES</p>  <p>VOTE HERE: </p>	<p>STREETSCAPE FEATURES</p>  <p>VOTE HERE: </p>

Use the sticky notes to provide additional feedback about your transportation & mobility concerns, priorities, & preferences below!

Lighted
Streets

Sidewalks
to Lake
on Point
Vista

Security
Cameras

Need ASAP
bike lanes
pedestrian
paths

Camels
in
PARKS

COMMUNITY CHARACTER: COMMUNITY INFRASTRUCTURE

COMMUNITY CHARACTER: COMMUNITY INFRASTRUCTURE

Community infrastructure and services are Town assets necessary to support existing and future development, public safety, and local quality of life.

What are your priorities for the future of community infrastructure in Hickory Creek?

Choose your **top three (3) attributes** by placing a sticker below.

FLOOD PROTECTION

VOTE HERE:

INFRASTRUCTURE MAINTENANCE

VOTE HERE:

RESILIENCY TO DISASTERS

VOTE HERE:

PUBLIC UTILITIES

VOTE HERE:

POLICE, FIRE, EMS SERVICES

VOTE HERE:

BROADBAND

VOTE HERE:

STORMWATER MANAGEMENT

VOTE HERE:

SOLID WASTE COLLECTION

VOTE HERE:

Use the sticky notes to provide additional feedback about your community infrastructure concerns, priorities, & preferences below!

Fix
Glenview
Estates
Subdivision

New
Roads

Good Roads
+
Good Internet
Needed

Clean
OUT
ACOE
AREAS

bike lanes,
more sidewalks,
and walking
paths

WATER
RATES
TOO
High.

COMMUNITY CHARACTER: PARKS & NATURAL ENVIRONMENT

Town of Hickory Creek | Comprehensive Plan Update 2023

COMMUNITY CHARACTER: PARKS & NATURAL ENVIRONMENT

Parks and the natural environment are amenities within a community that provide residents and visitors spaces for enjoying outdoor athletics, social, and leisure activities as well as protect and preserve naturally sensitive areas and wildlife.

What are your priorities for the future of parks and natural environment in Hickory Creek?

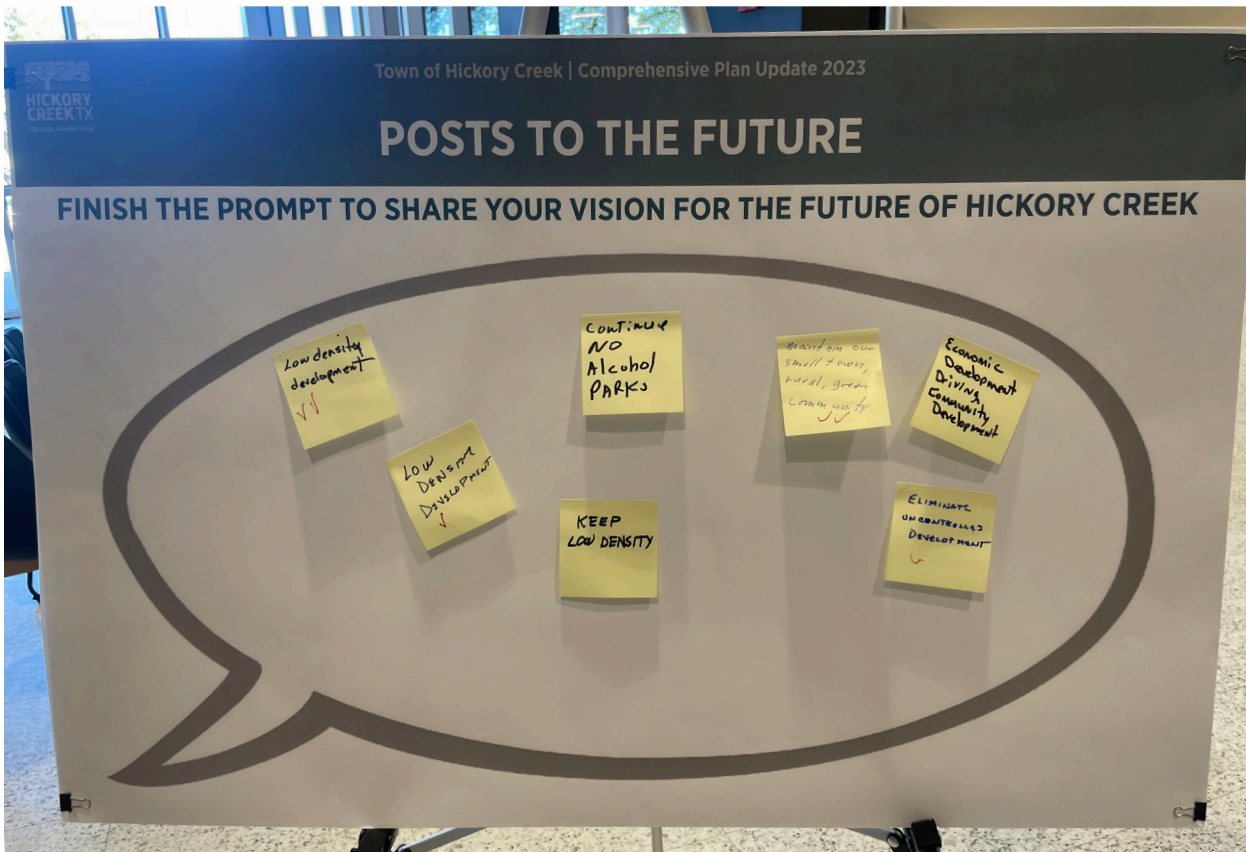
Choose your top three (3) attributes by placing a sticker below.

PASSIVE PARKS/GREENBELTS VOTE HERE: [Sticker row]	ACTIVE PARKS VOTE HERE: [Sticker row]	PRESERVE OPEN SPACE VOTE HERE: [Sticker row]
SOCIAL GATHERING SPACES VOTE HERE: [Sticker row]	FESTIVALS/EVENTS VOTE HERE: [Sticker row]	SPORTS FACILITIES VOTE HERE: [Sticker row]
PARKS & RECREATION PROGRAMMING VOTE HERE: [Sticker row]	COMMUNITY/RECREATION CENTERS VOTE HERE: [Sticker row]	LAKESIDE PROGRAMMING/AMENITIES VOTE HERE: [Sticker row]

Use the sticky notes to provide additional feedback about your parks & the natural environment concerns, priorities, & preferences below!

- Avoid Urban Sprawl + Density
- Acquire land for all ages
- No large sports complexes
- Acquire existing facilities
- Get rid of old stuff
- Love the lake to bring more commerce
- Eliminate urban sprawl
- Use conservation easements
- Develop more
- Food / Hike Lake Dillion Library
- Connect the town to our parks, bike lanes, sidewalks, walking paths

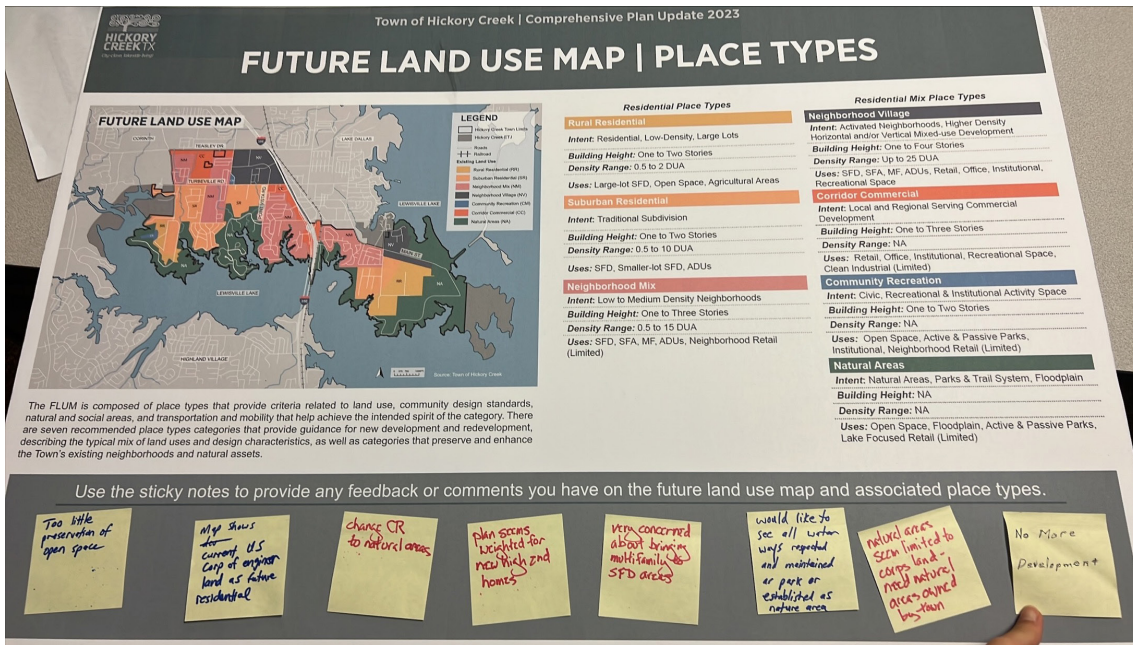
POSTS TO THE FUTURE: HICKORY CREEK IN 20 YEARS...



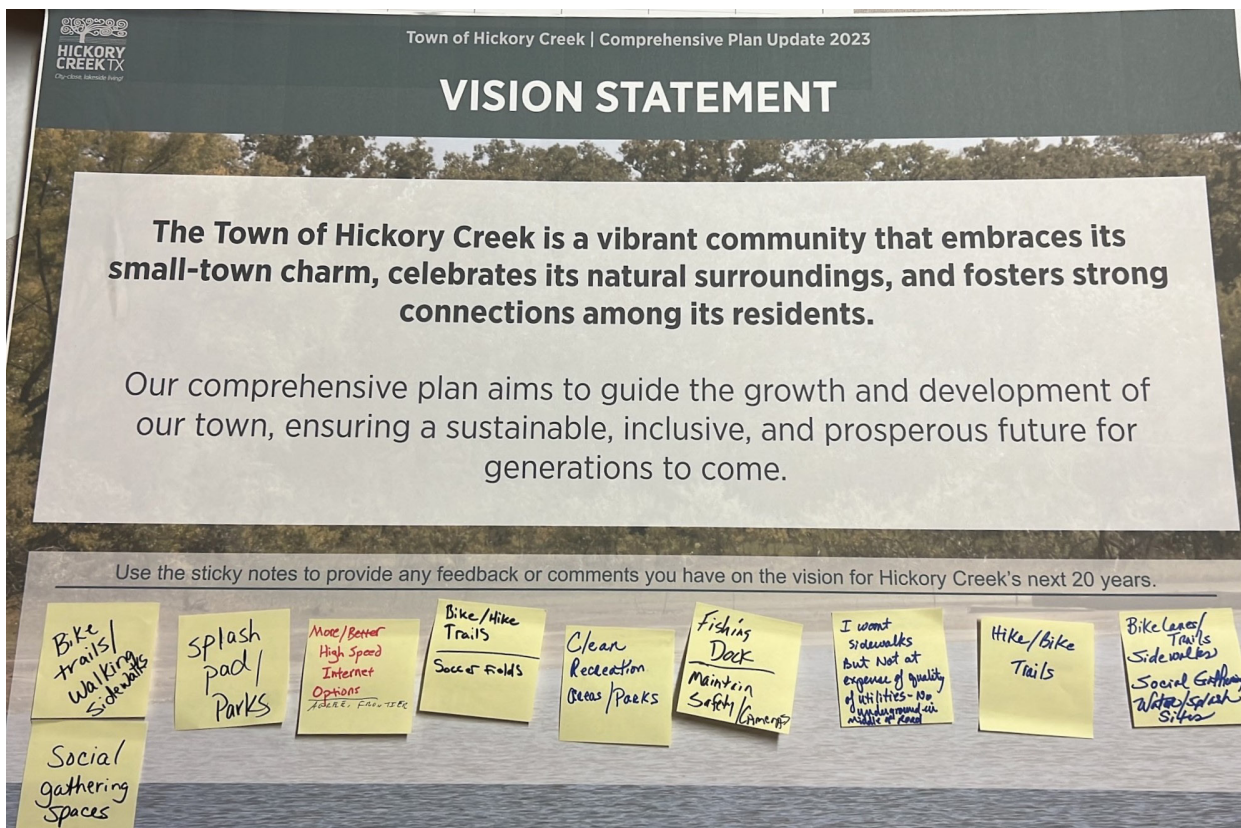
PUBLIC WORKSHOP #2 ACTIVITIES

The following images reflect the feedback collected at Public Workshop #2. Photos were taken at the end of the event.

FUTURE LAND USE MAP



VISION STATEMENT



IF NOTHING ELSE... ONE THING YOU WOULD LIKE TO SEE ACHIEVED

HICKORY
CREEK TX
City of Hickory Creek, Texas

IF NOTHING ELSE...

SHARE ONE THING YOU WOULD LIKE TO SEE ACHIEVED AS A RESULT OF THIS PLAN

