

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, DECEMBER 14, 2021**

MINUTES

Call to Order

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

Roll Call

PRESENT

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

ABSENT

Chairman Bryant Hawkes

ALSO PRESENT

Paul Kenney, Council Liaison
Trey Sargent, Town Attorney
Chris Chaudoir, Administrative Assistant

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

Pledges to U.S. And Texas Flags led by Vice-Chairman May.

Invocation

Invocation given by Vice-Chairman May.

Public Comment

No Public Comment

Consent Agenda

1. November 9, 2021 Meeting Minutes

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

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

Regular Agenda

2. Conduct a public hearing regarding a request for a Special Use Permit from Drake & Hen LLC on behalf of AWS Boats for a Pro Shop, Showroom, Dealership Offices and Service Center for the display and sales of boats and accessories in the 700 block of Lake Dallas Drive and consider and act on a recommendation for the same. The legal description of the property is A0284A Cobb, Tract 56, A0284A Cobb, Tract 55, 58, and A0284A Cobb, Tract 57(PT), Town of Hickory Creek, Denton County, Texas.

Public Hearing opened at 6:06 p.m.

Jake Reichenstein, 3301 Wilton Woods Court, Colleyville, gave an overview of the history of the property and the businesses at 6060 S. Stemmons next door. The properties are "the gateway to the city" since they are the first seen and the developed property is now 100% leased. Since he purchased the properties in approximately 2014, there has been no interest expressed in any use on the vacant lots that fall within C-1 zoning. The last prospect was about a year prior and would have required rezoning to Light Industrial.

AWS is a multistate company and a direct competitor of Tige Boats (Eagle Marine). They have outgrown their current location in Fort Worth and wish to expand. The proposed location would be a good fit with the 2 SUPs next door, the adjacent boat dock, and the visibility from the highway. They would also be obtaining an annual commercial boat ramp pass.

Lee Williams, 7813 Fairwood Court, Fort Worth, explained that the company sells high end boats in the \$175,000 - \$200,000 range. The building and site renderings are fairly representative to the proposed development. The photos are of an actual dealership, and they could closely duplicate it. They will work with the Town to meet the landscaping requirements and will use as many of the existing trees as possible. There will be an 8 feet masonry fence around the outdoor storage area screening the boats. Boats will not be stored in the front of the building. They wish to have a nice facia visible from the highway rather than a bunch of boats. They are also aware they will need to work with the Town on water and drainage.

Commissioner Barton asked how many boats would be stored on site. An estimate of 40 - 50 boats could be stored at any given time including new, trade-ins, and repairs. They do get some trades, but they are divvied out between their 3 locations. It will be mostly new boats, but there will be a section behind the fence for the sale of trade-ins.

Public Hearing closed at 6:15 p.m.

Commissioner Gilmore asked about staff size. There will be 12 to 16 new job opportunities including technicians, pro shop and sales. The current repair shop does approximately \$30,000 monthly and will generally have about 20 boats going through at a time.

Commissioner Jensen asked for an approximation of the annual sales. Mr. Williams estimated between 150 and 200 units annually.

Commissioner Holston asked when they expected to get started. As soon as the SUP is approved, they are ready to begin the permitting process and expect completion of the

building in 6 to 9 months from groundbreaking. The closing date is February 10th, but that will be moved up.

Commissioners Barton and Jensen discussed taxes on boats, trailers and the Pro Shop. Mr. Williams stated they also had an on-line store so anything shipped from Texas nationwide would come through this location. They have 3 store locations: Arizona, Colorado and Texas.

Commissioner Gilmore asked about parking. The Site Plan is preliminary, but they expect to have about 25 parking spots in front of the store. Commissioner Barton suggested a landscaping barrier specifically along Carlise on the north.

Vice-Chairman May stated the preliminary site plan removed a significant number of trees particularly along the eastern side and asked if all the parking stalls were necessary. They would like as many stalls as possible and could try replanting some of the trees in the Carlisle frontage. The 8 foot fence runs from the building north to Carlisle, along the railroad tracks and back around, surrounding the back lot. If possible, they will try to keep trees as additional screening.

Commissioner Gilmore asked for the actual reason for the SUP. Commissioner Barton explained it was for the use and the outdoor storage.

Vice-Chairman May confirmed that the 3 tracts would be replatted. He asked how the use will be in "harmony with the neighborhood" as stated in the application. Robbie Brown, AWS Boats, stated it would be cohesive with the boating culture and what people want to see in their driveway, that family boat in the parking lot. Vice-Chairman May clarified he was asking about how it would be in harmony with the neighborhood in terms of adjacent uses, architecture, curb appeal, etc. Mr. Williams stated they would be building a very nice building with nice landscaping, nothing second class. Dallas/Fort Worth is the number one boat market in the country, they will build a flagship store to reflect that. They are open in terms of architecture. Mr. Reichenstein added that Tige Boats and an RV rental shop were next door so it would tie in with an Outdoor, Sporting, Recreation feel. Vice-Chairman May stated this is the front door to Hickory Creek and he was simply trying to determine how it would create an attraction architecturally, harmony with the roadway and how it would look arriving not only to their business, but to all the other businesses within the town. Mr. Williams assured him it would be the nicest building on the street. Mr. Reichenstein added that, coming north on 35, there are boat dealerships in Lewisville that have become run down over the years. Crossing the bridge, you will see the lake, part of Arrowhead Park, Tige Boats, then AWS as the end of "Boat Sale Row". Mr. Williams stated having the RVs and boats already in the area would put this use right in line. Vice-Chairman May discussed where town limits were and stated he wanted to make sure the last remaining parcel of land there as done right. He stated they were not discussing the site plan, but affirmed they had taken utilities, drainage, possible road widening, and mobility at the intersection into consideration.

Vice-Chairman May stated the next question was why the project would not be detrimental to the neighborhood and what was the compelling reason to approve the SUP. Mr. Brown stated they sold family time and value and bringing the community together, creating a culture. Outdoor recreation in general is with the family. Vice-Chairman May reasoned that the founding fathers who wrote the zoning ordinance did not

allow boat sales for a reason in a lake community and he was looking for a compelling reason to vote for the SUP. Mr. Williams expressed that it made sense for them for the reasons already expressed. The area and the parcel are pretty chopped up and it is a complicated area. The business will however fit in with existing similar businesses. Mr. Reichenstein added that the property had been for sale since 2014 and there had been zero interest in any retail business, only industrial, warehouse, storage units, hotel, and dealerships; everything it is not zoned for.

Commissioner Gilmore asked if parcel 495206 was part of the project: it is owned by TXDOT.

Vice-Chairman May asked Mr. Sargent if they could include in their recommendation the examples presented. Mr. Sargent stated they should include any recommendations.

Commissioner Gilmore confirmed that the stated \$4 million for the project included the acquisition of the land.

Motion to recommend approval of the Special Use Permit as submitted, particularly in reference to the site plan and elevations, made by Commissioner Gilmore, Seconded by Commissioner Jensen.

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

Adjournment

Motion to adjourn made by Commissioner Gilmore, Seconded by Commissioner Barton. Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Rowell, Vice-Chairman May, Commissioner Gilmore. Motion passed unanimously.

Meeting adjourned at 6:44 p.m.

Approved:

Attest:

Tim May, Vice-Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek