

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, JULY 25, 2023**

MINUTES

Call to Order

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

Roll Call

PRESENT

Chairman Tim May

Vice Chairman David Gilmore

Commissioner Dustin Jensen

Commissioner Rodney Barton

Commissioner Brenda Kihl

Commissioner Collin Johnson

ABSENT

Commissioner Bryant Hawkes

ALSO PRESENT

Trey Sargent, Town Attorney

Randy Gibbons, Council Liaison

Chris Chaudoir, Administrative Assistant

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

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

Invocation

Invocation given by Vice-Chairman Gilmore.

Public Comment

No Public Comment

Consent Agenda

1. June 20, 2023 Meeting Minutes

Motion to approve the minutes with one spelling correction made by Commissioner Johnson,
Seconded by Commissioner Jensen.

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

Regular Agenda

2. Conduct a Public Hearing regarding a request from AWS Boats on behalf of Paul Bosco for a Special Use Permit for a Showroom, Dealership Offices and Service Center, for the display, sales, leasing, rental, and service of automobiles and storage of automobiles, recreational vehicles, motorcycles and boats in the 700 block of Lake Dallas Drive and consider and act on a recommendation for the same. The legal description of the property is A0284A Cobb, Tr 56, A0284A Cobb, Tr 55, 58, and A0284A Cobb, Tr 57(PT), Town of Hickory Creek, Denton County, Texas.

Public Hearing called to order at 6:06 p.m. and, with no one wishing to speak, closed at 6:06 p.m.

Paul Bosco, 4509 Mohogany Lane, Copper Canyon, applicant, discussed the purpose of the Special Use Request. The proposal is for two 16,000 square foot buildings facing Lake Dallas Drive with a secured rear area. The main business is automobiles and boats but will also trade for RVs and trailers. They have been established since 2006 and are looking to expand with a bigger showroom.

Commissioner Kihl asked if the exterior would match the photos provided with primarily metal. Mr. Bosco explained they were considering using a wainscot across the bottom and around the door similar to the building depicted. Commissioner Kihl asked if the interior photos also depicted the use. Those photos are of the current storeroom in Flower Mound, this use is being looked at as a single story. One building is for high end cars with a few service bays. The other building is a boat showroom for a new boat company they will be partnering with.

Commissioner Gilmore asked if there would be external vehicle storage. They will be servicing vehicles and boats so there is a gated storage area in the rear. The spaces in the front are for customer parking but there will be overnight secure parking for vehicles in the rear. Most of the sale vehicles will be stored inside. Commissioner Gilmore questioned whether the storage area would be visible from the street. Mr. Bosco responded it would be secure. The current plan is for a metal fence but, if necessary, that could be changed. They want a high-end feel and share Commissioner Gilmore's concerns with keeping the site neat. They deal in a lot of exotic cars. One building will be exotic cars and the other primarily boats. They also just inked a deal with Icon to bring their boats to the DFW area.

Commissioner Barton asked what the inventory number on site would be. Mr. Bosco replied they had not considered those numbers yet but approximated 30 vehicles. 60 percent of the buildings would be showroom and the other 40 percent service.

In response to his question, Commissioner Jenson was told the need for a traffic study was not anticipated due the low flow at a high-end dealership. The majority of the vehicles sold are shipped to other states.

Commissioner Kihl inquired if a metal building was permitted in the zoning area. Ms. Chaudoir explained the changes in the state law for building materials. Mr. Bosco said

almost every other building in the vicinity was metal, but they were looking to dress it up with possibly some wainscot or stone to give it a better feel.

Commissioner Jenson asked if they would only service their own cars or certain types. Mr. Bosco said the service center would be open to the public.

Commissioner Gilmore asked what percentage of the business they were anticipating from boat sales. The bass boat company they are working with released in March and they are unable to currently gauge sales. The DFW market is the number one pool of bass boat buyers in the country, and it is the only company they are currently planning to deal with. They are looking to build quickly once they get their approvals.

Chairman May discussed the standards in the previous Special Use Permit application and SUPs in general.

Motion to recommend approval to council made by Vice Chairman Gilmore, Seconded by Commissioner Barton.

Voting Yea: Vice Chairman Gilmore, Commissioner Barton, Commissioner Kihl, Commissioner Johnson.

Voting Nay: Commissioner Jensen. Motion Passed.

3. Conduct a Public Hearing to consider a recommendation for a request from KSW Holding Hickory Creek, LP to amend the current PD (Planned Development) zoning designation on the tract of land legally described as The Olana at Hickory Creek, Lot 1, Block 1, Town of Hickory Creek, Denton County, Texas and consider and act on the same. The property is located at 1851 Turbeville Road.

Public Hearing opened at 6:23 p.m.

Bill Wenger, 104 Saratoga Drive, expressed his concerns about the PD wording regarding solid waste collection. His understanding was that there would be no garbage collection on the western side of the property, only behind the mansion itself. The PD also states there will be no collection except from 9am - 6 pm, but he remembered that those hours were for deliveries at the restaurant area loading zone rather than waste collection. It appears to him that waste collection and deliveries have been combined into one item rather than kept separate. He feels there should be another item just for deliveries and garbage from the restaurant should be picked up behind the mansion. He also had questions about the location of the masonry wall on the western side of the property, the 10-foot boundary area and the fate of the trees on that side.

Public hearing closed at 6:26 p.m.

Laura Canada Lewis, 1851 Turbeville Road, explained the issue with the building sizes on the previous ordinance which made a change to the Planned Development necessary. The site and landscape plans are the same but have been updated with the current date. In answer to Mr. Wenger's question, there is a 10-foot utility easement between the neighborhood fence and the Olana property line. The masonry wall will be on the Olana property line.

Commissioner Kihl asked if anything else in the ordinance could be considered other than the corrections being presented. Mr. Sargent agreed.

Motion to recommend approval made by Commissioner Jensen, Seconded by Vice Chairman Gilmore.

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

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

Ms. Chaudoir explained the reasons for the changes to the plat.

Laura Canada Lewis was available to answer any questions. In answer to Mr. Wenger's previous question, she explained the trash for the hotel was in an interior enclosed space where it would not be offensive. The main trash area is behind the Olana and there is a dumpster at the Design Center. She is unaware of what the timing for pickup or if all pick up would be behind the Olana. The trash company has said they can accommodate the collection times needed. Commissioner Kihl asked if it would comply with the 50 feet from a residential area in the PD. Ms. Lewis stated she requires the architects to comply with the requirements of the PD so it will comply. There are no exterior dumpsters on the west side except behind the Olana, but she does not have all of the specifics available at this time. There cannot be a restaurant without trash containers, and they are inside an air-conditioned space. Mr. Wenger stated his question had been answered.

Motion to recommend approval made by Commissioner Jensen, Seconded by Commissioner Kihl.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Barton, Commissioner Kihl

Voting Abstaining: Commissioner Johnson. Motion passed.

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

Laura Canada Lewis and Ms Chaudoir explained the change to the Sage easement. The locations of the trash collection and loading areas and the irrigation of the property were also discussed.

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

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Barton, Commissioner Kihl

Voting Abstaining: Commissioner Johnson. Motion passed.

Adjournment

Motion to adjourn made by Commissioner Jensen, Seconded by Commissioner Barton. Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Barton, Commissioner Kihl, Commissioner Johnson. Motion passed unanimously.
Meeting Adjourned at 6:50 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek