

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
REMOTE MEETING
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS
TUESDAY, AUGUST 18, 2020**

MINUTES

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location.

Call to Order

Meeting called to order at 6:05 p.m. by Chairman Barton.

Roll Call

PRESENT

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

ABSENT

Commissioner Jan Stefaniak

ALSO PRESENT

Trey Sargent, Town Attorney, left at 6:30 p.m.
Paul Kenney, Town Council Liaison
John Smith, Town Administrator
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 Barton.

Invocation

The Commission observed a moment of silence.

Public Comment

No public comment

Consent Agenda

1. July 21, 2020 Meeting Minutes

Motion to approve the minutes as presented made by Vice Chairman Hawkes, Seconded by Commissioner Holston.

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

Voting Abstaining: Chairman Barton. Motion Passed.

Regular Agenda

2. Conduct a Public Hearing regarding request from Darryl Moore on behalf of Eagle Marine for a Special Use Permit for a Pro Shop and Dealership for the display and sales of boats and accessories with exterior boat storage at 6060 S. Stemmons Freeway Suite 300. The property is legally described as Lake Cities Polaris Lots 1, 2 and 3, Town of Hickory Creek, Denton County, Texas.

Public Hearing opened at 6:11 p.m.

Darryl Moore, Eagle Marine, stated he has been in the business of selling boats for 27 years and purchased Eagle Marine in 2015. They are expanding from Fort Worth to Dallas area and will be working with Tige Boats which are built in Abilene.

Jake Reichenstein, owner 6060 S. Stemmons, said he and his partners bought the property in 2013 and received a SUP for RV sales and rentals. He listed several other businesses previously on the property who also had SUPs. The business is a good fit for the property since it is on "Marine Row" along the I-35 corridor and is beside the Arrowhead boat ramp. Boat sales will continue the recreational theme with the RVs already on site. The boats are top of the line with a top end of \$250,000. In response to a question from Chairman Barton, it was stated all boats would be new.

Public hearing closed at 6:16 p.m.

3. Conduct a Public Hearing regarding a request from Thousand Hills Church for a Special Use Permit for a retrofit of building into a church and consider and act on the same. The property is located at 8380 S. Stemmons and is legally described as A1163A J.W. Simmons, Tract 27A, Town of Hickory Creek, Denton County, Texas.

Public Hearing opened at 6:17 p.m.

Pastor Ben De Boef, Thousand Hills Church, stated the church has been in Corinth for 20 years. He is the second pastor there and has been with the church for seven years. The church is growing and needs a larger space, so they have signed a contract for the AMC theater. The church is a part of the Assemblies of God fellowship which has 13,000 churches in the US including 600 churches in North Texas. They have the full support of the association who will be helping them with the financing. There are currently approximately 1200 members of the church with a weekend attendance of about 700 members. They have 25 full time staff members and a \$2.5 million operating budget. Church activities include free Easter Egg Hunts, special needs dances, they took part in Lake Cities Serve and gave away 24 pallets of food a few weeks ago. The goal is to be integrated into the community with events at the venue almost every night. The current church is behind Corinth Elementary. He went through a presentation showing the scope of the project. It will be in three phases with Phase One being mostly cosmetic: a wall needs to be removed to create a 500 seat temporary auditorium, and the lobby and

entrance will be redone to include a café and coffee shop, and children's areas. Phase Two will be funded by the sale of the current property and will include a 1200 seat sanctuary with stadium seating. The temporary auditorium would become a gymnasium/social hall. Three-fourths of project will be completed in 3-5 years. The exterior will have an indoor/outdoor café on the north side with a splash pad and seating. To the northeast will be the student area including a sports area. In the rear is a church only playground. The interior will be completely renovated. The long term auditorium in Phase Three will be special. As the church grows, he can envision up to 3000 people coming on a given weekend and becoming a regional draw rather than a community draw. Currently 60% of the membership comes from the Lake Cities, 20% from Denton and the rest from the surrounding areas. Hickory Creek needs a church.

Robert Bergman, Visioneering Studios Architecture, has been in architecture for 41 years and has seen movie theaters become a casualty of the pandemic. Thousand Hills will make the space open to the public and will help provide for the surrounding businesses and the community. Part of the parking will be taken away and they will still be within the needed number of spaces. Cory Cragle, Visioneering Studios Architecture, stated the site currently has 755 spaces and the plan will take it to 662.

Public Hearing closed at 6:47 p.m.

Vice Chairman Hawkes asked what the appraised value of the property: Chairman Barton stated the town gets approximately \$20,000 from the Ad Valorem, Ms. Chaudoir said, per Denton CAD, the value is \$4.9 million. Vice Chairman Hawkes asked if the products from the coffee shop/café would be for sale or free of charge. Pastor De Boef stated coffee may be free on Sunday mornings, but everything else would be for sale.

Commissioner Rowell asked what the timeline was. Pastor De Boef said they are looking to close in November and Phase One would take about 12 months.

Commissioner Gilmore confirmed the church would start Phase One and put the current property up for sale as soon as possible. Pastor De Boef stated the rear of the current property was already under contract. Commissioner Gilmore asked where office space for staff would be located. Pastor De Boef said staff would probably stay at the current facility for the time being as most of them are with the Mother's Day Out program and do not have offices. The new offices will possibly be behind the second lobby counter in a secured area or on the 10,000 square foot upper level for pastoral and administrative staff.

Commissioner Halston asked if there were plans for a private school: there are not at this point.

Chairman Barton said his only concern was the loss of tax revenue from the property.

Motion to recommend approval as presented made by Commissioner Gilmore, Seconded by Commissioner Rowell.

Voting Yea: Commissioner Rowell, Commissioner Gilmore, Commissioner Jensen
Voting Nay: Chairman Barton, Commissioner Holston, Vice Chairman Hawkes. Motion to approve failed. Pursuant to Hickory Creek Code of Ordinances Section 1.07.036 the Commission recommends denial of the item.

Adjournment

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

Meeting adjourned at 7:00 p.m.

Approved:

Attest:

Rodney Barton, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek