



**NOTICE OF  
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
REMOTE MEETING  
1-888-475-4499 MEETING ID: 822 6103 1904  
TUESDAY, SEPTEMBER 01, 2020, 5:00 PM**

**AGENDA**

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. [Remote Meeting Participation Information.](#)

**Call to Order**

**Roll Call**

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

**Invocation**

**Public Comment**

This item allows the public an opportunity to address the Planning and Zoning Commission. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Open Forum is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law. Please submit a [Public Comment Form](#) at least five minutes prior to the meeting if you wish to address the commission. Comments will be limited to three minutes.

**Regular Agenda**

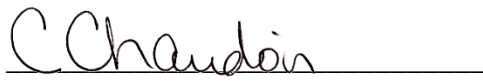
1. Discuss, consider and act on a recommendation for a request from Darryl Moore on behalf of Eagle Marine for a Special Use Permit for a Pro Shop and Dealership for the display and sales of boats and accessories with exterior boat storage at 6060 S. Stemmons Freeway Suite 300. The property is legally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

**Adjournment**

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on August 28, 2020 at 9:00 a.m.

A handwritten signature in cursive script, reading "C. Chaudoir", is written over a horizontal line.

Chris Chaudoir  
Town of Hickory Creek

***What is the proposed use-***

Eagle Marine offers high end towboats from Tige Boats and ATX Boats, as well as a fully stocked Pro Shop offering all the best Watersports products on the market for wakeboarding, wake surfing, tubing, skiing, etc. The outside of the building will be used for new boat storage that is secured by a wrought iron fence. There will be no more than 15 Boats on the property at one time.

***Why do you believe that the approval of this request would be in harmony with the character of the neighborhood?***

The building currently is home to a Tenant that sells and rents high end RV's and Travel Trailers. Additionally, it is also less than 1/10 of a mile from Arrowhead Park and the boat ramp with easy access to Lake Lewisville. From this location just South roughly 4 miles is the start of Boat Row which hosts nearly a dozen boat dealerships exactly like this would be. This dealership would add to the already booming lake and boating culture on Lake Lewisville.

***Why do you believe that the approval of this request would not be detrimental to the property or persons in this neighborhood?***

The property boasts ample room to hold all the boats in a contained area. This property will be kept in great shape by Eagle Marine as the property is visible to 35 and would draw new customers passing by in. Once again, this would fit in perfectly with the lake culture and boating on Lake Lewisville. This property has been involved with the recreational and sporting goods industry for years. In previous years this property was occupied by a Polaris ATV Dealership.

***Why do you believe there is a need in this area for the uses that would be allowed under this proposed zoning change?***

N/A. SUP Application, No Zoning Changes.





D = 007°37'38"  
R = 4673.40  
L = 622.12  
CB = N15°22'55"W  
CL = 621.66

180.8'	
BUILDING	
566.50	8

OF 8" THK.  
ETE PAVING

EXIST. 6" SS

ON PACIFIC R.R.

S05°40'59"

637.19

EXISTING  
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