



**NOTICE OF  
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, DECEMBER 14, 2021, 6:00 PM**

**AGENDA**

**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. Please complete a request if you wish to address the commission. Comments will be limited to three minutes. 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.

**Consent Agenda**

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

1. November 9, 2021 Meeting Minutes

**Regular Agenda**

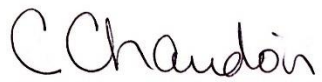
2. Conduct a public hearing regarding a request for a Special Use Permit from Drake & Hen LLC on behalf of AWS Boats for a Pro Shop, Showroom, Dealership Offices and Service Center for the display and sales of boats and accessories in the 700 block of Lake Dallas Drive and consider and act on a recommendation 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.

**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 December 9, 2021 at 12:15 pm.

A handwritten signature in cursive script that reads "C Chaudoir".

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Chris Chaudoir  
Town of Hickory Creek

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
TUESDAY, NOVEMBER 09, 2021**

**MINUTES**

**Call to Order**

Meeting was called to order at 6:13 p.m. by Chairman Hawkes.

**Roll Call**

PRESENT

Commissioner Dustin Jensen  
Commissioner Rodney Barton  
Commissioner Jaycee Holston  
Chairman Bryant Hawkes

ABSENT

Commissioner Don Rowell  
Vice-Chairman Tim May  
Commissioner David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney  
Chris Chaudoir, Administrative Assistant

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

Pledge to U.S and Texas Flags led by Chairman Hawkes.

**Invocation**

Invocation given by Commissioner Jensen.

**Public Comment**

No Public Comment.

**Consent Agenda**

1. October 19, 2021 Minutes

Motion to approve the minutes as presented made by Commissioner Jensen, Seconded by Commissioner Holston.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes. Motion passed unanimously.

**Regular Agenda**

2. Discuss, consider and act on a recommendation for a final plat of Lennon Creek Addition, being a 28.456 acre tract located in the M.E.P. & P.R.R. Company Survey, Abstract No. 915 and H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The Property is located in the 3700 block of Parkridge Drive.

Ms Chaudoir stated the only comment from Halff was regarding the inclusion of the information for easements shown on Block B, Lot 1X, originating on the property at the northern end of the plat. Kristin Worthington, TriPointe Homes, said those easements had only recently been approved by LCMUA. She will provide new plat copies showing those easements prior to the Council meeting. Commissioner Barton pointed out a discrepancy between the lot numbering on the plat and in the lot schedule in the caption. It will also be corrected.

Motion made by Commissioner Barton to recommend approval with the noted corrections, Seconded by Commissioner Holston.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes. Motion passed unanimously.

3. Discuss, consider and act on a recommendation for the Site and Landscape plan for Lennon Creek Addition, being a 28.456 acre tract located in the M.E.P. & P.R.R. Company Survey, Abstract No. 915 and H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas.

Kristin Worthington, TriPointe Homes, responded to questions from the Commission on the parking area, detention pond, and landscaping requirements for individual lots.

Motion to recommend approval to council made by Commissioner Barton, Seconded by Commissioner Jensen.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes. Motion passed unanimously.

4. Discuss, consider and act on a recommendation for the Site and Landscape plan for Sycamore Cove Addition, being 32.43 acres in the John Maloney Survey, Abstract No. 819, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir listed the Halff comments regarding accessibility and signage at the pond and the height of the vegetation listed in the corner visibility triangle. Rob Myer, engineer at Kimley Horn, stated the comments will be addressed prior to the Council meeting.

Motion to recommend approval to Council made by Commissioner Barton, Seconded by Commissioner Holston.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes. Motion passed unanimously.

**Adjournment**

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

Meeting adjourned at 6:40 p.m.

Approved:

Attest:

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Bryant Hawkes, Chairman  
Planning and Zoning Commission

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Chris Chaudoir, Administrative Assistant  
Town of Hickory Creek

Please attach a copy of the deed to the property. If you are currently purchasing the property, please include a copy of the contract for the purchase of the property. Also include a copy of any and all restrictive covenants pertaining to any property to be developed or rezoned.

**Appeals and Zoning Changes**

What is the proposed use?

*See Attached*

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

*See Attached*

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

*See Attached*

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

*See Attached*

Lien holder:

Is the property burdened by a lien of any nature? ( ) Yes  No

If so, describe the lien and give the name and address of lien holder and secure their consent to the requested zoning change with their signature.

Other:

Approximate cost of work involved? \$4,000,000  
Include a schematic drawing of the site.

**What is the proposed use?**

AWS Boats sells new and used Centurion wake boarding and surfing boats. Additionally, AWS Boats sells Bentley pontoon boats. New boats range from \$150,000 to \$300,000, while used boats taken in on trade range from \$50,000 to \$200,000. AWS Boats plan for this site contains a showroom, pro shop, and service center. In addition to boating accessories for the types of boats AWS Boats sells, general boating accessories would be available for purchase.

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

This SUP application is in harmony with the character of the neighborhood because it less than ¼ mile from Arrow Head Park, which has multiple boat ramps for Lake Lewisville. Further, there are multiple boat dealerships along this particular stretch of Interstate 35, commonly referred to as "Boat Row." This property's immediate neighbor houses Eagle Marine Dallas, that sells Tige boats. This type of business would attract boating customers to Hickory Creek because they could have their current boat serviced by AWS Boats, or a family could be looking to purchase a new boat for enjoyment on Lake Lewisville. Given its proximity to Lake Lewisville, this location is ideal for a boat dealership and service center.

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

The 3-acre site is currently vacant with no improvements on the property. Attached to this application is a general rendering. The proposed rendering contains a brand new 8,000 square foot showroom, pro shop, and service center. This proposed SUP would not be a detriment to the property or persons in the neighborhood, but would add value to the area. Boating customers that visit AWS Boats will use Hickory Creek businesses. This business aligns with the demographics and surrounding area of Hickory Creek. Additionally, no hazard materials will be kept on the property.

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

This specific site is ¼ mile from a public boat ramp to Lake Lewisville. This stretch of Interstate 35 has numerous boat dealers. Eagle Marine Dallas is on a neighboring property. This SUP is congruent with the surrounding area and would add incredible value to the town of Hickory Creek.

AWS Boats has been in business for twelve years on Eagle Mountain Lake. AWS Boats has outgrown this location and seeks to expand its business operations. AWS Boats' goal is for this location to become its DFW headquarters.

To the Applicant:

I, Lee Williams, understand the above requirements and have read them thoroughly and my statements are true and correct.

[Signature]  
Applicant

11/10/2021  
Date

\_\_\_\_\_  
Lien holders (if any)

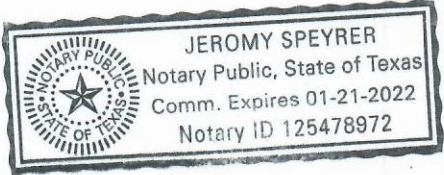
STATE OF TEXAS:  
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Lee Williams, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 10 day of Nov, 2021

[Signature]  
Notary Public, in and for the State of Texas

01/21/22  
My Commission Expires On:









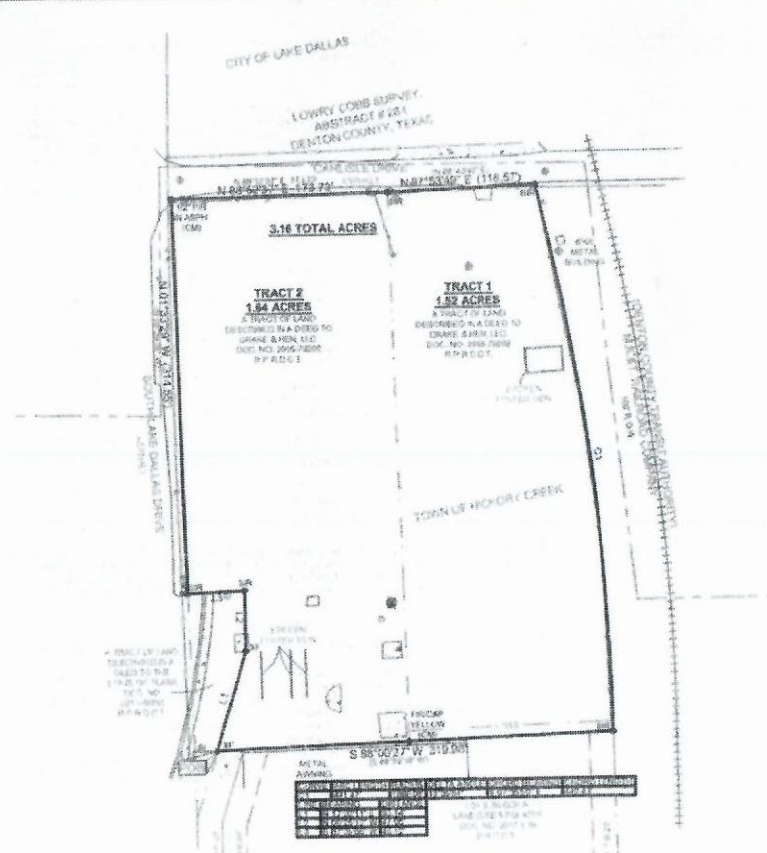
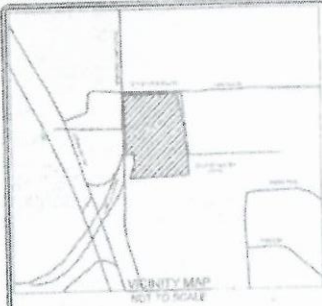


View 1









Being all of that certain lot, tract or parcel of land lying and being situated in the Lowry Cobb Survey, Abstract Number 294, and being all of that Tract 1 and Tract 2 described in a deed to Drake & Hen, LLC, recorded in Document Number 2016-79052 of the Real Property Records of Denton County, Texas, and being more fully described by miles and bounds as follows:

**BEGINNING** at a "PK" nail found, being the Southwesterly most Southeast corner of said Drake & Hen Tract 2, also being the Southwest corner of a tract of land described in a deed to The State of Texas, recorded in Document Number 2014-05291 of the Real Property Records of Denton County, Texas, and also being the Northern most Northwest line of Lot 3, Block A of Lake Cities Palms, recorded in Document Number 2017-139 of the Plat Records of Denton County, Texas;

**THENCE** along the common line of this and said State of Texas tract, North 17 degrees 02 minutes 11 seconds East a distance of 83.14 feet to an "X" nail found;

**THENCE** along the common line of this and said State of Texas tract, North 00 degrees 35 minutes 13 seconds West a distance of 47.92 feet to a capped iron rod stamped "KAZ" at an ELL corner of said Drake & Hen Tract 2, being the Northeast corner of said State of Texas tract;

**THENCE** along the common line of this and said State of Texas tract, South 87 degrees 05 minutes 05 seconds West a distance of 48.12 feet to a capped iron rod set stamped "KAZ" in the East line of South Lake Dallas Drive, being the Northern most Southwest corner of said Drake & Hen Tract 2, and also being the Northwest corner of said State of Texas tract;

**THENCE** along said East line of South Lake Dallas Drive, North 01 degree 35 minutes 29 seconds West a distance of 314.95 feet to a 1/2 inch iron rod found in asphalt, at the intersection of said East line of South Lake Dallas Drive and the South line of Carlisle Drive, being the Northwest corner of said Drake & Hen Tract 2;

**THENCE** along said South line of Carlisle Drive, North 86 degrees 52 minutes 37 seconds East a distance of 173.73 feet to a capped iron rod set stamped "KAZ" in said South line of Carlisle Drive, being the Northeast corner of said Drake & Hen Tract 2, and also being the Northeast Corner of said Drake & Hen Tract 1;

**THENCE** along said South line of Carlisle Drive, North 87 degree 55 minutes 49 seconds East a distance of 118.57 feet to a capped iron rod set stamped "KAZ" in the West line of a 100 feet wide Right-of-Way to MK & T. Rainroad Company, being the Northeast corner of said Drake & Hen Tract 1;

**THENCE** along said West line of M.K.&T. Railroad Company, with a non-tangent curve to the Right whose long chord bears South 37 degrees 38 minutes 56 seconds East and whose radius is 1800.08 feet and whose arc length is 441.47 feet to a capped iron rod set stamped "KAZ" in said West line of M.K.&T. Railroad Company, being the Southeast corner of said Drake & Hen Tract 1, also being the Northeast corner of said Lot 3, Block A;

**THENCE** along the common line of this tract and said Lot 3, Block A, South 86 degree 02 minutes 27 seconds West, passing a capped iron rod found at a distance of 169.3 feet, being the Southwest corner of said Drake & Hen Tract 1, and also being the Southeast corner of said Drake & Hen Tract 2, and continuing along the same course a total distance of 319.08 feet to the POINT OF BEGINNING and containing 3.16 acres of land more or less

**GENERAL NOTES**

1. Surveyor did not abstract the property. Survey is based on legal and easement description provided by client.
2. Nothing in this survey is intended to express an opinion regarding ownership or title.
3. This deed certifies is understood to be an expression of professional judgement by the surveyor, which is based on his best knowledge, information and belief.
4. This survey is being provided solely for the use of the parties to whom the survey is certified and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the transaction to which the parties to whom the survey is certified.
5. The surveyed property is located at 104 Carlisle Drive, Hickory Creek, Texas (ITEM 2).
6. **FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for the Town of Hickory Creek, Community Number 481155 effective date 04-19-2011 and that map indicates as noted, that this property is within "Zone Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year) as shown on Panel 535 G of said map. (ITEM 3)
7. The gross land area of this surveyed property is 3.16 acres of land. (ITEM 4)
8. There is no visible evidence of repair shutoff or sidewalk construction or repairs observed in the process of conducting the fieldwork other than is shown hereon. (ITEM 17)
9. No encroachments found on subject property other than shown.

DS  
D F RB

TITLE COMPANY  
CapitalTitle

**SURVEYORS CERTIFICATION**

Certified to Capital Title of Texas - National Commercial - (PWN2) (09428-020139-00) First National Title Insurance Company All-Texas Industrial Properties, Inc., and Drake & Hen, LLC, and assigns

The Survey and the information, courses and distances shown thereon are correct, the title lines and lines of actual possession are the same.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Debit Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 11, 17, and 19 of Table A thereof.

This field work was completed on October 5, 2020.

Date of Plat or Map, October 6, 2020



**ALTA/NSPS LAND TITLE SURVEY**  
104 CARLISLE DRIVE  
HICKORY CREEK, TEXAS 75065

**KAZ SURVEYING**  
1720 WESTMINSTER  
DENTON, TX 76205  
(817) 382-5446  
JOB NUMBER: 20077  
DRAWN BY: TMM  
DATE: 05-13-2020  
R.P.L.E.  
KAREN A. ZOLLNER

**LEGEND**

- ▲ POWER POLE
- CITY WIRE
- ▲ FIRE HYDRANT
- ELECTRIC METER
- GAS METER
- WATER METER
- SEWER MANHOLE
- ELECTRIC RISER
- CABLE RISER
- TELEPHONE RISER
- ▲ BURIED GAS PIPELINE MARKING
- ▲ WATER TAP
- TRANSIT SIGN
- BL - BOUNDARY LINE
- R.O.W. - RIGHT-OF-WAY
- VE - VULNERABILITY
- TOB - TOWN BOUNDARY
- TRAILER - FENCED IRON ROD SUPPORT
- BS - BUSH (BOUNDARY UNOFFICIAL)
- SP - 1/2 INCH FOUNDED
- CH - CHAIN OR CHAINMENT
- PLAT OR DEED CALL
- POINT OF BEGINNING
- DIRT TRACK
- OPEN-ENDED TITLE
- EASEMENT
- PAVED
- CONCRETE

SURVEYOR  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: (817) 382-5446  
EMAIL: INFO@KAZSURVEYING.COM  
TELEFAX: (817) 382-5446

Kayla A. Zollner  
R.P.L.S. No. 1312

PRELIMINARY SITE PLAN

