



To The City Of Lewisville,

We are Action Watersports and come to you requesting a special use permit for sales and service of boats at 980 E State Highway 121, Lewisville, TX 75057. We have had our boat dealership in business since 2008. We currently have three locations across Texas, Colorado and Arizona and we are looking to open our second Dallas Fort Worth location in Lewisville.

We're planning on representing three brands at the Lewisville location. Those brands are Centurion, Supreme and MB Sports. We would also be opening this as our corporate proshop location to manage all of our online proshop sales from all four stores. We are going to continue to use our Fort Worth location for heavy service so Lewisville would not have boats outside. This store will be utilized as a showroom showcasing new boats.

Our goal is to create an upscale boat buying experience with boats starting around \$180,000 up to \$350,000. Our proshop generates 7 million plus a year in revenue that would contribute back to the city with taxes collected.

In closing, we understand the importance of keeping inventory inside and would not be putting our boats or customer boats outside. I have addressed the issues with landscaping that was required when the current special use permit was granted for this property. I also have a company scheduled to pull the pole sign down that the owner of the property put up. We look forward to your response and confirmation of this letter.

Thank you,

Lee Williams
Managing Partner, Texas
Action Watersports
www.awsboatstx.com
www.actionrideco.com
817-489-5088
817-797-1397

Zoning Plan

Attachment to Ordinance No. Exhibit "B" 1 of 2

DATE: 31 JAN 2018
REVISION:



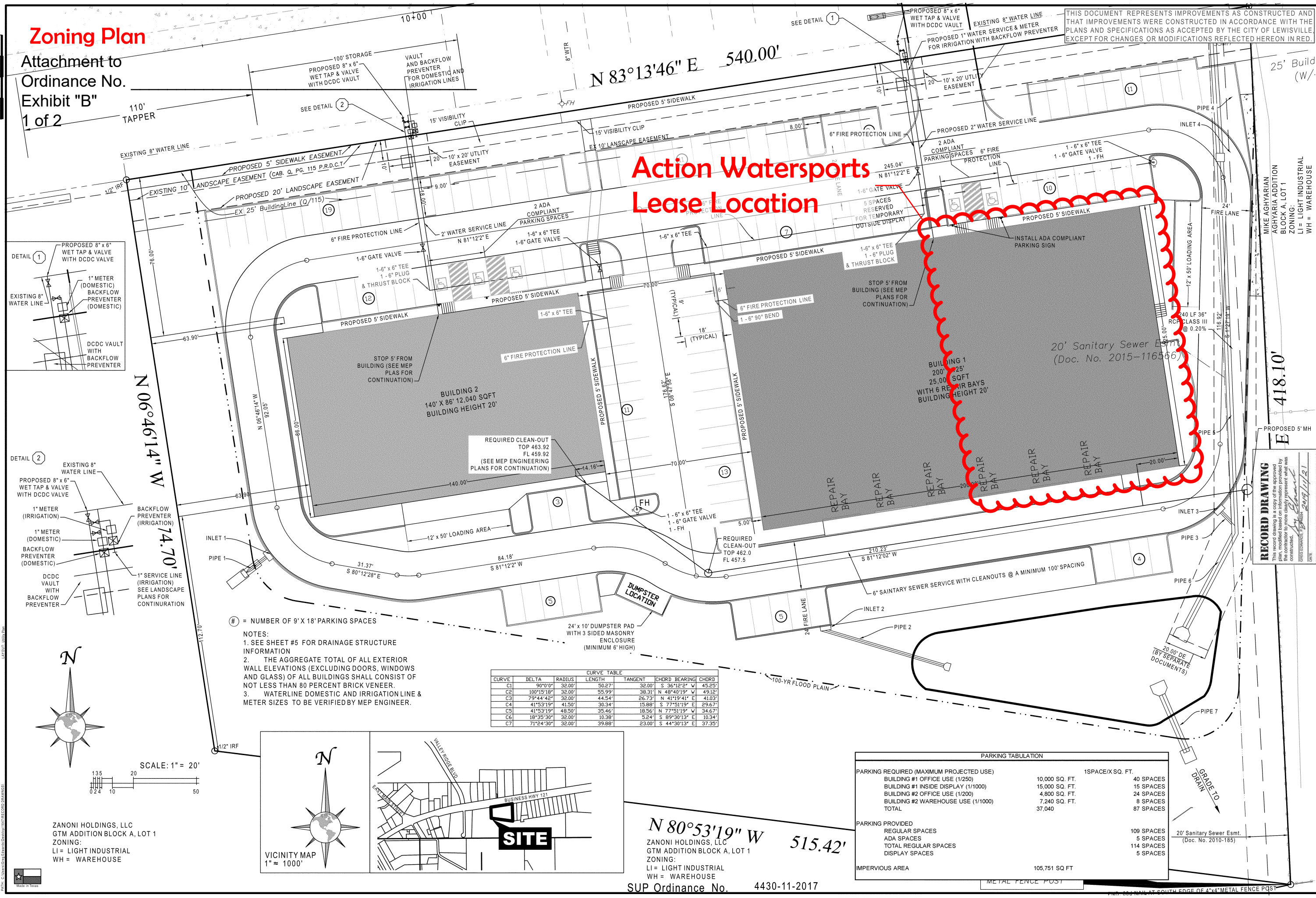
GREG EDWARDS ENGINEERING SERVICES, INC.
GREG EDWARDS, P.E.
1621 AMANDA CT., PONDER, TX 76259
P. 940-482-2907 F. 940-482-6214
FIRM REGISTRATION # F-004550
"Engineering where you live."



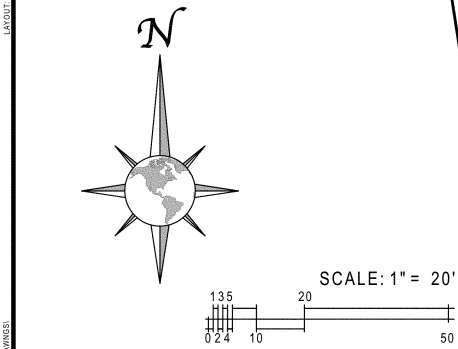
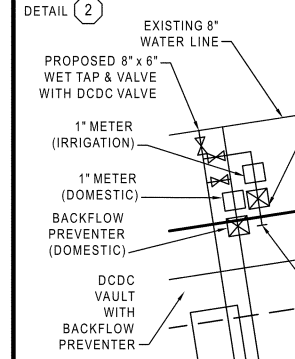
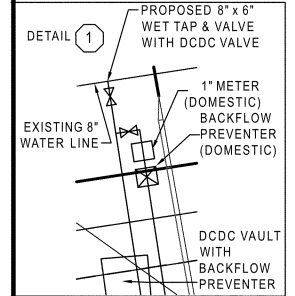
Engineering Site Plan for
L & L Autolink, The Thompson Addition, Lot 2, Block A, 4.14 Acres
Zoned: Light Industrial (LI)
City of Lewisville, Denton County, Texas
Owner: G&Z-TEC
PO Box 292937
Lewisville, TX 75029
972-221-9616

Utility Plan
JOB NUMBER: 1647
Designed: GKE
Drawn: jac. rb
Checked: GKE

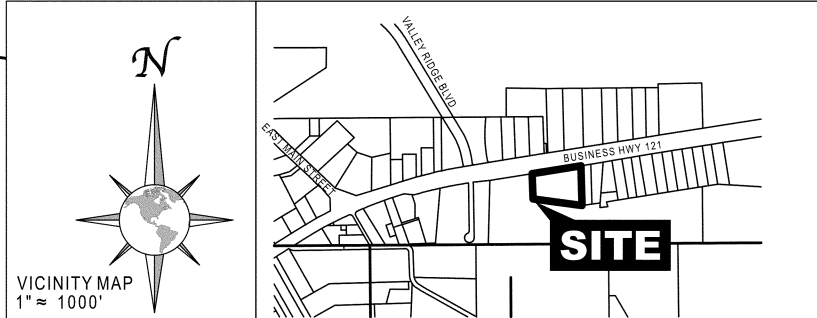
04 OF 17



Action Watersports Lease Location



ZANONI HOLDINGS, LLC
GTM ADDITION BLOCK A, LOT 1
ZONING:
LI = LIGHT INDUSTRIAL
WH = WAREHOUSE



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°0'0"	32.00'	50.27'	32.00'	S 36°12'2" W	45.25'
C2	100°15'18"	32.00'	55.99'	39.31'	N 48°40'19" W	49.12'
C3	79°44'42"	32.00'	44.54'	26.72'	N 41°19'41" E	41.03'
C4	41°53'19"	41.50'	30.34'	15.88'	S 77°51'19" E	29.67'
C5	41°53'19"	48.50'	35.46'	18.56'	N 77°51'19" W	34.67'
C6	18°35'30"	32.00'	10.38'	5.24'	S 89°30'13" E	10.34'
C7	71°24'30"	32.00'	39.88'	23.00'	S 44°30'13" E	37.35'

- NOTES:
1. SEE SHEET #5 FOR DRAINAGE STRUCTURE INFORMATION
2. THE AGGREGATE TOTAL OF ALL EXTERIOR WALL ELEVATIONS (EXCLUDING DOORS, WINDOWS AND GLASS) OF ALL BUILDINGS SHALL CONSIST OF NOT LESS THAN 80 PERCENT BRICK VENEER.
3. WATERLINE DOMESTIC AND IRRIGATION LINE & METER SIZES TO BE VERIFIED BY MEP ENGINEER.

PARKING TABULATION		
PARKING REQUIRED (MAXIMUM PROJECTED USE)		
BUILDING #1 OFFICE USE (1/250)	10,000 SQ. FT.	40 SPACES
BUILDING #1 INSIDE DISPLAY (1/1000)	15,000 SQ. FT.	15 SPACES
BUILDING #2 OFFICE USE (1/200)	4,800 SQ. FT.	24 SPACES
BUILDING #2 WAREHOUSE USE (1/1000)	7,240 SQ. FT.	8 SPACES
TOTAL	37,040	87 SPACES
PARKING PROVIDED		
REGULAR SPACES		109 SPACES
ADA SPACES		5 SPACES
TOTAL REGULAR SPACES		114 SPACES
DISPLAY SPACES		5 SPACES
IMPERVIOUS AREA	105,751 SQ. FT.	

N 80°53'19" W 515.42'
ZANONI HOLDINGS, LLC
GTM ADDITION BLOCK A, LOT 1
ZONING:
LI = LIGHT INDUSTRIAL
WH = WAREHOUSE
SUP Ordinance No. 4430-11-2017

RECORD DRAWING
This record drawing is a copy of the approved plan, modified based on information provided by the contractor to more clearly represent what was constructed.
DATE: 2/19/21

20' Sanitary Sewer Esmt. (Doc. No. 2010-185)

20' Sanitary Sewer Esmt. (Doc. No. 2010-185)

OF 17

THIS DOCUMENT REPRESENTS IMPROVEMENTS AS CONSTRUCTED AND THE PLANS WERE CONSTRUCTED IN ACCORDANCE WITH THE EXCEPT FOR CHANGES OR MODIFICATIONS REFLECTED HEREON IN RED.

Zoning Plan

Attachment to Ordinance No. Exhibit "B" 2 of 2

TAG Number	Name	Scientific Name	DBH (In.)
240	Pecan	Carya illinoensis	12
241	Texas Ash	Fraxinus texensis	12
242	Pecan	Carya illinoensis	15
243	Cedar elm	Ulmus crassifolia	10
244	Pecan	Carya illinoensis	15
245	Eastern Redcedar	Juniperus virginianan	10,6,8
246	Texas Ash	Fraxinus texensis	7
247	Texas Ash	Fraxinus texensis	10,9,9
248	Texas Ash	Fraxinus texensis	8
249	Texas Ash	Fraxinus texensis	6
250	Texas Ash	Fraxinus texensis	8
251	Texas Ash	Fraxinus texensis	6
252	Cedar elm	Ulmus crassifolia	12
253	Texas Ash	Fraxinus texensis	6
254	Texas Ash	Fraxinus texensis	9,7
255	Texas Ash	Fraxinus texensis	6,5
256	Texas Ash	Fraxinus texensis	8,8
257	Texas Ash	Fraxinus texensis	8
258	Texas Ash	Fraxinus texensis	8
259	Skipped	N/A	N/A
260	American Elm	Ulmus americana	18
261	Texas Ash	Fraxinus texensis	6,5,4
262	Texas Ash	Fraxinus texensis	10
263	Texas Ash	Fraxinus texensis	8
264	Texas Ash	Fraxinus texensis	12
265	Texas Ash	Fraxinus texensis	8
266	Texas Ash	Fraxinus texensis	12
267	Texas Ash	Fraxinus texensis	8
268	Texas Ash	Fraxinus texensis	10,6
269	Texas Ash	Fraxinus texensis	24
270	Eastern Redcedar	Juniperus virginianan	10
271	Eastern Redcedar	Juniperus virginianan	12,10
272	Eastern Redcedar	Juniperus virginianan	24
273	Pecan	Carya illinoensis	36
274	Hackberry	Celtis occidentalis	12
275	Pecan	Carya illinoensis	24
276	Pecan	Carya illinoensis	24

LANDSCAPE TABULATION

TREES IN LANDSCAPE BUFFER
REQUIRED (510LF X10/50) = 10.2 TREES
PROVIDED 13 TREES

INTERIOR PARKING LOT LANDSCAPING
AREA REQUIRED (47,635 X .08) = 3,811 SQUARE FEET
AREA PROVIDED 4,760 SQUARE FEET

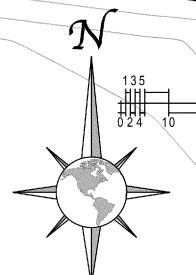
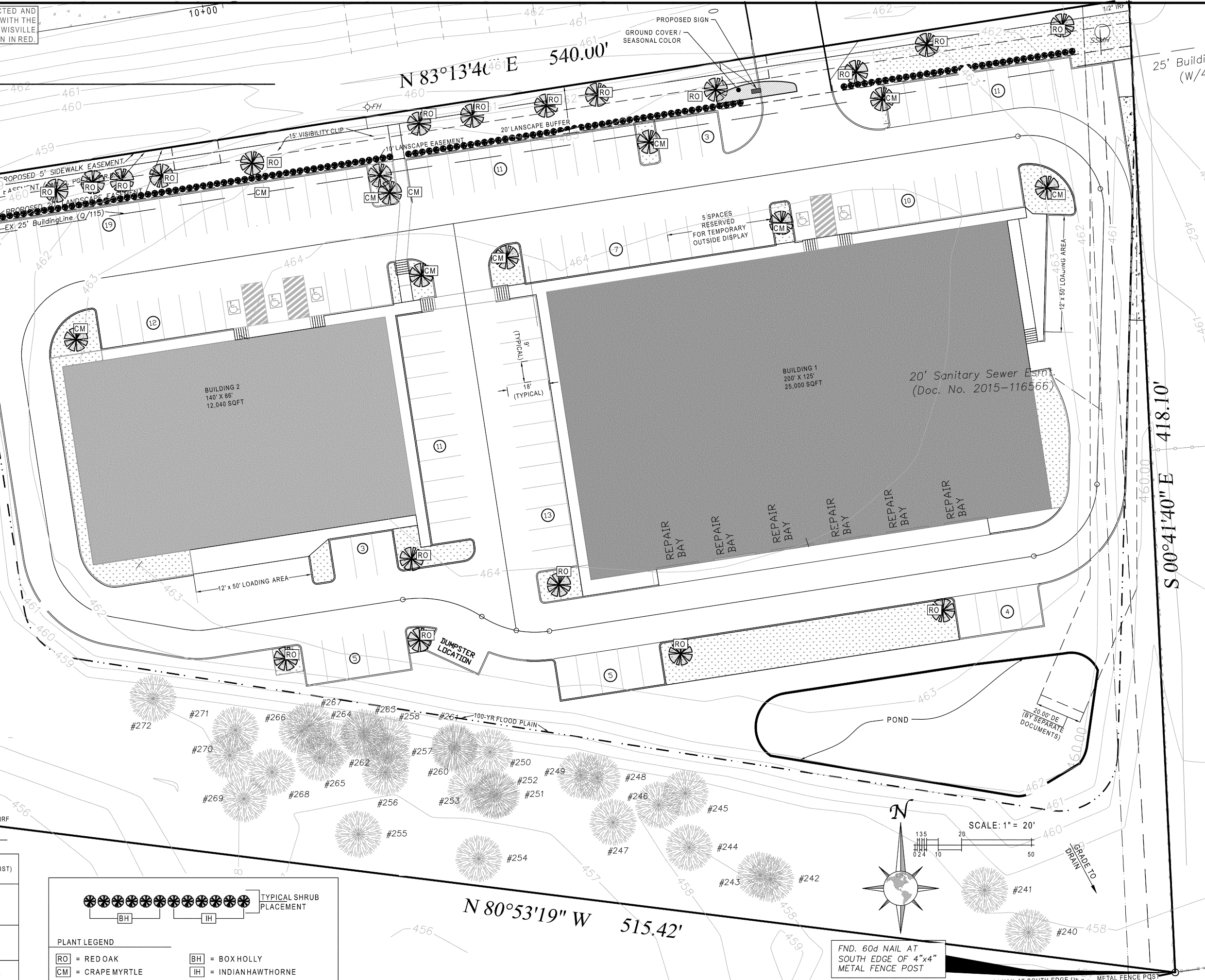
TREES REQUIRED (120 SPACES/15 SPACES) = 8.0 TREES
TREES PROVIDED - 15 TREES

ANY TREE REMOVED LARGER THAN 5" IN CALIPER MUST MITIGATED
THIS PLAN DOES NOT ANTICIPATE ANY TREE REMOVAL

QUANTITY	SYMBOL	DESCRIPTION
135	●	SHRUB (PER RECOMMENDED LIST) @ 3' SPACING
28	☼	TREE (TYPE INDICATED)
	☼	EXISTING TREE
	▨	PROPOSED BERMUDA GRASS

PLANT LEGEND

☼ = RED OAK ☼ = BOX HOLLY
☼ = CRAPE MYRTLE ☼ = INDIAN HAWTHORNE



FND. 60d NAIL AT SOUTH EDGE OF 4"x4" METAL FENCE POST

DATE: 31 JAN 2018

REVISION:



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GREG EDWARDS, P.E. 2/9/18

Engineering Site Plan for
L & L AutoLink, The Thompson Addition, Lot 2, Block A, 4.14 Acres
Zoned: Light Industrial (LI)
City of Lewisville, Denton County, Texas
Owner: Greg Kaiser, AZTIC
PO Box 252937
Lewisville, TX 75029
972-221-9616

JOB NUMBER: 1647
Designed: GKE
Drawn: jac, rib
Checked: GKE