

**DRAFT EXCERPT OF THE MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD AND TRANSPORTATION BOARD**

NOVEMBER 7, 2023

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair MaryEllen Miksa at 6:30 p.m. on Tuesday, November 7, 2023, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa; Vice-Chair Erum Ali; Jack Tidwell; Rick Lewellen; Karen Locke; Ryan Conway and Francisca Al-waely

Members absent: none

Staff members present: Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planning Intern; Alexis Barnett, Planner; Patty Dominguez, Planning Technician; Sirwan Shahooei, Traffic Engineer; Duane Klosterman, Administrative Analyst.

Item D: Public Hearings

There were four items for consideration:

6. Public Hearing: Consideration of a Special Use Permit for Boat Sales and Service; on Approximately 4.14 Acres, Legally Described as Lot 2, Block A, Thompson Addition; Located at 980 State Highway 121 Business, Zoned Light Industrial District (LI); as Requested by Lee Williams, Action Watersports, on Behalf of GT3 Ventures, the Property Owner. (Case No. 23-10-14-SUP).

Jon Beckham, Senior Planner, gave a brief overview of the proposed special use permit request with a recommendation to recommend approval as presented. Staff stated they will not be storing any boats outside. The applicant, Lee Williams, was present and available for questions. Commissioner Conway asked about the location of the bays and if any reconfiguration of the building or bays will need to be done to bring the boats inside. Staff confirmed the bays are located in the back of the building and that the applicant can address the other question. Chair Miksa opened the public hearing. The applicant Lee Williams stated there will be no modification to the building or bays. There will be no outside storage, all the boats will be displayed inside. The pole sign has been taken down and landscaping done. With no one else indicating a desire to speak the public hearing was then closed. There was no discussion on this item. *A motion was made by Erum Ali to recommend approval of the special use permit request as presented. The motion was seconded by Rick Lewellen. The motion passed unanimously (7-0).* Michele Berry, Planning Manager, stated that the item would appear before the Lewisville City Council on Monday, December 4, 2023 at 7:00 p.m. for a second public hearing and final decision.