

ORDINANCE NO. 0129-19-SUP

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL, AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR MINOR AUTOMOBILE SERVICES INCLUDING TUNE-UP AND REPAIR SERVICES AND A CAR WASH FACILITY, ON APPROXIMATELY 1.22 ACRES, LEGALLY DESCRIBED AS LOT 3, BLOCK A, CORNERS AT VALLEY PARKWAY ADDITION, LOCATED AT 1111 ROUND GROVE ROAD (F.M. 3040), AND ZONED LOCAL COMMERCIAL DISTRICT (LC); PROVIDING FOR A REPEALER, SEVERABILITY, PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, applications were made requesting approval of a Special Use Permit for a minor automobile services including tune-up and repair services and a car wash facility by making applications for same with the Planning and Zoning Commission of the City of Lewisville, Texas, as required by state statutes and the Zoning Ordinances of the City of Lewisville, Texas; and said Planning and Zoning Commission has recommended that the Special Use Permit on the 1.22-acre tract, as described in the attached Exhibit “A” (the “Property”), be **approved**; and

WHEREAS, this application for a Special Use Permit comes before the City Council of the City of Lewisville, Texas (the “City Council”) after all legal notices, requirements, conditions and prerequisites have been met; and

WHEREAS, the City Council at a public hearing has determined that the proposed use, subject to the condition(s) stated herein: (1) complements or is compatible with the surrounding uses and community facilities; (2) contributes to, enhances, or promotes the welfare of the area of request and adjacent properties; (3) is not detrimental to the public health, safety, or general welfare; and (4) conforms in all other respects to all zoning regulations and standards.

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. FINDINGS INCORPORATED. The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. SPECIAL USE PERMIT GRANTED. Subject to the conditions provided for herein, applicant is granted a Special Use Permit to allow a minor automobile services including tune-up and repair services and a car wash facility on the Property, which is zoned Local Commercial District (LC).

SECTION 3. CONDITIONS OF SPECIAL USE PERMIT. The Property shall be developed and maintained:

1. in compliance with the narrative, site plan, building elevations, and landscape plan, attached hereto as Exhibit "B"; and
2. in accordance with all federal, state, and local laws and regulations.

SECTION 4. CORRECTING OFFICIAL ZONING MAP. The City Manager, or her designee, is hereby directed to correct the official zoning map of the City of Lewisville, Texas, to reflect this Special Use Permit.

SECTION 5. COMPLIANCE WITH ALL OTHER MUNICIPAL REGULATIONS. The Property shall comply with all applicable municipal ordinances, as amended. In no way shall this Special Use Permit be interpreted to be a variance to any municipal ordinance.

SECTION 6. RESCINDING AND TERMINATION. The City Council may rescind and terminate the Special Use Permit after a public hearing if any of the following occur:

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1. One or more of the conditions imposed by the Special Use Permit have not been met or have been violated.
2. The Special Use Permit was obtained through fraud or deception.
3. Ad valorem taxes on the property are delinquent by six months or more.
4. Disconnection or discontinuance of water and/or electrical services to the property.
5. Abandonment of the structure, lease space, lot, or tract of land for 180 days or more.

SECTION 7. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

SECTION 8. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 9. PENALTY. Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

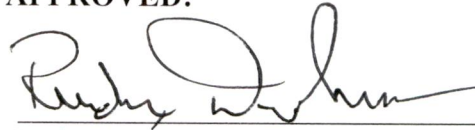
SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

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SECTION 11. EMERGENCY. It being for the public welfare that this Ordinance be passed creates an emergency and public necessity and the rule requiring this Ordinance be read on three separate occasions be, and the same is hereby, waived and this Ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

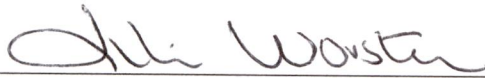
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 15TH DAY OF JULY, 2019.

APPROVED:



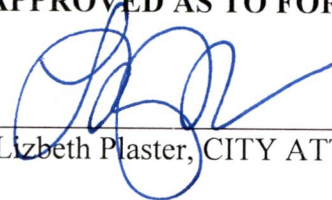
Rudy Durham, MAYOR

ATTEST:



Julie Worster, CITY SECRETARY

APPROVED AS TO FORM:



Lizbeth Plaster, CITY ATTORNEY

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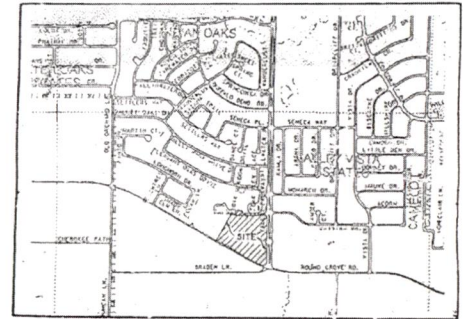
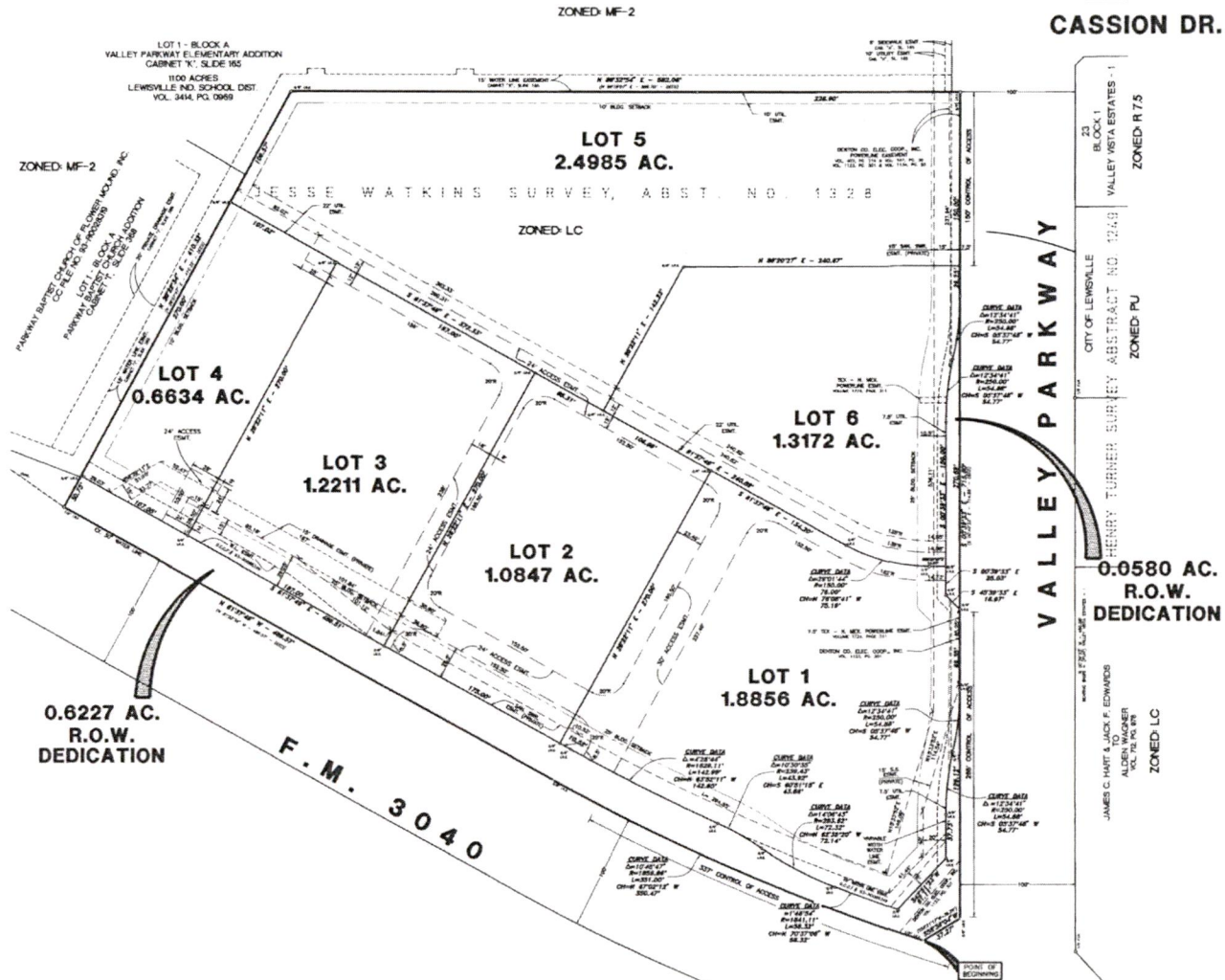
Exhibit A
Property Description

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Exhibit B
Narrative
Site Plan
Building Elevations
Landscape Plan

Attachment to Ordinance No. 10129-19-SUP
Exhibit 'A'
Page 1 of 1



VICINITY MAP
1" = 1000'

FINAL PLAT
OF
THE CORNERS AT VALLEY PARKWAY ADDITION
LOTS 1-6, BLOCK A
9.3512 ACRES
ZONED LC
AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS
BEING OUT OF THE
JESSE WATKINS SURVEY ABSTRACT NO. 1328
DENTON COUNTY, TEXAS
JULY, 1999
FILED 8-2-99
CABINET Q SLIDE 331 P.R.C.B.T.
C-2

ENGINEER/SURVEYOR
LAWRENCE A. CATES & ASSOC.
14200 MIDWAY RD. STE. 122
DALLAS, TEXAS 75
(972) 385-2272
CONTACT: LAWRENCE A. CATES

OWNER
PROPERTY CLOSING, L.T.D.
5950 BERSHIRE LANE, STE. 450
DALLAS, TEXAS 75225
(214) 891-5222
CONTACT: JON ANDRUS



ALL INFORMATION ON THIS PLAT IS BASED ON THE RECORDS OF THE COUNTY CLERK OF DENTON COUNTY, TEXAS.
DATE: 08-11-1999
DRAWN BY: JON ANDRUS
CHECKED BY: LAWRENCE A. CATES
REVISIONS: NONE

FL470-1A

Attachment to Ordinance No. 0129-19-SUP Exhibit 'A' Page 2 of 1

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PROPERTY CLOSING, L.T.D. THROUGH THE UNDERSIGNED AUTHORITY DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1,2,3,4,5,6,6, BLOCK A, THE CORNERS AT VALLEY PARKWAY ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEY SHOWN HEREON AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF LEWISVILLE AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A THREE (3) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANT AND A TWO (2) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMES APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXPECTATIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

PROPERTY CLOSING, L.T.D. A TEXAS LIMITED PARTNERSHIP

BY: Syd Hurley, President

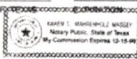
STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SYD HURLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th DAY OF Sept, 1999.

James C. Mackintosh, Notary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, LAWRENCE A. CATES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF LEWISVILLE, TEXAS.

LAWRENCE A. CATES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



LEGAL DESCRIPTION

STATE OF TEXAS COUNTY OF DENTON

WHEREAS PROPERTY CLOSING, L.T.D. IS THE SOLE OWNER OF A TRACT OF LAND BEING A PORTION OF THAT CERTAIN 9.403 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JESSE WATKINS SURVEY, ABSTRACT NO. 1328, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS CONVEYED AS "TRACT 7" TO LEWISVILLE NO. 6 JOINT VENTURE BY 64-54, INC. BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 83-80046993 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT A CORNER CLIP AT THE INTERSECTION OF THE WEST LINE OF VALLEY PARKWAY AND A TWO FOOT RIGHT-OF-WAY WITH THE NORTH LINE OF F.M. HIGHWAY NO. 3040, A 100 FOOT RIGHT-OF-WAY, SAME BEING AT THE BEGINNING OF THE ARC OF A CURVE TO THE RIGHT, AND BEING A CORNER OF SAID "TRACT 7", THENCE ALONG THE NORTH LINE OF SAID F.M. HIGHWAY NO. 3040, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) AND (2):

(1) 351.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1850.00, A DELTA ANGLE OF 107° 48' 47", AND A CHORD WHICH BEARS NORTH 87° 02' 17" WEST (N 87° 18' 58" W RECORD) (GEARING BASE PLAT "VALLEY VISTA ESTATES I"), A DISTANCE OF 350.43 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE POINT OF TANGENCY;

(2) NORTH 67° 37' 49" WEST (N 67° 18' 59" W RECORD), A DISTANCE OF 489.57 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWESTERLY CORNER OF SAID "TRACT 7", SAME BEING AT THE SOUTH CORNER OF A TRACT OF LAND DEDICATED FOR RIGHT-OF-WAY BY THE PARKWAY BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE ACCORDING TO THE MAP THEREIN RECORDED IN CABINET "C", SLIDE 388 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 28° 22' 34" EAST (N 28° 07' 47" E RECORD), AT A DISTANCE OF 302.00 FEET PASSING A COMMON CORNER OF SAID RIGHT-OF-WAY DEDICATION AND LOT 1, BLOCK A OF SAID PARKWAY BAPTIST CHURCH ADDITION, AT A DISTANCE OF 327.85 FEET PASSING AN EAST CORNER OF SAID LOT 1, PARKWAY BAPTIST CHURCH ADDITION AND A COMMON CORNER OF LOT 1 OF BLOCK A OF THE VALLEY PARKWAY ELEMENTARY ADDITION AND ADDITION TO THE CITY OF LEWISVILLE ACCORDING TO THE MAP THEREOF RECORDED IN CABINET "C", SLIDE 185 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND CONTINUING ON A TOTAL DISTANCE OF 410.32 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID "TRACT 7" AND COMMON CORNER OF SAID LOT 1, BLOCK A, VALLEY PARKWAY ELEMENTARY ADDITION;

THENCE NORTH 88° 32' 54" EAST (N 88° 18' 07" E RECORD), AT A DISTANCE OF 574.23 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, VALLEY PARKWAY ELEMENTARY ADDITION, A TRACT OF LAND DEDICATED FOR RIGHT-OF-WAY BY SAID PLAT OF THE VALLEY PARKWAY ELEMENTARY ADDITION, AND CONTINUING ON A TOTAL DISTANCE OF 582.00 FEET (582.00" RECORD) TO A 5/8" IRON ROD SET FOR CORNER ON THE WEST LINE OF AFORESAID VALLEY PARKWAY, 100 FOOT RIGHT-OF-WAY AT THIS POINT;

THENCE ALONG THE WEST LINE OF SAID VALLEY PARKWAY, AS OCCUPIED UPON THE GROUND, THE FOLLOWING COURSES AND DISTANCES NUMBERED (5) AND (6):

(5) SOUTH 00° 39' 00" EAST (S 00° 40' 23" RECORD), A DISTANCE OF 715.60 FEET (714.55" RECORD), TO A 5/8" IRON ROD SET FOR CORNER AT THE AFORESAID CORNER CLIP AT THE INTERSECTION OF F.M. HIGHWAY 3040;

(6) SOUTH 58° 36' 04" WEST (S 58° 21' 17" W RECORD), A DISTANCE OF 37.27 FEET (39.29" RECORD), TO THE PLACE OF BEGINNING AND CONTAINING 9.3512 ACRES OF LAND, MORE OR LESS.

ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL

09-09-1999

WARRY TENDRY, CHAIRMAN PLANNING AND ZONING COMMISSION CITY OF LEWISVILLE, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF LOTS 1,2,3,4,5,6,6, BLOCK A, THE CORNERS AT VALLEY PARKWAY ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE WAS SUBMITTED TO THE APPROPRIATE PLANNING AND ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE 26th DAY OF September, 1999 AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID BODY FURTHER AUTHORIZED AND ACCEPTED THEREOF BY SIGNING AS HEREINAFORE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS 9th DAY OF Sept, 1999

Warry Tendry, City Secretary City of Lewisville, Texas



FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF DENTON COUNTY, TEXAS ON 09-09-1999 AT 10:58 AM BY CLERK

FINAL PLAT OF THE CORNERS AT VALLEY PARKWAY ADDITION

LOTS 1-6, BLOCK A 9.3512 ACRES ZONED LC

AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS BEING OUT OF THE JESSE WATKINS SURVEY ABSTRACT NO. 1328 DENTON COUNTY, TEXAS

ENGINEER/SURVEYOR LAWRENCE A. CATES & ASSOC. 14200 MIDWAY RD. STE. 122 DALLAS, TEXAS 75225 (972) 385-2272 CONTACT: LAWRENCE A. CATES

JULY, 1999 FILED 9-9-99 CABINET Q SLIDE 382 P.R.C.D. C-2A

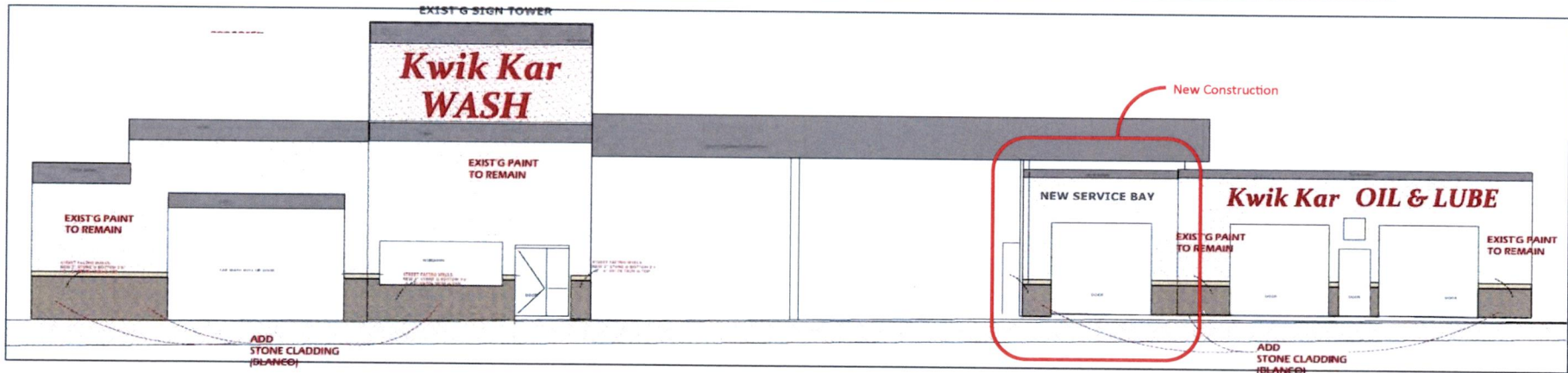
THE CITY OF LEWISVILLE, TEXAS
DEVELOPMENT PLAN FOR
**KWIK KAR (SUP)
SERVICE BAY EXPANSION**

1111 W ROUND GROVE RD., LEWISVILLE, TX 75067

EXIST'G BUILDING



EXIST'G BUILDING



CONTRACTOR:
LONE STAR CONSTRUCTION

CONTACT: GABRIEL SAID

Phone (469)-939-2020

DESIGN ENGINEER:
CHAUCER DESIGN STUDIO

CONTACT: CHAUCER CHERN, P.E.
949 SIMON DRIVE
PLANO, TEXAS 75025-2500
Phone (972) 849-6848 chaucerdesign@gmail.com
TEXAS ENGINEER FIRM #12335

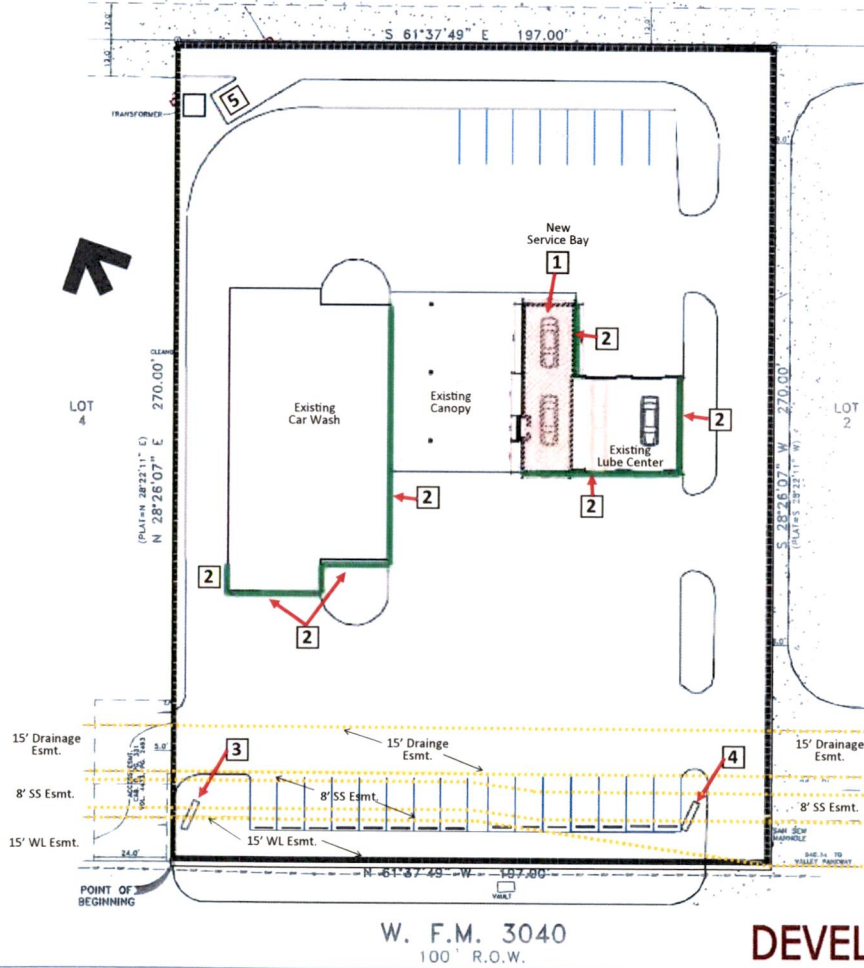
PROPERTY OWNER:
ROYSS, LLC

CONTACT: RYAN GHOUTIEMEH
4308 Glen Meadows Dr.,
Parker, TEXAS 75002
Phone (469) 444-1444

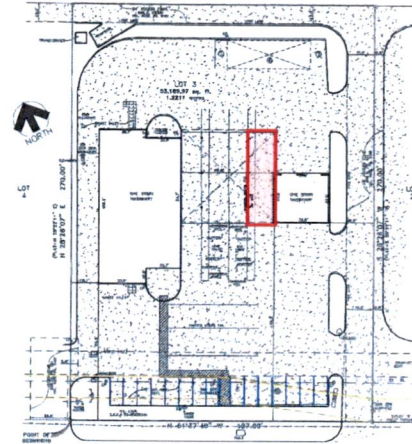
DRAWING INDEX:

- C1 DEVELOPMENT PLAN
- L1 LANDSCAPE PLAN
- A1 BUILDING ELEVATIONS
- A2 BUILDING ELEVATIONS

- Proposed Scope:**
- 1) Construction of new 980sf service bay finished to match existing
 - 2) New 2" stone cladding applied to 3'-6" above finished floor
 - 3) Remove existing pole sign
 - 4) Existing Monument sign to remain
 - 5) Existing dumpster to remain



W. F.M. 3040
100' R.O.W.
DEVELOPMENT PLAN SCALE 1"=20.0'



W. F.M. 3040
100' R.O.W.
EXIST'G SITE INDEX PLAN
SCALE 1"=40.0'

PARKING CALCULATION

<u>Existing</u>	
Lube Center	1146 SF @ 1/200 = 6 Spaces
Car Wash	1930 SF @ 1/200 = 10 Spaces
Parking Required =	16 spaces
Parking Provided =	19 Spaces
<u>New</u>	
Service Bay	980 SF @ 1/200 = 5 Spaces
(2) spaces provided inside the new service bay	
Additional Parking required =	3
Total Parking Required = 19	
Total Parking Provided = 19	

**CHAUCER
DESIGN STUDIO**
949 SIMON DRIVE, PLANO, TX, 75025
TEL: 972.849.6848 E-MAIL: chaucerdsgn@gmail.com

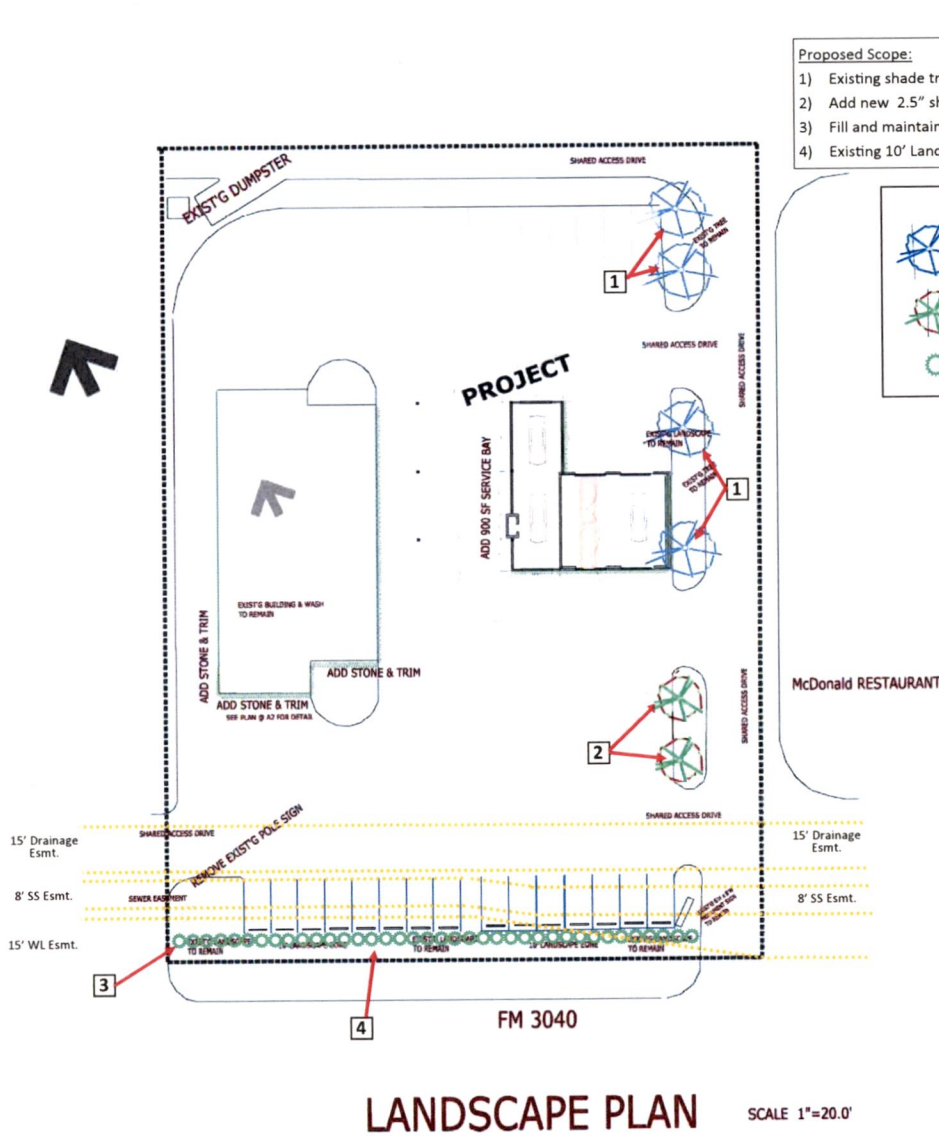


**KWIK KAR
SERVICE BAY EXPANSION**
1111 W ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

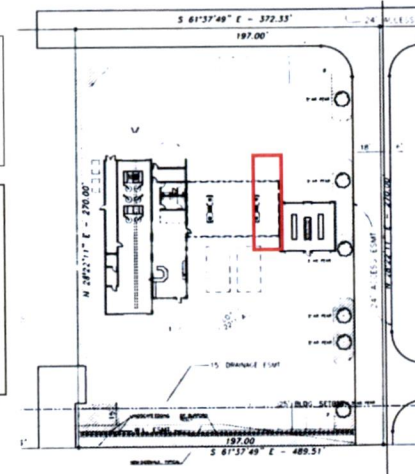
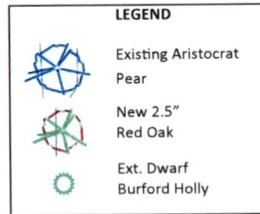
DRAFTER:
CHEHSIANG CHEN
DATE:
05/ 22/ 2019

C1



LANDSCAPE PLAN SCALE 1"=20.0'

- Proposed Scope:**
- 1) Existing shade trees to remain
 - 2) Add new 2.5" shade trees
 - 3) Fill and maintain Existing landscape shrubs
 - 4) Existing 10' Landscape Buffer



EXIST'G SITE INDEX PLAN SCALE 1"=40.0'

LANDSCAPE REQUIREMENTS

Landscape Strip:
A landscape strip shall be provided adjacent to all public and private streets. The Landscape strip shall be a minimum of 10 feet, exclusive of street right-of-way.
Required - minimum 10' width
Provided - existing 10' landscape

Street Trees:
Within the landscape strip, one shade tree (2.5" caliper minimum) shall be provided per five hundred square feet of required landscape strip.
Required - l.f. frontage (times) 10' (divided by) 500
FM 3040 - 197 l.f (10)/500 = 4 trees
Provided - no trees planted due to existing water easement along frontage
4 Shade trees (aristocrat pear) exist along the shared access drive

Interior Landscape Requirements:
A Parking area of 1-32,639 s.f. is require to have 8% interior landscaping
Required - 32,639 s.f. (.08) = 2,611 s.f.
Provided - 4,505 s.f. *1,894 s.f. (72%) more than min.
Trees required spaced at a ratio of one shade trees (2.5" caliper min.) for each 15 parking spaces provided
Required - 2 Trees
Provided - 2 New Trees - 2.5" Red Oak

When parking lots and drives about the landscape strip along street right-of-way, evergreen shrubs must be provided for screening. The screening must be a minimum of 2' high and extended along the entire street frontage of the parking lot. If a parking lot is located 50' from the street R.O.W line, no shrubs will be required.
Required - 197 l.f.
Provided - 197 l.f. landscape shrubs

* All landscape shall be 100% watered by underground automatic irrigation system. Irrigation system shall have a freeze sensor. Contractor to ensure that all existing irrigation is operable, restored and meets all of TCEQ requirements. Any new irrigation will be added to existing system if applicable.

**CHAUCER
DESIGN STUDIO**

940 SIMON DRIVE, PLANO, TX. 75025
TEL: 972.849.6848 E-MAIL: chaucerdesign@gmail.com

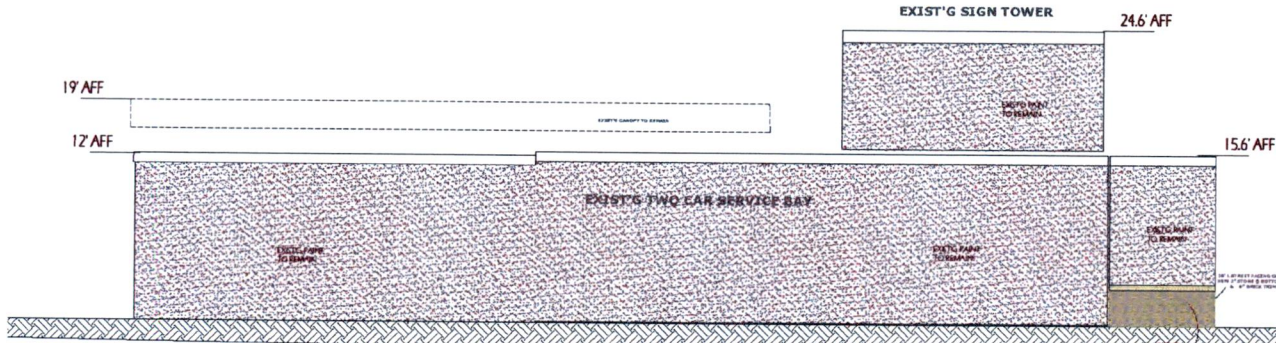


**KWIK KAR
SERVICE BAY EXPANSION**
1111 W ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER:
CHEHSIANG CHEN
DATE:
05/22/2019



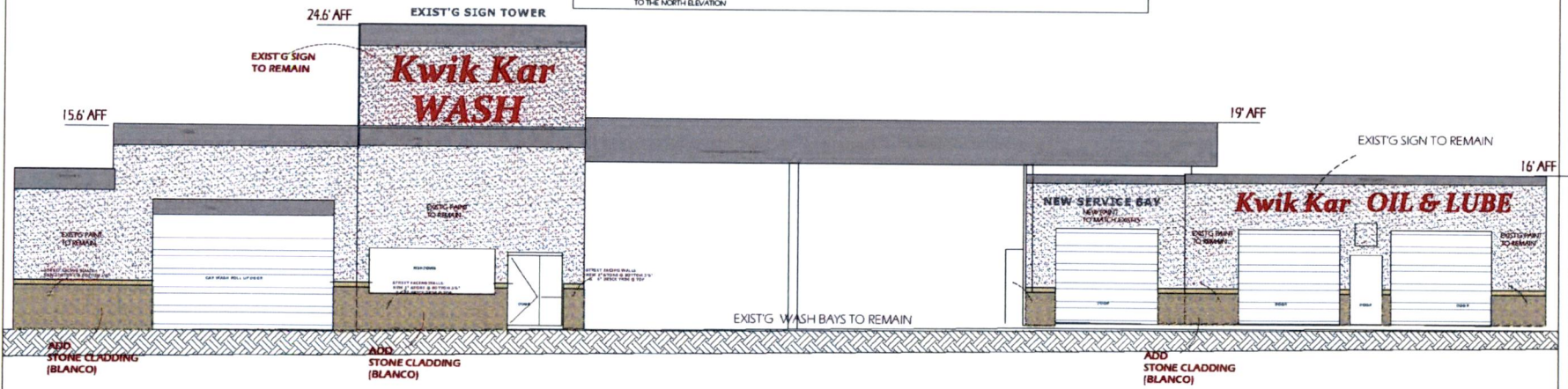


WEST (SIDE) ELEVATION
S 3/16"=1'-0"

**NEW FACADE TREATMENT:
EXIST'G PAINTED CONCRETE WALL W/ ADDED STONE CLADDING**

SIDES	EXIST'G PAINT	%	NEW STONE CLADDING	%
EAST ELEVATION, STREET	510 SF	77%	150 SF	23%
EAST ELEVATION, WASH BAY	1080 SF	75%	335 SF	25%
SOUTH ELEVATION, STREET SIDE	1080 SF	84%	200 SF	16%
WEST ELEVATION	1520 SF	98%	30 SF	2%
TOTAL	4190 SF	85%	715 SF	15%

NO STONE CLADDING BEING ADDED TO THE NORTH ELEVATION



FRONT (S) ELEVATION
S 3/16"=1'-0"

**CHAUCER
DESIGN STUDIO**
949 SIMON DRIVE, PLANO, TX, 75025
TEL: 972.849.6848 E-MAIL: chaucerdesign@gmail.com

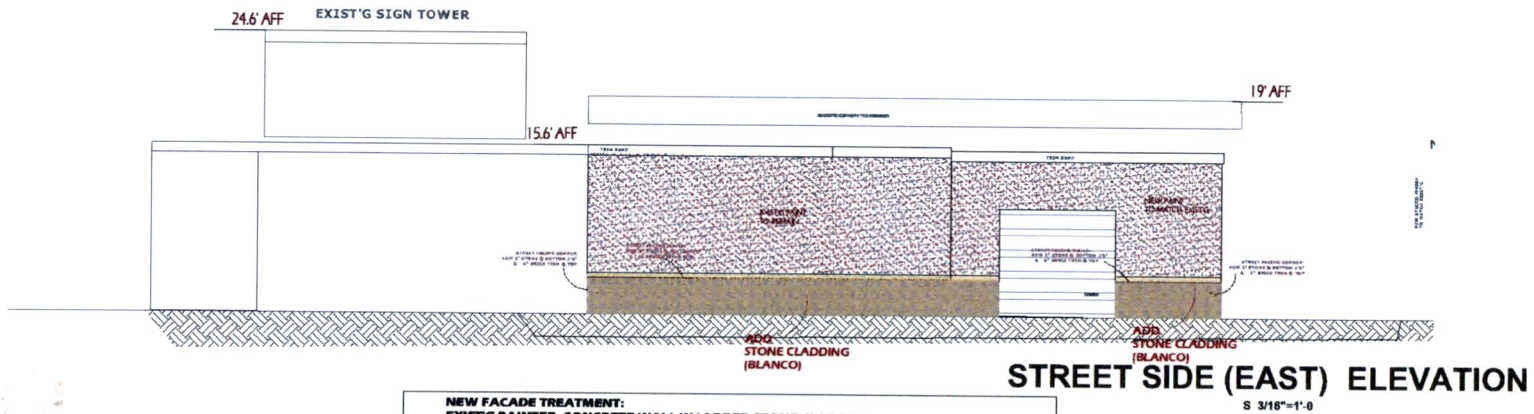
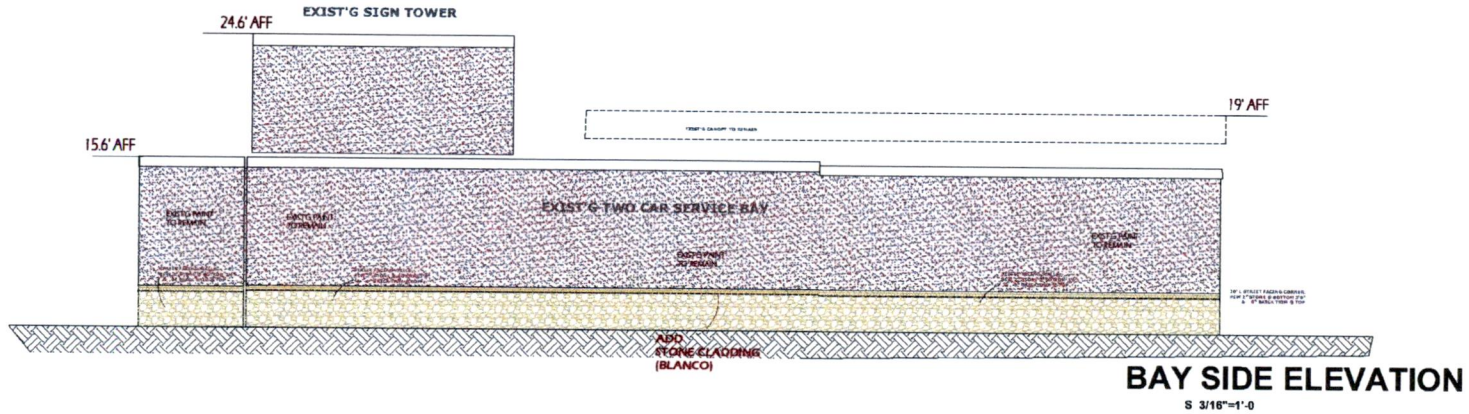


**KWIK KAR
SERVICE BAY EXPANSION**
1111 W. ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER:
CHEHSIANG CHEN
DATE:
05/30/2019

A1



Stone Cladding

**NEW FACADE TREATMENT:
EXIST'G PAINTED CONCRETE WALL W/ ADDED STONE CLADDING**

SIDES	EXIST'G PAINT	%	NEW STONE CLADDING	%
EAST ELEVATION, STREET	510 SF	77%	150 SF	23%
EAST ELEVATION, WASH BAY	1000 SF	75%	335 SF	25%
SOUTH ELEVATION, STREET SIDE	1000 SF	84%	200 SF	16%
WEST ELEVATION	1520 SF	98%	30 SF	2%
TOTAL	4100 SF	85%	715 SF	15%

NO STONE CLADDING BEING ADDED TO THE NORTH ELEVATION

**CHAUCER
DESIGN STUDIO**
949 SIMON DRIVE, PLANO, TX, 75025
TEL: 972.849.6648 E-MAIL: chaucerdesign@gmail.com



**KWIK KAR
SERVICE BAY EXPANSION**
1111 W ROUND GROVE RD.,
LEWISVILLE, TEXAS 75067

REVISION:

DRAFTER:
CHEHSANG CHEN
DATE:
05/30/2019
A2

