

Ameri Southwest LLC

647 E State Hwy 121 Lewisville, TX 75057

10/10/2024

Planning and Zoning Commission City Council City of Lewisville

151 W. Church Street Lewisville, TX 75057

Subject: Statement of Purpose for Special Use Permit at 647 E State Hwy 121

Dear Planning and Zoning Commission and City Council Members,

We at Ameri Southwest LLC the landlord of the property and operating under Ultra Pit Corp DBA Just7 are excited to be a part of Lewisville's ongoing transformation and wholeheartedly support the City's commitment to enhancing the aesthetic quality of its commercial corridors. We believe that businesses should not only thrive economically but also contribute positively to the visual landscape of our community. While we recognize that the used car industry sometimes struggles to project a modern image, we are eager to demonstrate our commitment to excellence in both service and appearance. To that end, we are undertaking a significant project to revitalize our property at 647 E State Hwy 121. This investment reflects our dedication to modernizing our business and contributing to a more vibrant and attractive Lewisville.

Currently, the front portion of our property is an underutilized grass area. This project aims to transform this space with a modest, 1,500 square foot office building that will serve as the central hub for administration, customer service, and all our used car sales activities. In addition to the new building, we plan to improve and expand the existing parking lot, ensuring ample parking spaces for customers, employees, and vehicle display.

Improving the Site:

This project represents a substantial investment in improving our property and aligning it with the City of Lewisville's aesthetic goals. Specifically, we will:

- **Enhance the visual appeal:** The new office building will be designed with high-quality materials and a contemporary architectural style, creating a modern and attractive presence on Hwy 121. No parking spaces will be located at the front of the property along Hwy 121.
- **Optimize parking and site functionality:** The parking lot will be expanded and reconfigured to provide ample, organized parking for customers, employees, and vehicle display, maximizing the efficient use of our property. This will improve traffic flow and safety.
- **Modernize our business image:** By replacing the outdated facade with a new office building and enhancing the landscaping, we aim to project a more professional and modern image that reflects our commitment to quality service and contributes to the overall improvement of the area.

- **Update signage:** The existing pole sign will be removed and replaced with a new sign that is fully compliant with current city codes and complements the design of the new office building.
- **Incorporate attractive landscaping:** Landscaping is an important element of our design and will play a key role in enhancing the visual appeal of our property. We will incorporate a variety of plantings and landscaping features to create an attractive and welcoming environment for our customers and the community.

Business Operation and Compatibility:

The new building will be dedicated to administrative functions, customer service interactions, and used car sales activities. This includes providing a welcoming space for sales consultations and a comfortable waiting area for our clients. Our core mechanical service operations will continue in the existing facilities. This separation of sales and service operations will allow us to optimize both aspects of our business, providing a more focused and efficient experience for our customers.

We believe this project is fully compatible with the surrounding area and the city's long-term plans:

- **Compatibility with surrounding uses:** The proposed sales and office use complements the existing commercial nature of Hwy 121 and does not introduce any conflicting land uses.
- **Compatibility with the comprehensive plan:** Our project aligns with the City's goals for enhancing the aesthetic quality of commercial corridors and promoting economic vitality.
- **Enhancement of the area's welfare:** By improving the appearance of our property and addressing existing parking limitations, we contribute to the overall betterment of the area and enhance the experience for neighboring businesses and customers. This project will have a positive impact on the neighborhood, encouraging nearby businesses to also make improvements and enhance the overall appeal of the area.
- **No detrimental impact:** The proposed 1,500 square foot office building and parking lot improvements will not have any significant impact on traffic flow, drainage, or other public services. The project will not be detrimental to public health, safety, or general welfare. We will ensure full compliance with all applicable zoning regulations and building codes.
- **Minimal impact on city services:** Due to the modest size of the new building, the project is not expected to generate significant increases in water usage or sewer demands. The impact on drainage will be carefully managed during the construction phase and mitigated through appropriate landscaping and drainage systems. Access for emergency services will be maintained and improved with the redesigned parking lot.

We are confident that this project will significantly enhance our business operations, improve the aesthetics of our property, and contribute positively to the City of Lewisville's ongoing efforts to revitalize and modernize its commercial areas. We appreciate your consideration of our Special Use Permit request.

Sincerely,

Fadi Chaar

Managing Partner

A stylized handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the left.

Ameri Southwest LLC

Mohamd Shallah

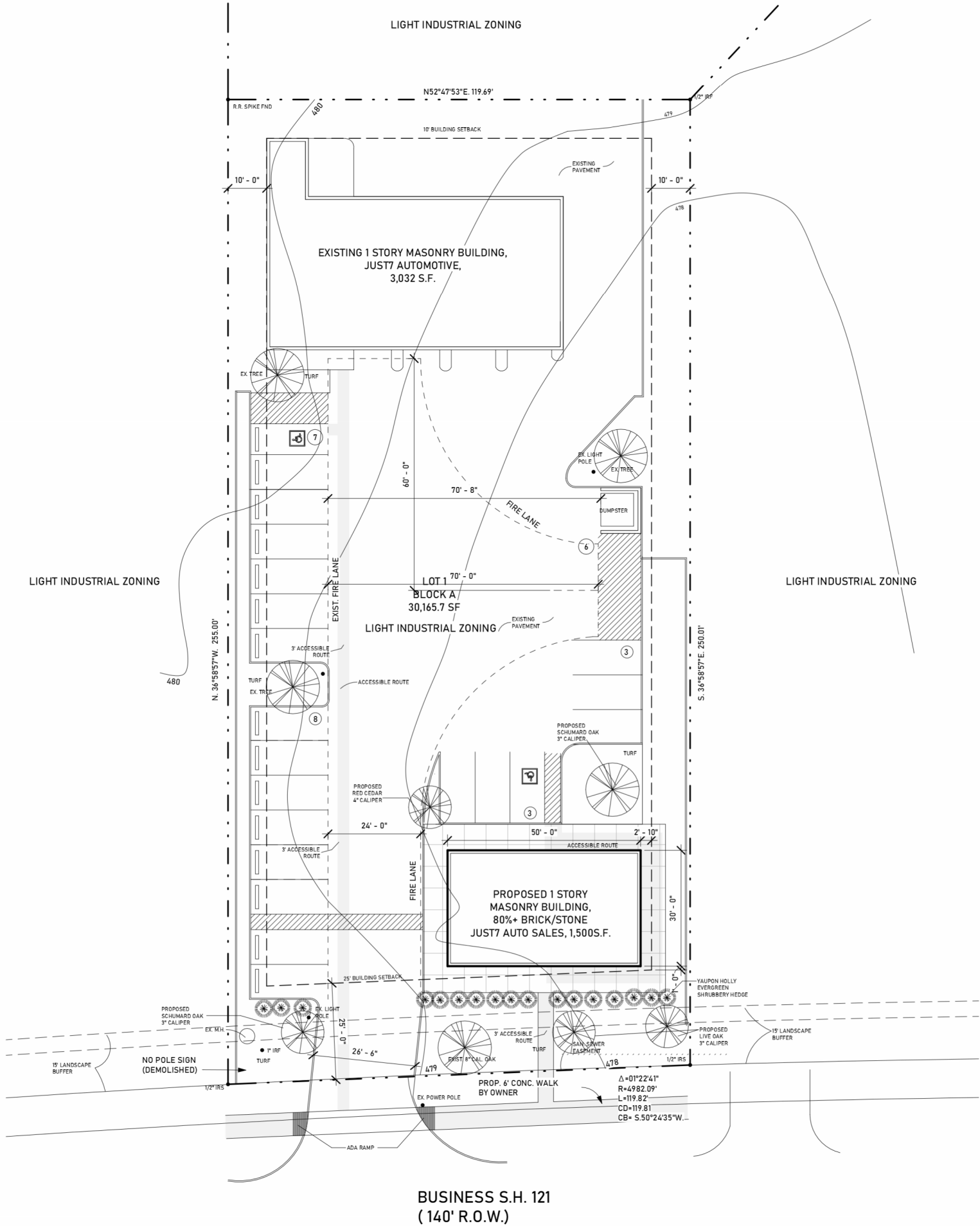
Managing Partner

A handwritten signature in black ink, featuring a large, bold 'M' followed by several loops and a long horizontal stroke extending to the right.

Riyad Hossainy

Partner

A handwritten signature in black ink, written in a cursive style with the first letters of the first and last names being capitalized and prominent.



1

PROPOSED SITE PLAN

1/16" = 1'-0"



ARCHITECTURE // PLANNING // INTERIORS
 10440 E. NORTHWEST HWY. DALLAS, TX 75238 QARCHDESIGN.COM

NOT FOR CONSTRUCTION

PROJECT DATA	
PROJECT NO. Q21122	DRAWN BY STA
	CHECKED BY AQB

ISSUED FOR APPLICATION	10/24/24
------------------------	----------

ISSUE LOG		
NO.	DESCRIPTION	DATE

SUMMARY TABLE	
BUILDING SQ. FT.:	1,500 SF.
PROPOSED USE:	AUTOMOTIVE REPAIR (MINOR) AND AUTOMOBILE SALES AND LEASING
BUILDING HEIGHT:	15'-0"
LANDSCAPE %:	5%
PARKING SPACES:	24

BENCHMARK:
 CITY OF LEWISVILLE BM-72-SQ, CUT
 ON N.W. CORNER OF FRAGPOLE
 BASE, AT TXDOT MAINTENANCE BLDG,
 ON S.E. SIDE OF SH 121 & RED BUD ST.

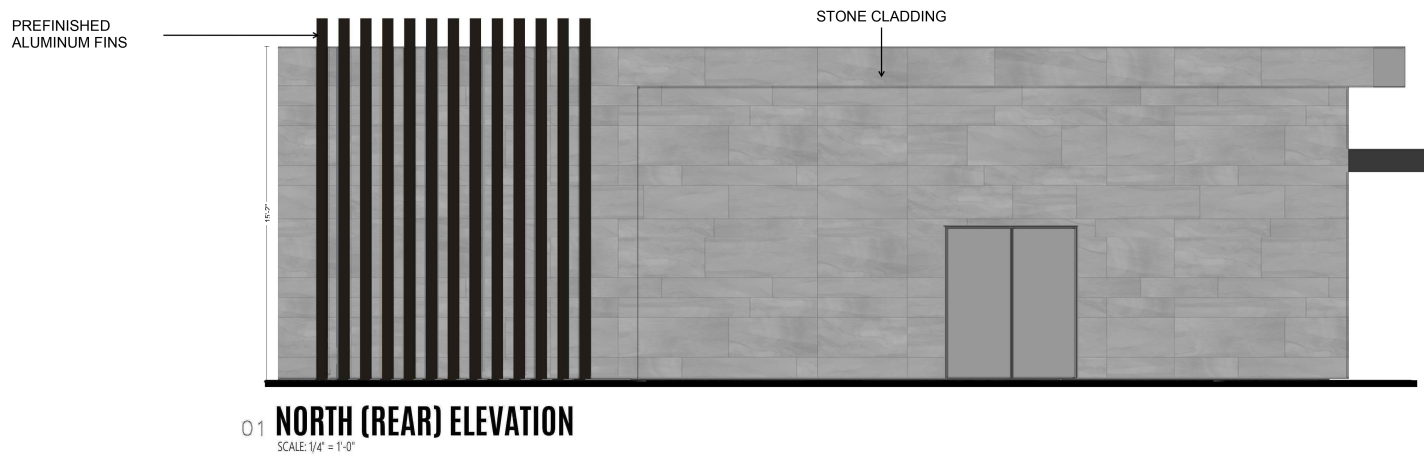
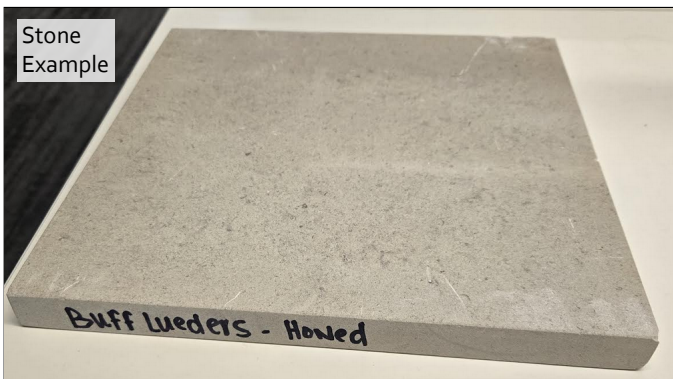
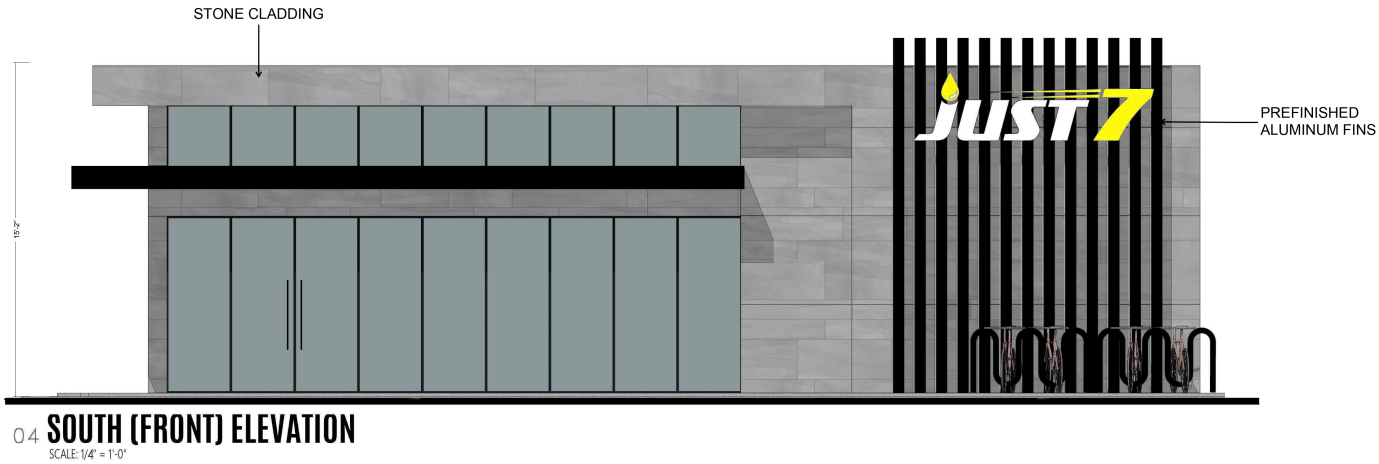
ELEV= 497.57

OWNER:
 AMERI SOUTHWEST LLC
 647 E STATE HWY 121 LEWISVILLE, TX
 75057

ARCHITECT:
 Q ARCHITECTURE + DESIGN
 ALEXANDER QUINTANILLA
 10440 E. NORTHWEST HWY. #100
 DALLAS, TX 75238
 214.738.5440

COPYRIGHT Q ARCHITECTS 2024

JUST 7 AUTOMOTIVE
 NATEX ADDITION
 LOT 2, BLOCK A, PHASE 2
 0.69 ACRES
 LIGHT INDUSTRIAL
 AUTOMOTIVE USE



- GENERAL NOTES:
1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
 2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
 3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR