

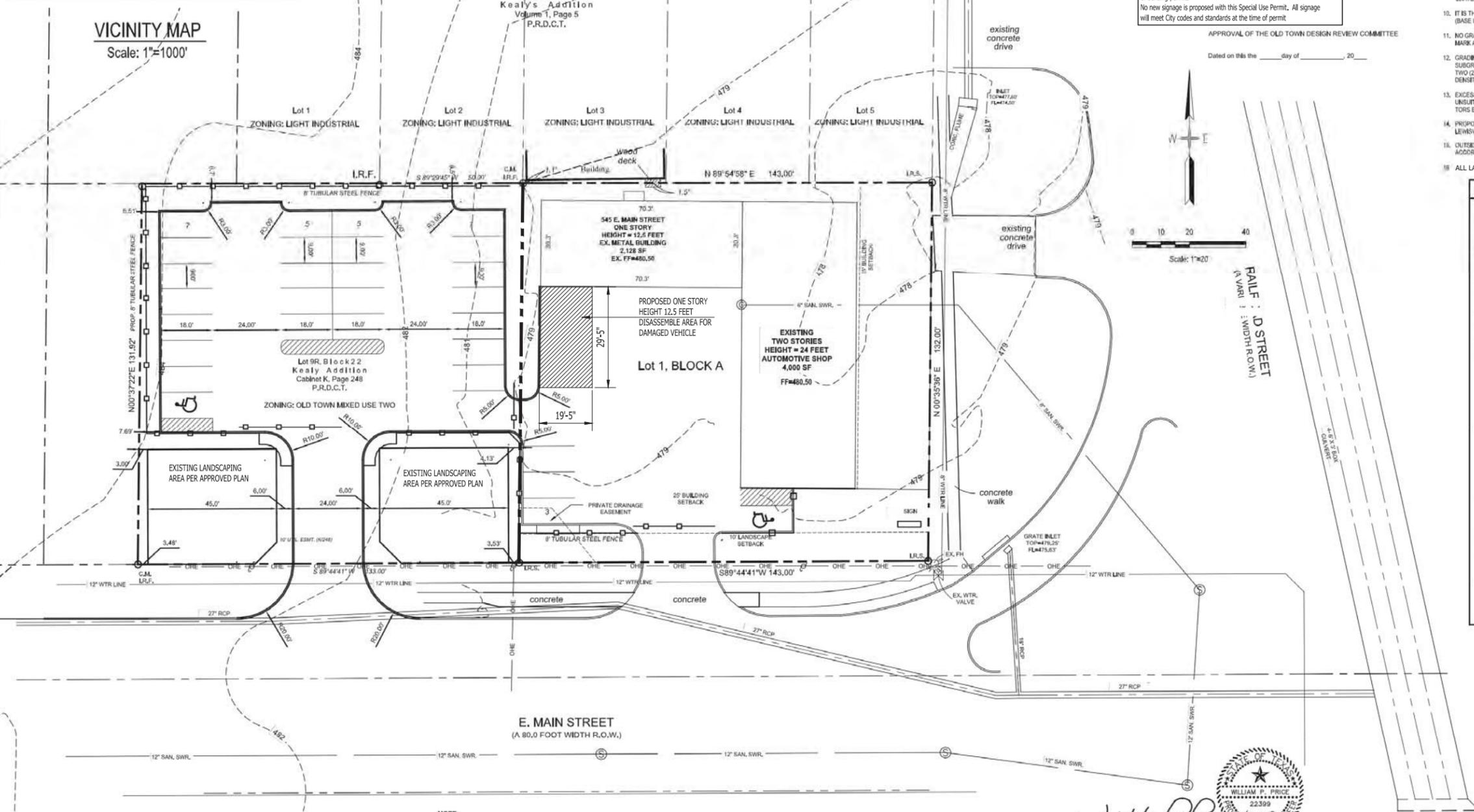
Special Use Permit Narrative

Alex body and paint accessory addition structure. June 2019

- 1- **Alex Body & Paint Lewisville successful neighbor history:** Mr. Alejandro Salguero founder and president of Alex Paint & Body Shop DBA, started his entrepreneur endeavor at 729 S Mill St. by 2003 in a modest retail space with a big dream, great Christian faith and determination but limited operational resources. After 10 years of dedication and hard work and despite many adversities with discouraged circumstances, AP&B acquired its first property lot at Main St, where they eventually relocated business operations by 2015 into a brown new facility, built according to the strict Old Town Zoning requirements.
By 2016 next door lot property is incorporated and planned for future office retail building development with plenty parking space and generous front landscaping. Such initiative was revised and backed off by City Board through public hearing on 2017. At this historical point Mr. Salguero has been recognized within business community, not like the greasy spotty shop but a reputable place where excellence, order and spotless operation is the standard.
- 2- **Purpose of the Special Use Permit:** The current application is intended to add a small structure where AP&B plans to park wrecked cars for reinspection process. Some disassemble practices may occur just for assessment-budget purposes during mentioned inspection and protection from outdoor weather conditions is necessary. Also, final not deep cleanup may happen, as the paint process is concluded at every vehicle before is parked outside to be picked up. The structure is also justified in order to avoid wrecked or damaged cars be exposed to public view. None proposed new signage is included in permit request.
- 3- **Based on Old Town Master Plan and Lewisville 2025 plan Vision and Big Moves premises:** Even when light industrial or auto related use become incompatible with long term redevelopment -Alex Paint & Body- SUP is justified per Plan Vision as it welcomes business and residents positioned for growth, diversity and success; pursuing and maintaining the relevance and property values of existing neighborhoods, enhancing existing employment centers sites. The vision of the plan emphasis also, on communicating Lewisville values and offering to market to future residents and investors. According to this statements, AP&B is a tangible expression of Lewisville economic vitality and sustainability values, which make it compatible from business-economy point of view.
- 4- **Long term conversion of the site-** The value of improvements permit request, has a potential for conversion of the site to a retail restaurant for near future. The requested addition won't affect the street scape character planned in the general strategy for Main street and after the building current life cycle, it will be a very attractive structure for MIXED USE purposes.



VICINITY MAP
 Scale: 1"=1000'



SITE PLAN	
1. 541 E. MAIN ST. PROPOSED BUSINESS PROFESSION AT OFFICES: FIRST BUILDING: 1,800 SF SECOND BUILDING: 1,800 SF, MEZZANINE. BUILDING TOTAL AREA: 3,600 SF, MEZZANINE. PARKING SPACE REQUIRED: 11 PARKING SPACES.	
2. 545/LOT 1 BLOCK A - EXISTING & RENOVATED AUTOMOTIVE SHOP BUILDINGS. AREA TOTAL: 7,648 SF. - PROPOSED ACCESSORY ADDITION STRUCTURE: 575 SF. BUILDING TOTAL AREA: 8,223 SF.	
TOTAL PARKING SPACE REQUIRED: 17 PARKING SPACES. TOTAL WORK BAY PARKING PROVIDED: 8 PARKING SPACES. TOTAL REGULAR PARKING PROVIDED: 3 PARKING SPACES. HANDICAP SPACES PROVIDED: 1 PARKING SPACE. TOTAL PARKING PROVIDED W/H.C.: 12 PARKING SPACES.	
SUMMARY TOTAL PARKING REQUIRED: 28 PARKING SPACES. FOR BOTH PROPERTIES WITH ADDITIONAL PROPOSED STRUCTURE	
shared parking agreement with DENTON county SUP is approved	

Shared parking will be provided with the lot adjacent to the West. A shared parking agreement will be filed with Denton County prior to release of building permits.
 No new signage is proposed with this Special Use Permit. All signage will meet City codes and standards at the time of permit.

APPROVAL OF THE OLD TOWN DESIGN REVIEW COMMITTEE
 Dated on this the _____ day of _____, 20__

- GENERAL GRADING AND DRAINAGE NOTES**
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION AND THE CITY OF LEWISVILLE CURRENT GENERAL DESIGN STANDARDS.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNMENT AUTHORITY.
 - IN THE EVENT AN ITEM IS NOT COVERED IN THE CITY OF LEWISVILLE SPECIFICATIONS, THE DIRECTOR OF ENGINEERING DECISION SHALL APPLY.
 - BARRICADES, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART VI, REPRINT 1998, (TMUTCD).
 - THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY ENGINEER. MINOR ADJUSTMENTS OF FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL FLUSH OUT AT ANY JUNCTURE WITH EXISTING PAVING.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
 - ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND/OR ESTABLISH A BENCHMARK (BASE UPON EXISTING CONDITION SHOWN ON THIS PLAN) PRIOR TO CONSTRUCTION.
 - NO GRADING SHALL BE PERFORMED IN AREAS WITH EXISTING TREES. CONTRACTOR TO MARK ALL EXISTING TREES AND FENCE AREA SO THAT THEY CAN BE PROTECTED.
 - GRADING SHOWN IN PAVED AREAS IS FINISHED GRADE. CONTRACTOR SHALL GRADE TO SUBGRADE IN THESE AREAS. SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF AT LEAST TWO (2) INCHES UNDER PAVEMENT AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D998.
 - EXCESS MATERIAL CAN BE PLACED IN STOCKPILE AREA AT SOUTHEAST CORNER OF SITE. UNSUITABLE MATERIAL SHALL BE REMOVED FROM SITE AND DEPOSED OF AT CONTRACTOR'S EXPENSE.
 - PROPOSED BUILDING IS HARDBOARD SIDING AND BRICK MASONRY COLUMNS PER CITY OF LEWISVILLE REQUIREMENTS.
 - OUTSIDE STORAGE IS LIMITED TO 10% OF THE LOT AREA AND MUST BE SCREENED IN ACCORDANCE WITH CITY OF LEWISVILLE REQUIREMENTS.
 - ALL LANDSCAPING AREA WITH NO CHANGES OR MODIFICATIONS.

LEGEND	
EXISTING	
○ IR	IRON ROD FOUND
○ IRB	IRON ROD SET
CM	CONTROLLING MONUMENT
—	EXISTING CHAIN LINK FENCE
X	EXISTING WOOD FENCE
OHE	OVERHEAD ELECTRIC
12" WTR LINE	EXISTING WATER
8" SAN. SWR	EXISTING SANITARY SEWER
G	EXISTING GAS LINE
T	EXISTING TELEPHONE LINE
—	EXISTING STORM SEWER
—	EXISTING CURB & GUTTER
—	EXISTING PROPERTY LINE
—	EXISTING EASEMENT
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER VALVE
⊕	EXISTING WATER METER
⊕	EXISTING SANITARY SEWER CLEANOUT
⊕	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING LIGHT POLE
⊕	EXISTING TELEPHONE RISER
⊕	EXISTING GAS METER
⊕	EXISTING POWER POLE
⊕	EXISTING GUY WIRE
⊕	EXISTING TELEPHONE MANHOLE
⊕	EXISTING FINISH FLOOR
—	EXISTING WATER
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER VALVE
⊕	EXISTING SANITARY SEWER
⊕	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING STORM SEWER
⊕	EXISTING CURB INLET
⊕	EXISTING 6" SCREENING FENCE
▨	PROPOSED ACCESSORY STRUCTURE

DEVELOPMENT PLAN
 FOR
 ALEX PAINT AND BODY
 LOT 1, BLOCK A
 J. A. SALQUERO ADDITION
 545 E. MAIN STREET
 LEWISVILLE, TEXAS
 0.433 ACRES
 ZONED LI



William P. Price

NOTE:
 PARKING ON LOT 9R SHALL BE LIMITED TO EMPLOYEE AND CUSTOMER PARKING ONLY. NO WRECKED OR DAMAGED CARS SHALL BE PARKED ON LOT 9R.

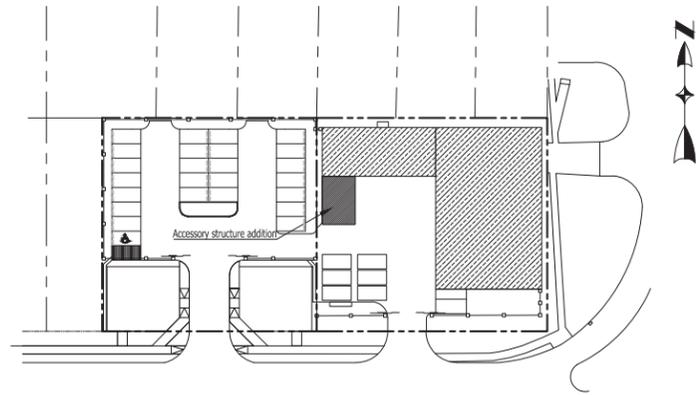
THE ENSURCON GROUP
 SURVEYING • CONSULTING • MANAGEMENT
 COPPELL, TEXAS 75019
 PHONE 214-714-1595
 8228 HOWELL DRIVE

Revisions:
 Date: MAY / 31 / 2019
 Scale: NOTED
 Drawn By: C.T.
 Checked By: C.T.
 Project:

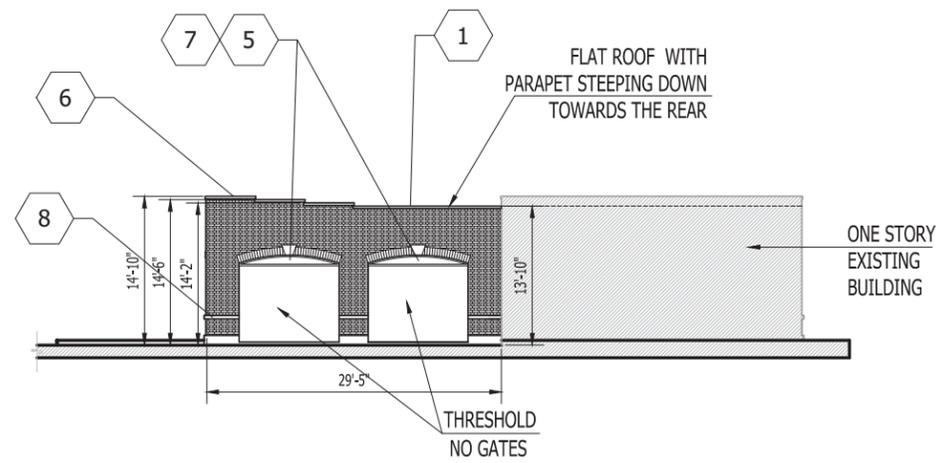
545 LOT 1 BLOCK A;
 541 MAIN STREET
 LOT 9R, BLOCK 22
 KEALY ADDITION

CONCEPTUAL
 SITE PLAN
 WITH NEW STRUCTURE
 PROPOSED FOOTPRINT

1 OF 2



FOOTPRINT KEY PLAN
 SCALE: 1/4" = 1' - 0"



EAST ELEVATION
 SCALE: 1 1/2" = 1'-0"

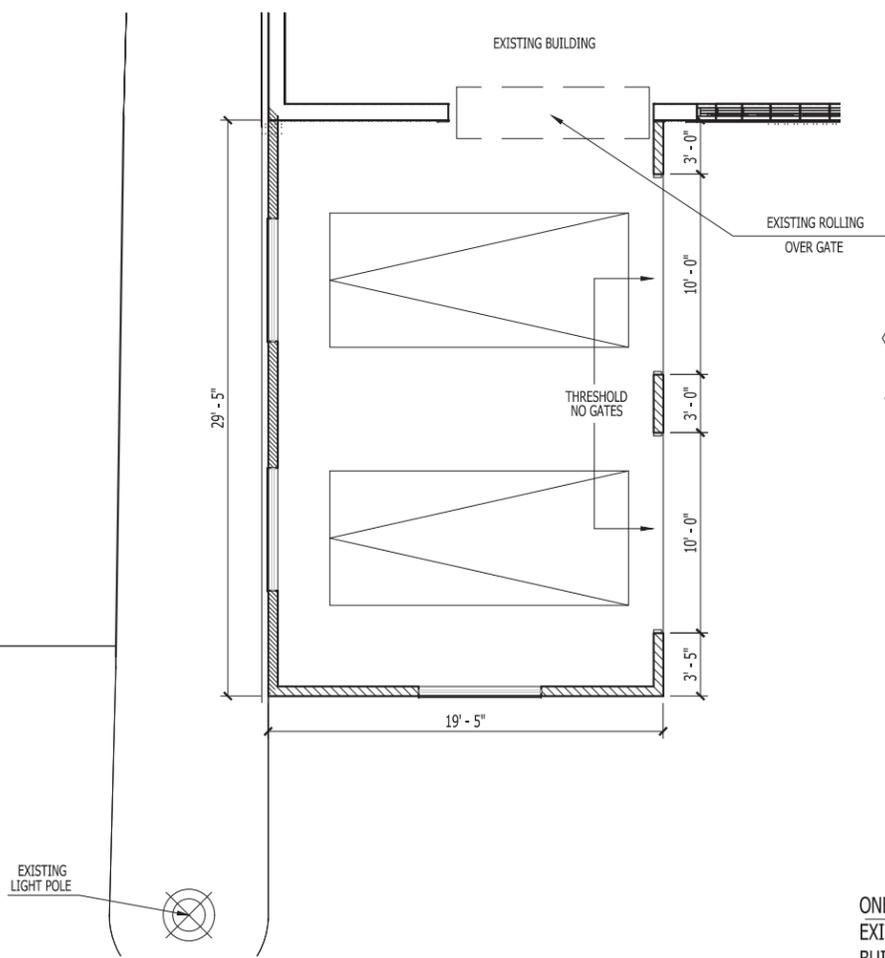
- ELEVATION NOTES:
1. THE PROPOSED ACCESSORY STRUCTURE ADDITION IS COMPATIBLE IN SCALE, MATERIALS & CHARACTER WITH THE EXISTING BUILDINGS, REMAINING SUBORDINATE TO THEM AND CONTRIBUTING TO THE VISUAL CONTINUITY OF THE AREA.
 2. MUTING FRAME WINDOWS MATCHING & ALIGN TO EXISTING ONES.
 3. REFLECTING GLASS MATCHING EXISTING.
 4. BRICK MATCHING CURRENT COLOR PALETTE & MATERIAL OF EXISTING.
 5. TRANSOM CURVED ABOVE GATES/DOORS.
 6. FLAT ROOF HIDDEN BY A PARAPET WALL, STEEPING DOWN TOWARDS THE REAR OF THE PROPOSED STRUCTURE.
 7. DOOR FRAME MATCHING EXISTING/NO NECESSARY DOORS
 8. EXTENDING MOLDING BELT MATCHING EXISTING.
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Accessory structure addition Alex Paint & Body
 541 MAIN STREET, LOT 9R, BLOCK 22
 LEWISVILLE, DENTON COUNTY, TEXAS

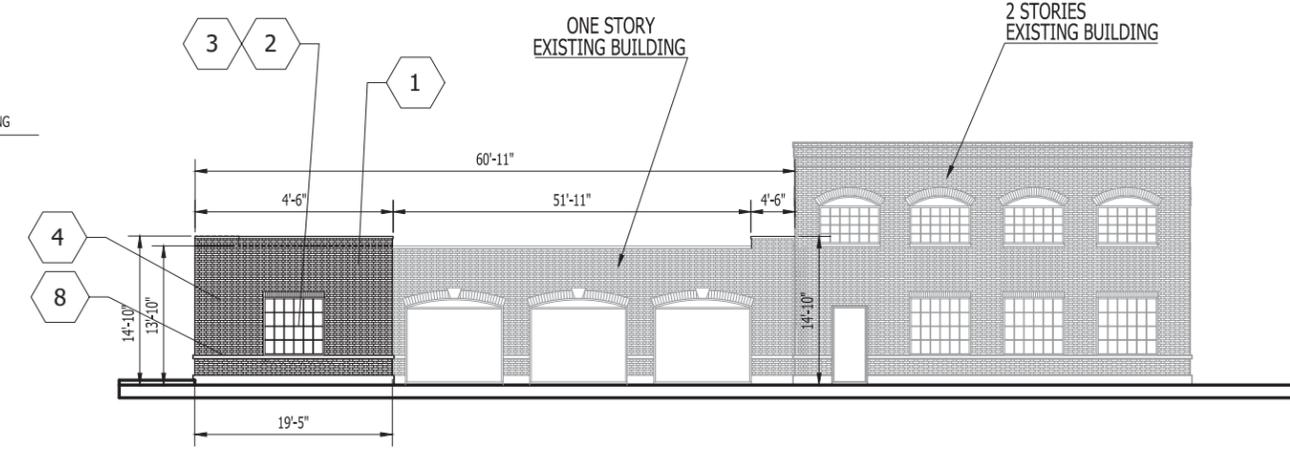


PROJECT MGR: ERICK CORTEZ
 DRAWN BY: CESAR TISTO
 SCALE: INDICATE

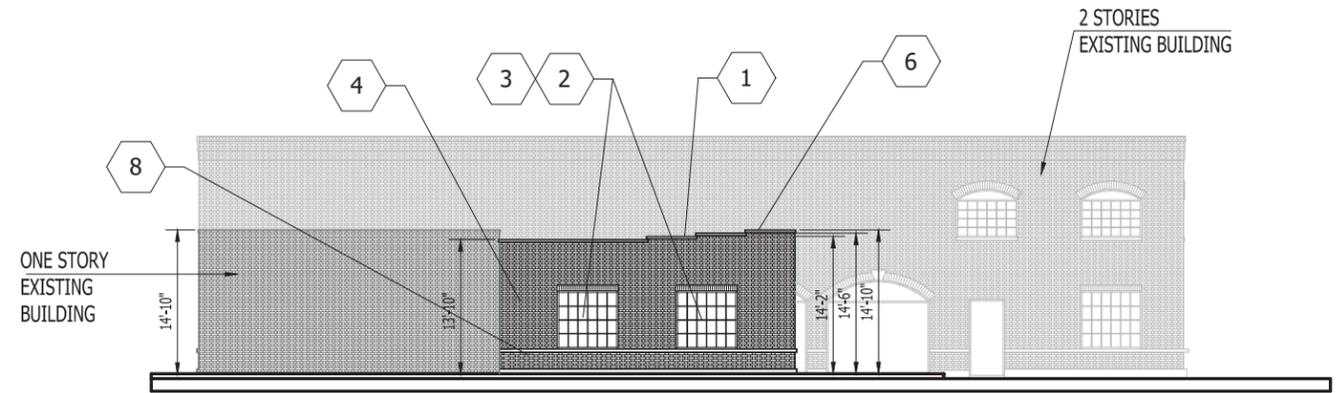
CHECKED BY: _____



ACCESSORY STRUCTURE ADDITION FLOOR PLAN
 SCALE: 4" = 1' - 0"



SOUTH ELEVATION
 SCALE: 1 1/2" = 1'-0"



WEST ELEVATION
 SCALE: 1 1/2" = 1'-0"







