



REQUIRED:

Fully describe the plans for the property

Within the existing new warehouse (built in 2017) that is approx. 130,000 sq. ft., located at 1900 Lakeway drive, an auto service company called "Protech" is proposing to place one of its repair centers near the center of this building.

This 24,800 sq. ft. space will primarily service the electronic systems on cars that have experienced some type of damage. These cars typically come there after being repaired at a collision repair center like Caliber or Service King. They are support company automotive repair centers. Protech also services cars at the collision centers as well. The vehicles are transported over from the repair centers on a flatbed truck that will be pull inside the the building via the existing overhead door and ramp located at the back of the building. Protech has locations all over the country, and this will actually be their new corporate headquarters. There will be no wrecked vehicles parked outside or stored outside at any time. All work is completed inside the building and most of the vehicles there have little or no visible damage.

NOTE:

Items must be staff approved and deemed complete before they will be placed on an agenda.

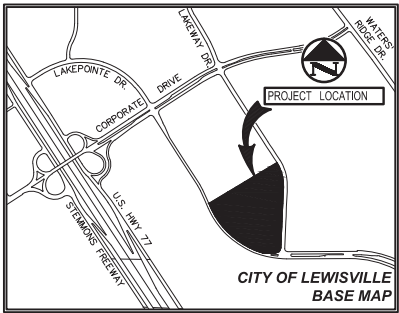
Attachment to Ordinance No. _____
Exhibit "B"
Page 2 of 10

OWNER:
LINCOLN PROPERTY COMPANY
1000 MCKINNEY AVE, SUITE 1000
DALLAS, TX 75201
PH: 214-740-3567
CONTACT: MATTHEW BALSAMAN

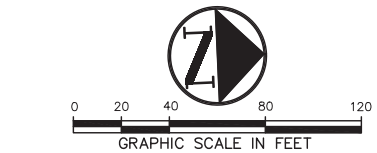
ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
PH: 972-235-3031
CONTACT: PAUL HAMES, P.E.

LOT 2G-R, BLOCK 1
WATERS' RIDGE PHASE II
(CAB. O, PG. 99)
(ZONED: LIGHT INDUSTRIAL)

LOT 3, BLOCK A
WATERS' RIDGE PHASE II
(CAB. W, PG. 685)
(ZONED: LIGHT INDUSTRIAL)



VICINITY MAP
(1"=1000')




LEGEND	
B, EM, PP, LS, WM, WV, ICV, FH, CO, MH, TSC, TSP	TELEPHONE BOX FLOOD LIGHT FLAG POLE TRAFFIC SIGN 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT PROPERTY LINE EXISTING FENCE COORDINATE DESIGNATION PROPOSED FENCE PROPOSED RETAINING WALL

SITE DATA INFORMATION

- PROPOSED LOT:**
LOT = 419,561 SF (9.632 AC)
R.O.W. DEDICATION = 2,110 SF (0.049 AC)
NET TOTAL= 417,451 SF (9.583 AC)
- SITE COVERAGE:**
TOTAL SITE 417,451 SF (9.583 AC)
BUILDING 130,400 SF (2.994 AC)
IMPERVIOUS (INCLUDING BUILDING) 284,109 SF (6.522 AC)
- ZONING:**
EXISTING: LI (LIGHT INDUSTRIAL)
- PROPOSED USE:**
WAREHOUSE/OFFICE
- BUILDING AREA:**
WAREHOUSE = 117,500 SF
OFFICE = 12,900 SF
TOTAL = 130,400 SF
- PARKING/LOADING REQUIRED:**
WAREHOUSE = 117,500/2,000 = 59 SPACES
OFFICE = 12,900/250 = 52 SPACES
LOADING SPACES = 130,400/10,000 = 14 SPACES
TOTAL = 59+52+14 = 125 SPACES (INCLUDING 7 H.C.)
- PARKING/LOADING PROVIDED:**
TOTAL PROVIDED = 157 SPACES (INCLUDING 7 H.C.)
TRAILER SPACES PROVIDED = 8
LOADING SPACES PROVIDED = 26
- BUILDING DATA:**
NUMBER OF STORIES 1 STORY
CLEAR HEIGHT 32 FEET
OUTSIDE STORAGE 0 SF



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL M. HAMES, P.E. 66791 ON 11/07/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

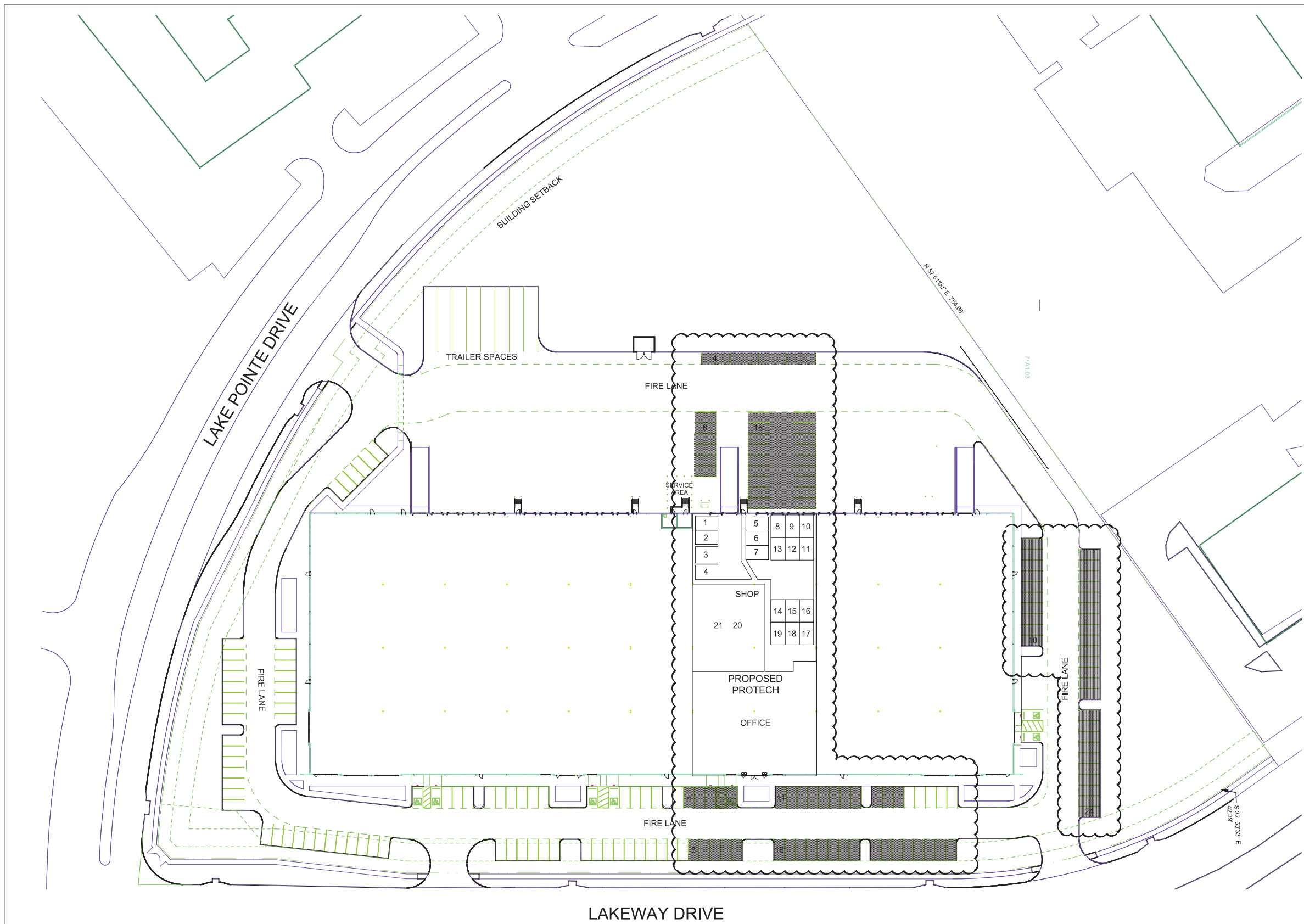
		11/08/16	CONSTRUCTION SET			
		11/07/16	PR #2 SHIFTED NORTHERN RAMP			
NO.	DATE	REVISION				
		<div> Pacheco Koch</div> <div>7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805</div>				
ENGINEERING SITE PLAN						
SITE PLAN						
LINCOLN RIDGE						
WATERS' RIDGE ADDITION PHASE II						
LOT 2R-3, BLOCK A						
9.632 ACRES, ZONING: LI						
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
PMH	JQ	NOV 2016	1"=40'			C1.1

LAKEPONTE DRIVE
(95' RIGHT-OF-WAY)

LAKESIDE DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

QUINONES 6:44 AM
M. DWG-17-1780-16.181.DWG
CSD 2015\1780-16.181.DWG

LINCOLN RIDGE



1 DEVELOPMENT PLAN
1" = 20'
FOR REFERENCE ONLY

BUILDING AND PARKING DATA

TOTAL BUILDING..... 130,400 SQ. FT.

"PROTECH" TENANT SPACE:
OFFICE AREA 8,700 SQ. FT.
SHOP AREA 14,048 SQ. FT.
TOTAL TENANT SPACE..... 22,748 SQ. FT.

PARKING:
PARKING REQUIRED FOR "PROTECH"
OFFICE - 1 PER 200 SQ. FT. = 44 SPACES
SHOP - 1 PER 200 = 70 SPACES
TOTAL PARKING REQ'D. FOR "PROTECH" 114 SPACES
TOTAL PARKING PROVIDED..... 119 SPACES

TOTAL OUTSIDE PARKING PROVIDED..... 98 SPACES
TOTAL INSIDE PARKING PROVIDED..... 21 SPACES
TOTAL PARKING PROVIDED..... 119 SPACES

STANDARD PARKING SPACE IS 9' X 18'.

TOTAL PARKING REQUIRED (BASED ON ORIGINAL SITE DATA FROM THE CIVIL SITE PLAN, DATED NOV. 2016) 125 SPACES

TOTAL PARKING PROVIDED..... 157 SPACES
(INCLUDING 8 ACCESSIBLE SPACES, NOT INCLUDING 8 TRAILER SPACES AND 6 LOADING SPACES)

REFER TO "LINCOLN RIDGE" CONSTRUCTION SET, CIVIL SHEET C1.1, DATED NOV. 2016 BY PACHECO KOCH FOR ADDITIONAL SITE INFORMATION.

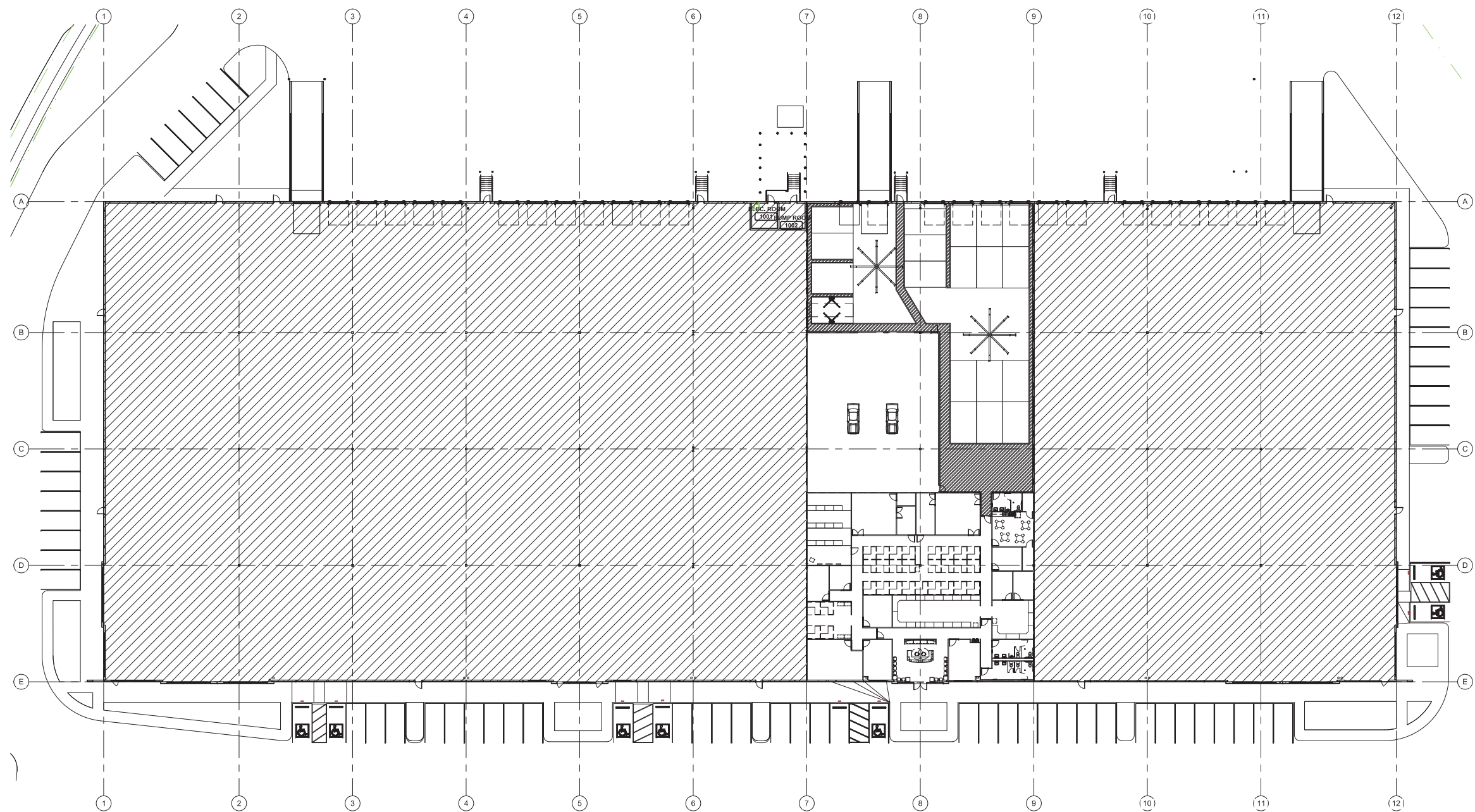
OWNER:
COLUMBIA TEXAS LAKEWAY INDUSTRIAL, LLC
COMPANY NAME:
C/O LINCOLN PROPERTY COMPANY COMMERCIAL, INC
ADDRESS: 120 N LASALLE ST, SUITE 2900
CHICAGO, IL 60602 PH. 214-740-3300

APPLICANT:
BRET FLORY (ON BEHALF OF PROTECH ELECTRONICS LLC
DBA: PROTECH AUTOMOTIVE SOLUTIONS)
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125 PLANO TEXAS 75075
PH. 972-398-6644 EXT. 301

Cross architects
BRIAN RUMSEY
1255 W. 15TH ST. SUITE-125
PLANO, TEXAS 75075
PH. 972.398.6644

PROTECH (SUP)
LINCOLN RIDGE (AN EXISTING DEVELOPED SITE)
WATERS' RIDGE ADDITION, PHASE II
LOT 2R-3, BLOCK A
9.632 ACRES, ZONING: LI (LIGHT INDUSTRIAL)

DEVELOPMENT PLAN
1900 LAKEWAY DR
LEWISVILLE, TX
DRAWN: PROJECT #: SCHEM DATE: 18SEPT20



WALL LEGEND			
NEW WALL			
EXISTING WALL			

BUILDING DATA			
OFFICE	=	8,700 SQ. FT.	
SHOP AREA	=	14,048 SQ. FT.	
TOTAL AREA	=	22,748 SQ. FT.	

STALL DATA			
TOTAL TECH STALLS	=	19	

1 FLOOR PLAN
1" = 300'-0"

Cross

architects

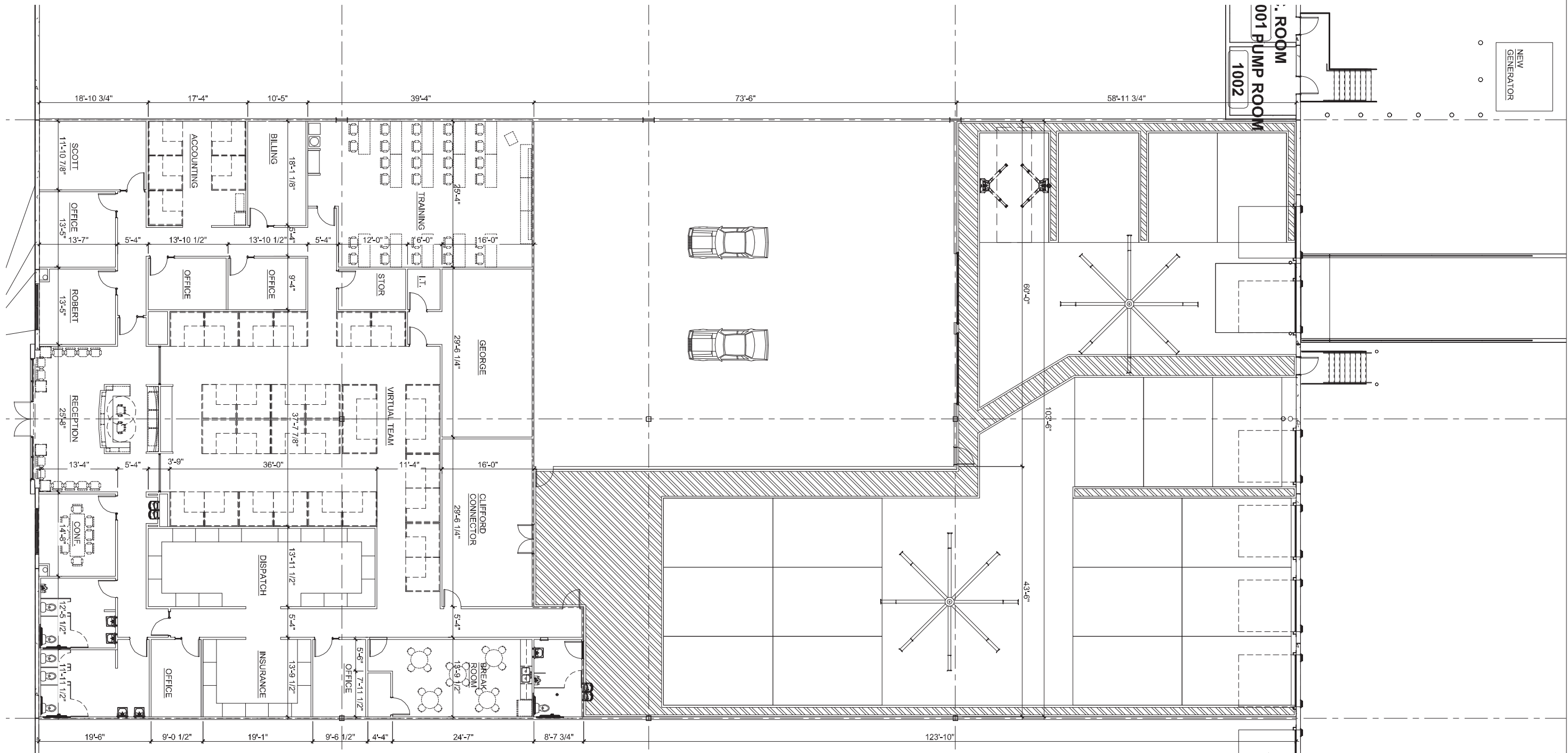
BRIAN RUMSEY
1255 W. 15TH ST. SUITE-125
PLANO, TEXAS 75075
PH: 972.398.6644

PROTECH

CONCEPTUAL FLOOR PLAN


1900 LAKEWAY DR
LEWISVILLE, TX

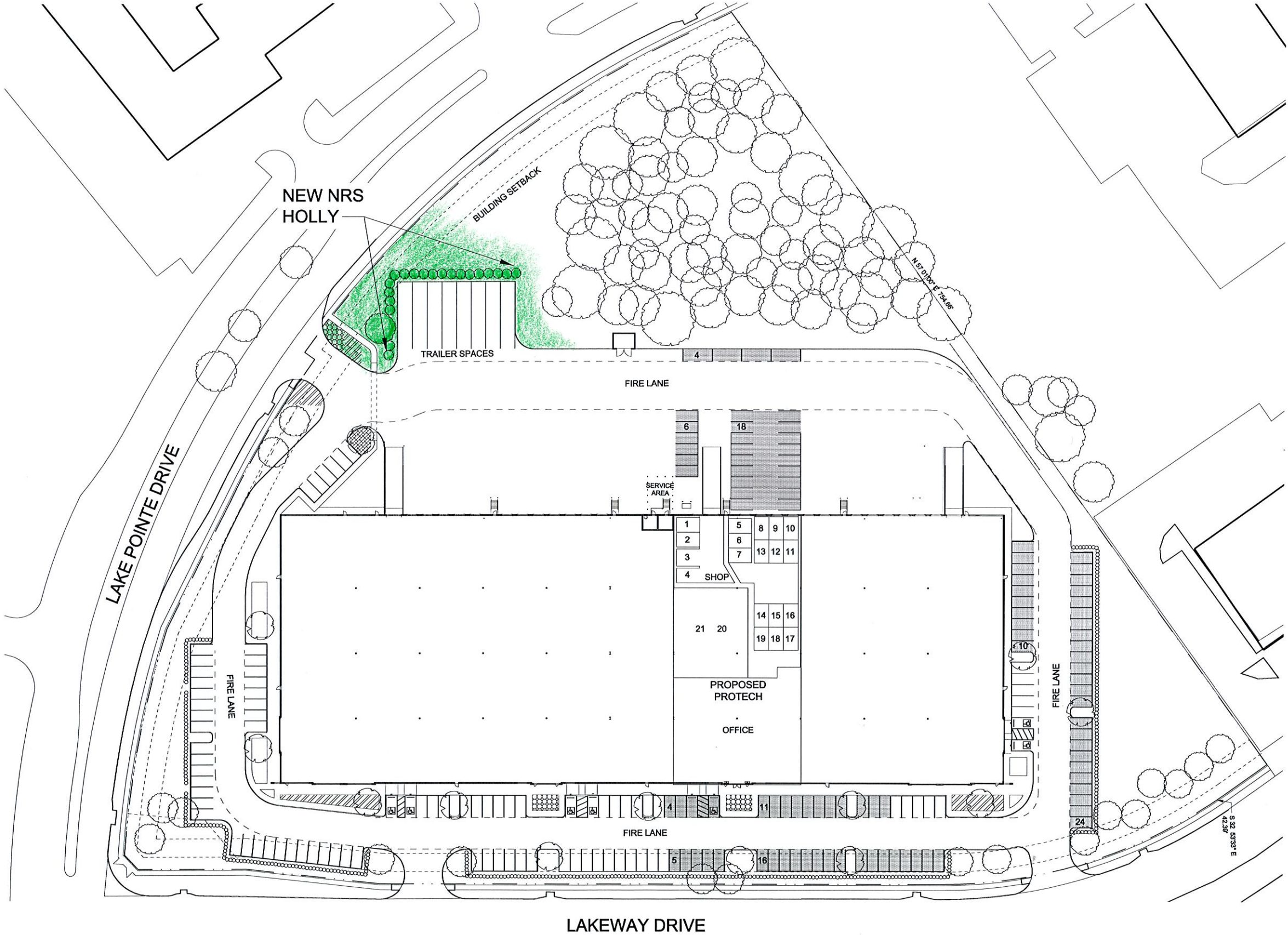
DRAWN:	PROJECT #:	DATE: 18JUL17
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1 FLOOR PLAN
1/8" = 1'-0"

	<u>WALL LEGEND</u>	
	NEW WALL	—
	EXISTING WALL	==
<u>BUILDING DATA</u>		
OFFICE	=	8,700 SQ. FT.
SHOP AREA	=	14,048 SQ. FT.
TOTAL AREA	=	22,748 SQ. FT.
<u>STALL DATA</u>		
TOTAL TECH STALLS	=	19

 Cross architects		BRIAN RUMSEY 1255 W. 15TH ST. SUITE-125 PLANO, TEXAS 75075 PH: 972.398.6644	
<h1>PROTECH</h1>			
<h2>CONCEPTUAL FLOOR PLAN</h2>			
<h3>1900 LAKEWAY DR LEWISVILLE, TX</h3>			
DRAWN:	PROJECT #:	SCHEM	DATE: 18AUG03



NEW LANDSCAPE ADDED TO SITE
TO MEET SUP REQUIREMENTS:

● NRS - NELLIE R. STEPHENS HOLLY
15 GALLON
136 LINEAR FEET, SPACED APPROX. 6 FT. APART

REFER TO AS BUILT PLAN L2.1 FOR ADDITIONAL
EXISTING LANDSCAPING INFORMATION AND
PLANT SCHEDULE.

NOTE: ALL LANDSCAPING IS EXISTING, WITH THE
EXCEPTION OF THE NEW NRS HOLLY.
(SEE THE NORTH-WEST SIDE FOR THE LOCATION)

1 DEVELOPMENT PLAN
1" = 20' FOR REFERENCE ONLY





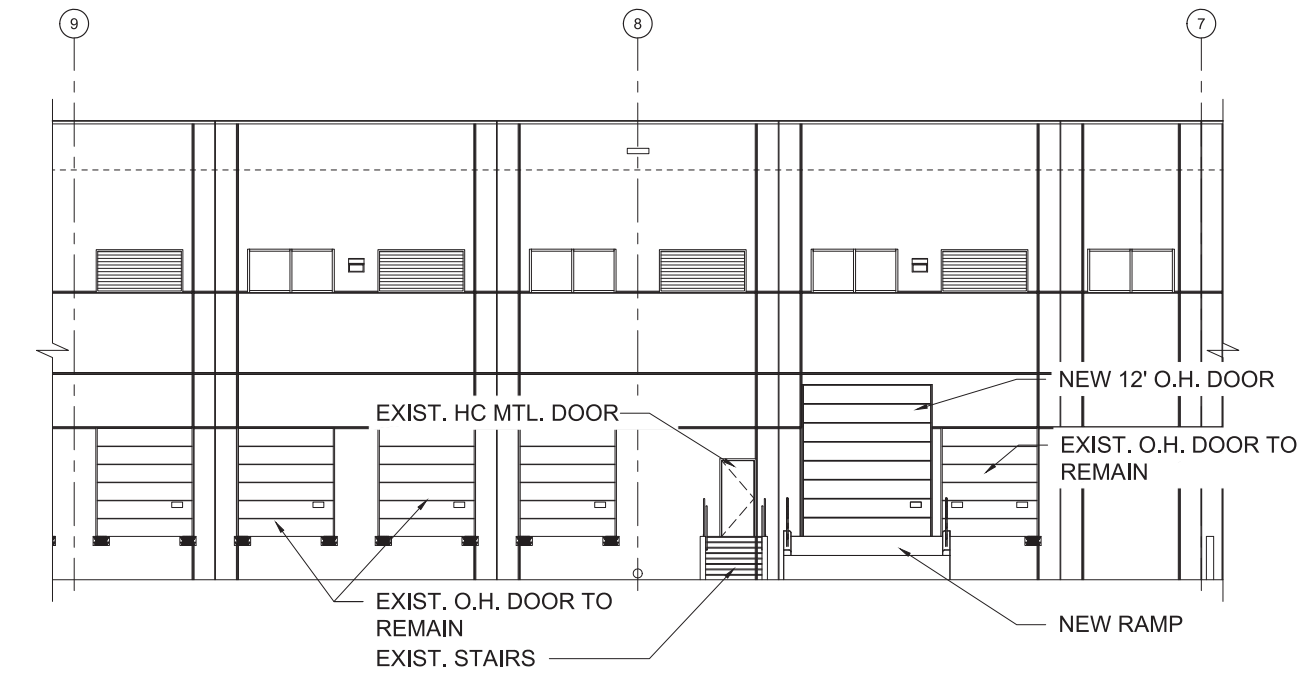
BRIAN RUMSEY
1255 W. 15TH ST. SUITE-125
PLANO, TEXAS 75075
PH: 972.398.6644

PROTECH (SUP)
LINCOLN RIDGE (AN EXISTING DEVELOPED SITE)
WATERS' RIDGE ADDITION, PHASE II
LOT 2R-3, BLOCK A
9.632 ACRES, ZONING: LI (LIGHT INDUSTRIAL)

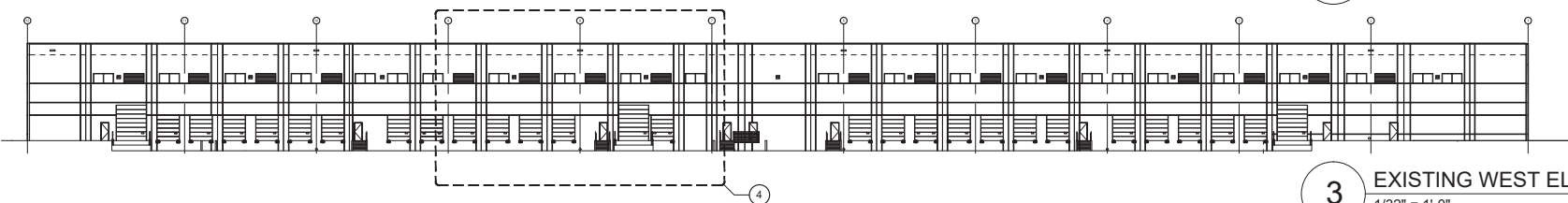
LANDSCAPE PLAN

1900 LAKEWAY DR
LEWISVILLE, TX

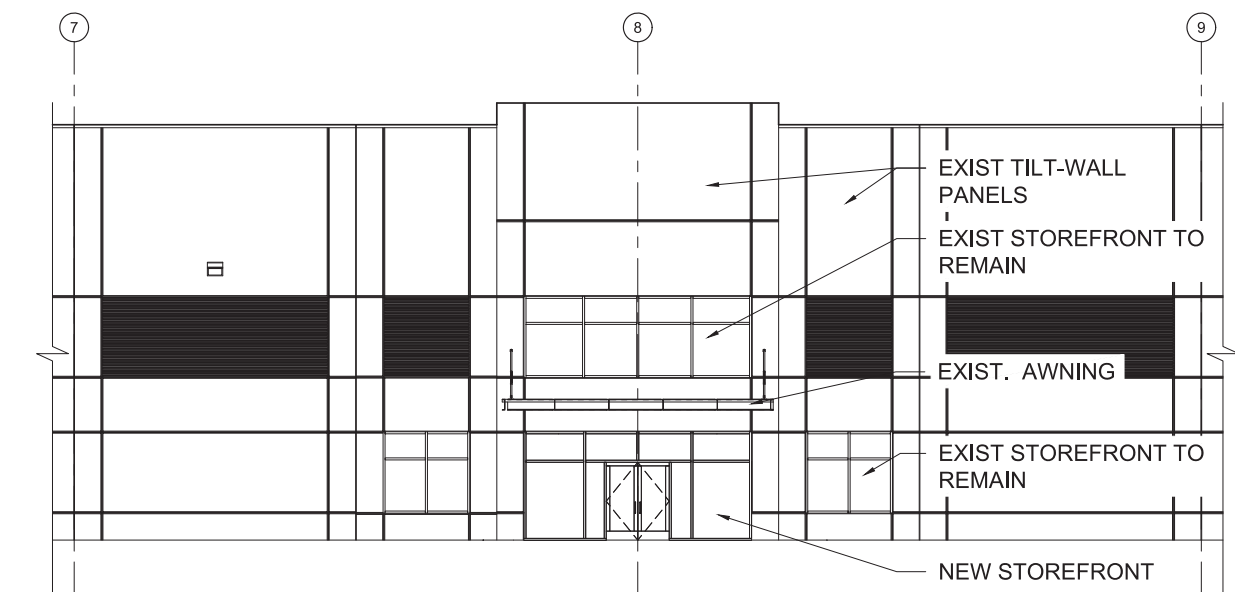
DRAWN:	PROJECT #:	SCHEM	DATE:	18SEPT25
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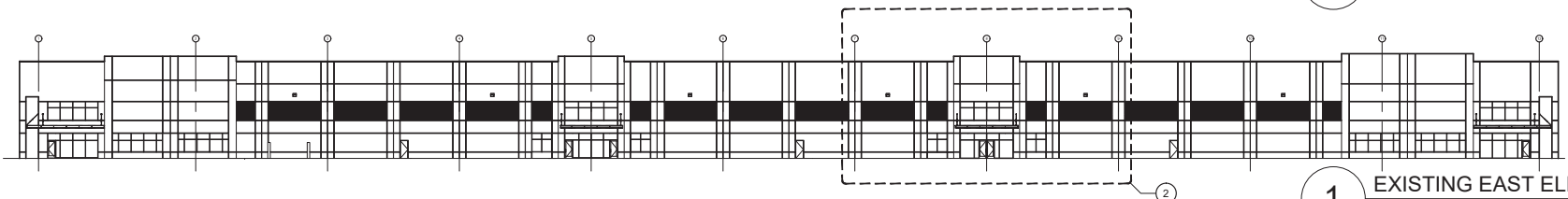
4 EXISTING ENLARGED WEST ELEVATION
1/8" = 1'-0"




3 EXISTING WEST ELEVATION
1/32" = 1'-0"



2 EXISTING ENLARGED EAST ELEVATION
1/8" = 1'-0"



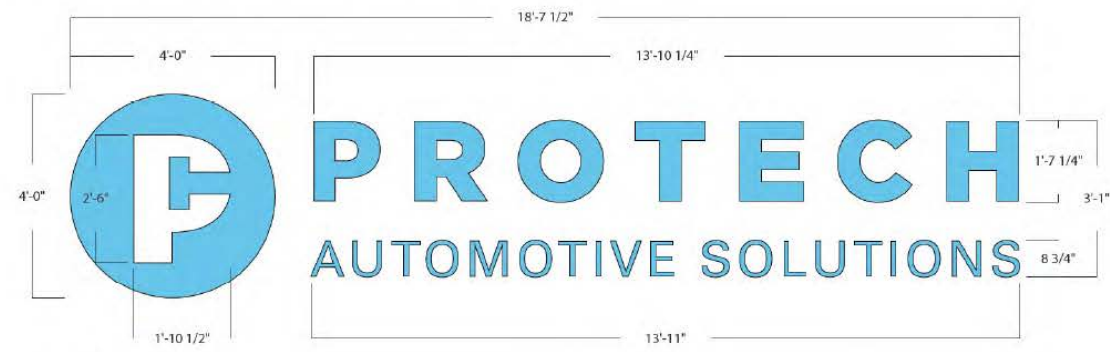
1 EXISTING EAST ELEVATION
1/32" = 1'-0"

			BRIAN RUMSEY 1255 W. 15TH ST. SUITE-125 PLANO, TEXAS 75075 PH: 972.398.6644		
<h1>PROTECH</h1>					
<h2>BUILDING ELEVATIONS</h2>					
<h3>1900 LAKEWAY DR LEWISVILLE, TX</h3>					
DRAWN:	PROJECT #:	SCHEM	DATE:	18AUG09	





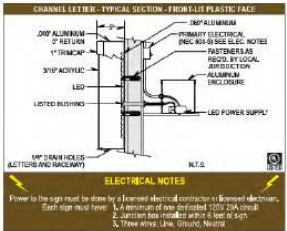
PROTECH / CHANNEL LETTERS / LEWISVILLE, TX



A CHANNEL LETTERS
1/2" = 1'-0"

Quantity: ONE (1)
Total Sq.Ft: 60 sq/ft
Returns: 5" Black
Trimcap: 1" Black
Face: 7328 White Plex
First-surface translucent vinyl:
*
Illumination: White LED's

NOTES:
• Individually Mounted Letters
• All paint two-stage automotive acrylic



A CHANNEL LETTERS
1" = 25'-0"

CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749

Job #: 20613
Drawing #: 20613av1s1_protch_home office
Lewisville_tx

Drawn by: Ian

Date: Aug 27th 2018

Account Rep: Robert

Project Manager: Brandon



Project/ Location:

PROTECH
AUTOMOTIVE SOLUTIONS
1900 Lakeway Dr
Lewisville, TX 75057