

**LETTER OF DESIGN
APPROVAL**

TO: Glen McDonald
671 S. Stemmons Fwy.
Lewisville, TX 75067



FROM: Michele Berry, Planning Manager

DATE: February 25, 2019

SUBJECT: Letter of Design Approval for the Exterior Modification of an Existing Building; Located at 537 S. Kealy Avenue; as Requested by Jorge Hernandez on behalf of Glen McDonald, the Property Owner.

DATE APPROVED: February 26, 2019

TYPE OF IMPROVEMENT AND BACKGROUND: The property at 537 S. Kealy has been vacant or used as storage for several years. It is located at the northwest corner of S. Kealy Avenue and E. Purnell Street. The structure is constructed of Concrete Masonry Units with some stucco and is currently surrounded by a metal fence. The roof on the northern half of the building fell into disrepair and was removed. The applicant is proposing to rehabilitate the building to open a building supply store and showroom for their interior and exterior remodeling business.

The applicant will refresh the façade with the following updates as outlined below and as detailed in attached plans:

- Replace the roof on the northern half of the building
- Replace the existing windows
- Exterior of the east, south and west elevations will be given a fresh coat of stucco and painted
- Two existing overhead garage doors will be removed
- The north elevation will be covered in reclaimed wood
- The existing metal fence will be removed, and a six-foot wood privacy fence will be added to the north and west sides of the site

The applicant has selected neutral colors of Folkstone (SW 6005) and Intellectual Gray (SW 7045) to paint the building. These resemble the existing building colors and Westchester gray (SW 2849) and Downing Stone (SW 2821) from the Sherwin Williams Historic Color Palette.

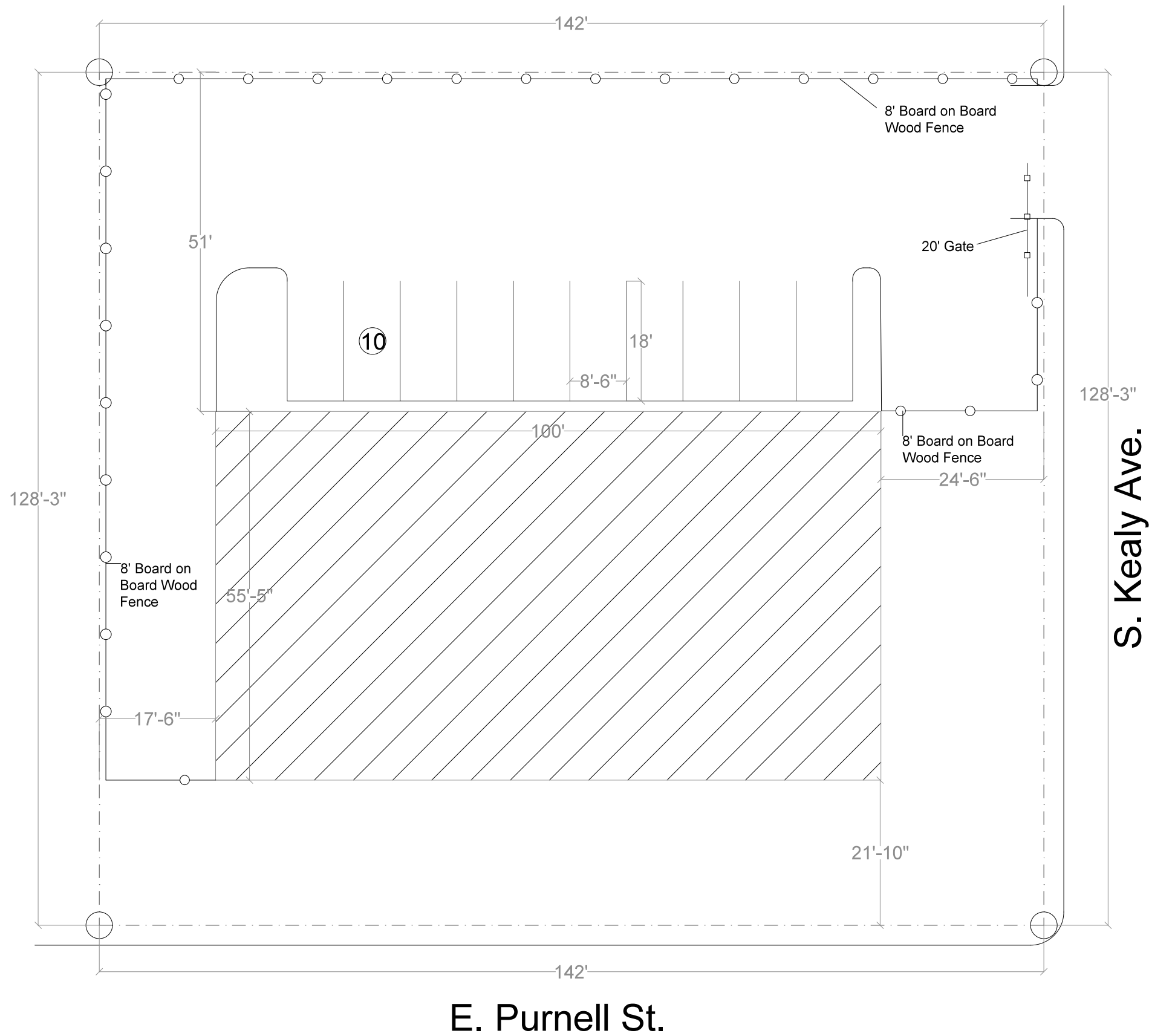
CONDITIONS OF APPROVAL: Approved with the following conditions that the existing roof line shall be maintained, and stucco window trim shall be used in place of the proposed brick trim.

In addition to a Letter of Design Approval the applicant will also need to obtain a variance from the zoning board of adjustment as the current building sits within the required setback for the Light Industrial Zoning District.

Michele Berry, AICP
Planning Manager
Planning
City of Lewisville
CC: George Babineaux, Stephanie Grigsby

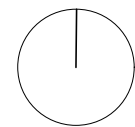
Photos of the Existing Structure





S. Kealy Ave.

NORTH



537 S. Kealy Ave.
Lewisville, TX 75057

DRAWING SET

No.	Revision/issue	Date

A0696A J.W.KING
TR 217
.468 ACRES
OLD DCAD TR 93

Site Plan

Project
0000091

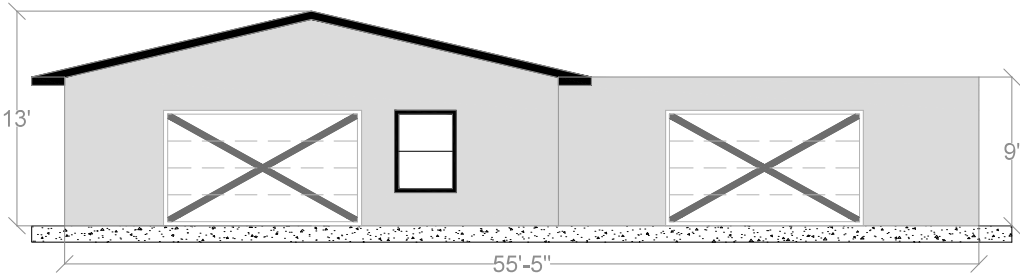
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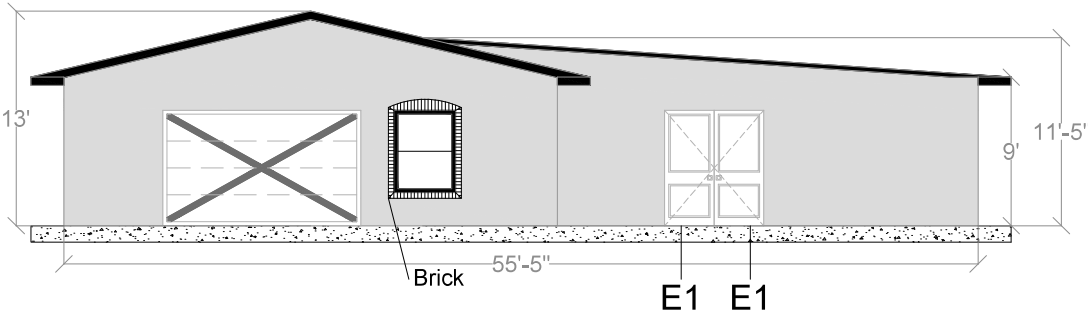
A1

Existing

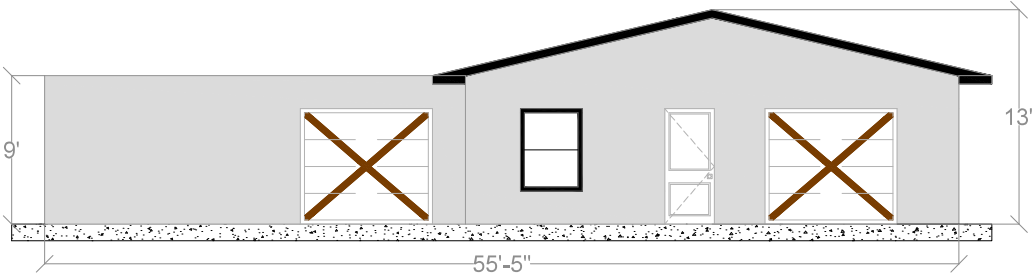


East Elevations

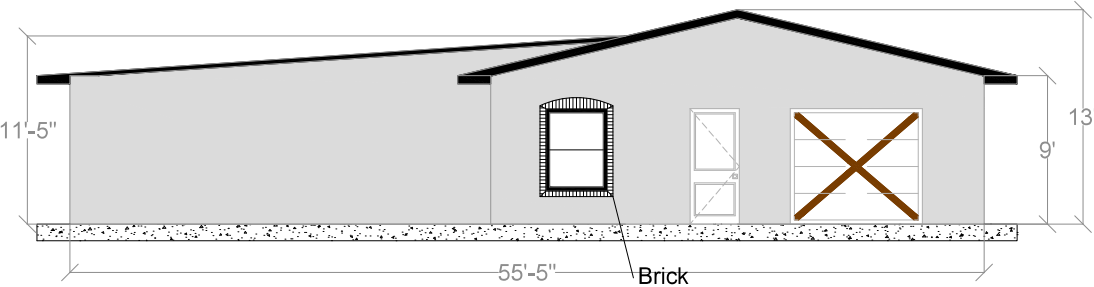
Proposed



East Elevations



West Elevations



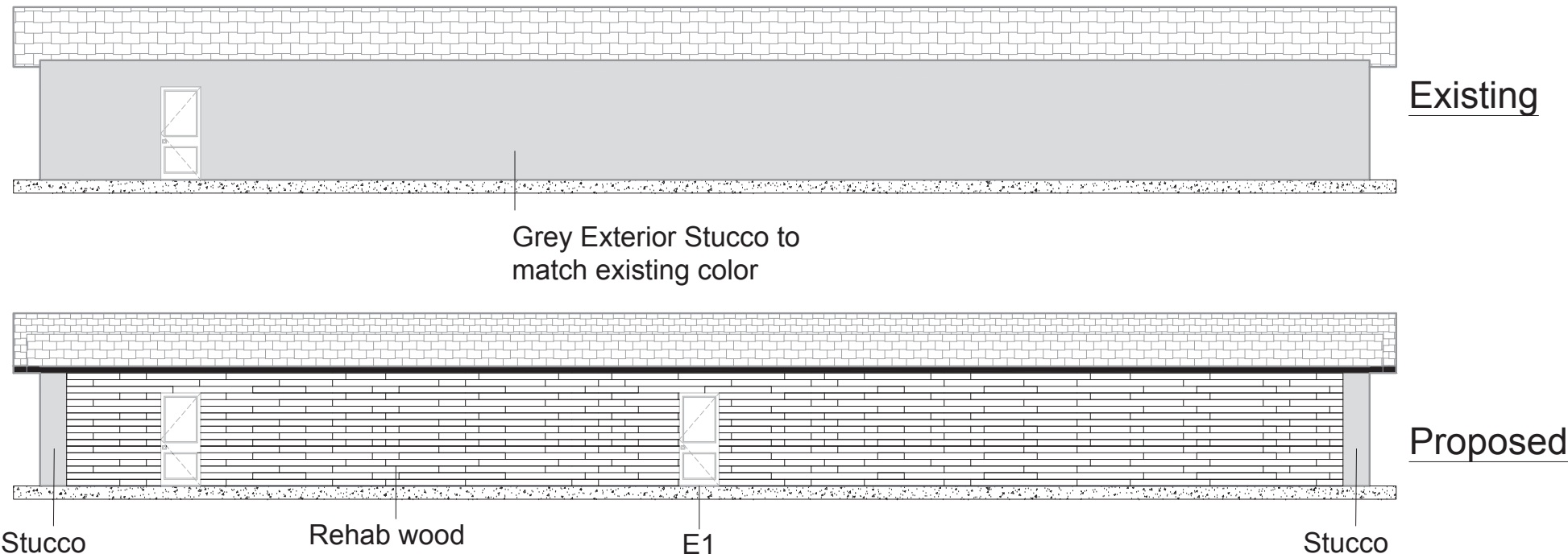
West Elevations

DRAWING SET

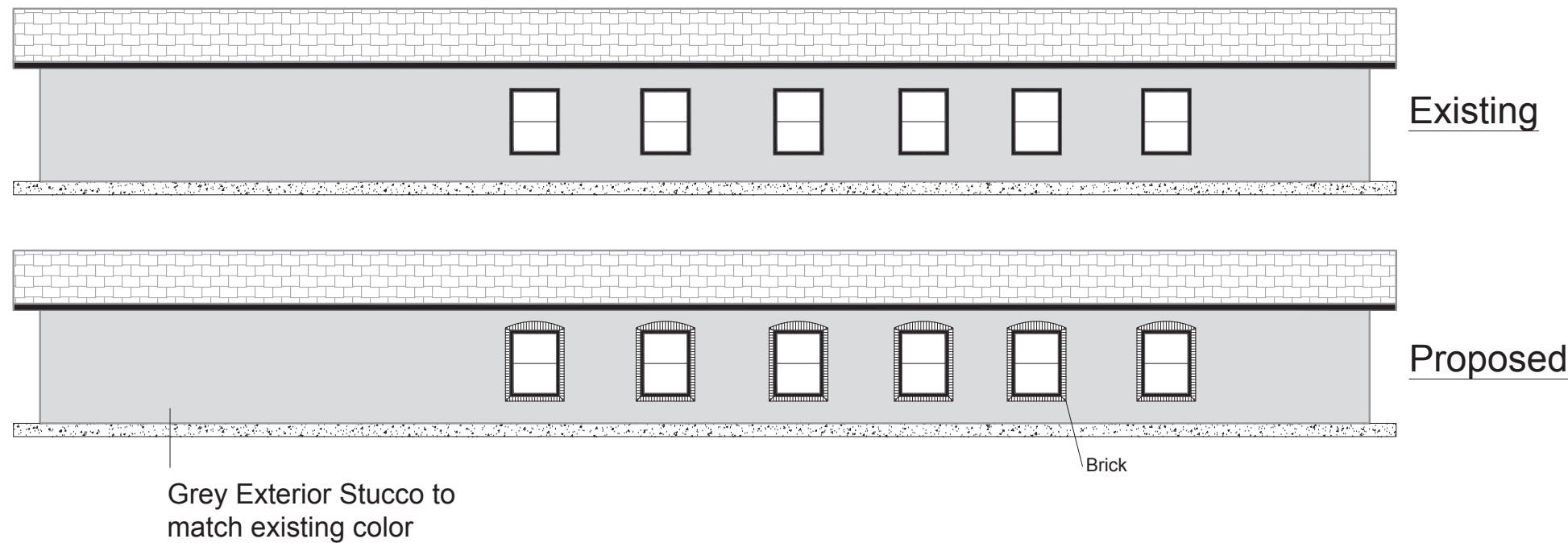
No.	Revision/issue	Date

Elevations

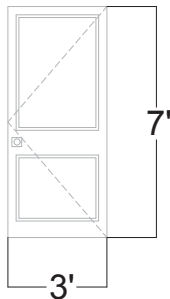
North Elevations



South Elevations



Door Schedule	
No.	E1
Type:	Swing
Width:	3'
Height:	7'
Door Type:	Wood
Quantity:	3



E1

537 S. Kealy Ave.

Lewisville, TX 75057

DRAWING SET		
No.	Revision/issue	Date

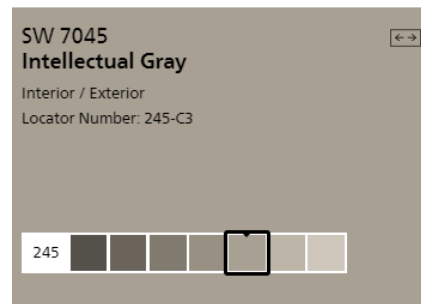
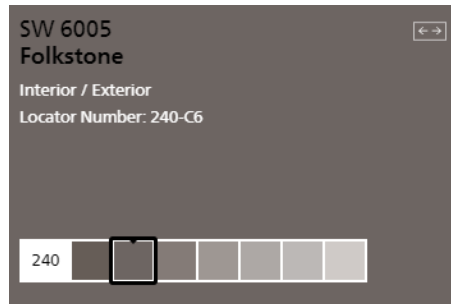
Elevations

Project
0000091
Date
02/08/2019
Scale
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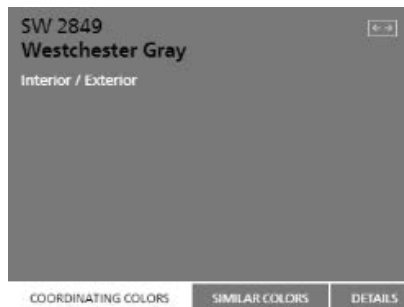
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A6

Paint colors



Similar to Sherwin Williams Historic Colors:



Example of Reclaimed Wood Siding



Proposed new windows

