

ORDINANCE NO. 0684-24-SUP

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL, AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR AUTOMOTIVE REPAIR (MINOR) ON APPROXIMATELY 1.47 ACRES LEGALLY DESCRIBED AS LOT 5R-1, BLOCK A, CORPORATE SQUARE ADDITION, LOCATED AT 1901 SOUTH STEMMONS FREEWAY, AND ZONED LIGHT INDUSTRIAL (LI) DISTRICT; PROVIDING FOR A REPEALER, SEVERABILITY, PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, the Automotive Repair (Minor) use described herein does not meet the supplemental standards for Vehicle and Related Uses in Section VII.3.20 of the Unified Development Code, specifically not having the required 1,000 square-foot distance from an existing vehicle and related use, being at the intersection of two (2) collector or higher classification thoroughfares as shown on the Thoroughfare Plan, not having the required 40-foot landscape strip, and having service bay doors that face a public street; and

WHEREAS, a Special Use Permit for an Automotive Repair (Minor) is therefore required by the Unified Development Code in this instance based on the supplemental use regulations for Vehicle and Related Uses; and

WHEREAS, applications were made requesting approval of a Special Use Permit for Automotive Repair (Minor) 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 approximately 1.47-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) is compatible with the surrounding uses and community facilities; (2) is compatible with the comprehensive plan and any adopted long-range plans addressing the area; (3) enhances or promotes the welfare of the area; (4) is not detrimental to the public health, safety, or general welfare; and (5) conforms with all zoning regulations and standards; and

WHEREAS, Section VII.3 allows the City Council to modify any supplemental use standards that cannot be met through the Special Use Permit process; and

WHEREAS, the City Council has determined that allowing the requested modifications to the applicable supplemental standards as outlined in this Special Use Permit to permit the use at this location, specifically not having the required 1,000 square-foot distance from an existing vehicle and related use, being at the intersection of two (2) collector or higher classification thoroughfares as shown on the Thoroughfare Plan, not having the required 40-foot landscape strip, and having service bay doors that face a public street, is in the interest of the public welfare and will minimize the impact of the proposed use on the surrounding properties.

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 Automotive Repair (Minor) as set forth in the recitals hereto on the Property, which is zoned Light Industrial (LI) District.

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

1. in compliance with the zoning 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 Planning Director, or his 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. The granting of this Special Use Permit has no effect on uses permitted by right and does not waive the regulations of the underlying zoning district. In no way shall this Special Use Permit be interpreted to be a variance to any municipal ordinance.

SECTION 6. TERMINATION. The Special Use Permit shall automatically terminate if the use of the Property requiring the Special Use Permit is ceased for a period of ninety (90) days or longer.

SECTION 7. REPEAL. If the approved conditions outlined herein are not being met,

the City Council may call a public hearing, on its own motion, to consider repealing this ordinance.

SECTION 8. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

SECTION 9. 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 10. 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 11. 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.

SECTION 12. 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.


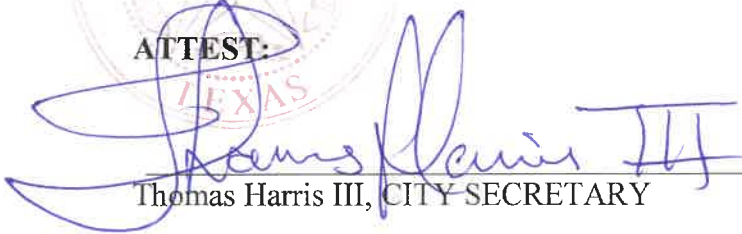
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 6 TO 0, ON THIS THE 5th DAY OF AUGUST, 2024.

APPROVED:



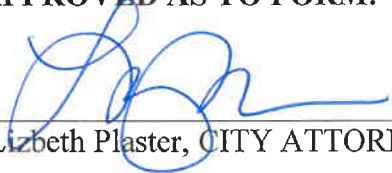
TJ Gilmore, MAYOR

ATTEST:

Thomas Harris III, CITY SECRETARY

APPROVED AS TO FORM:



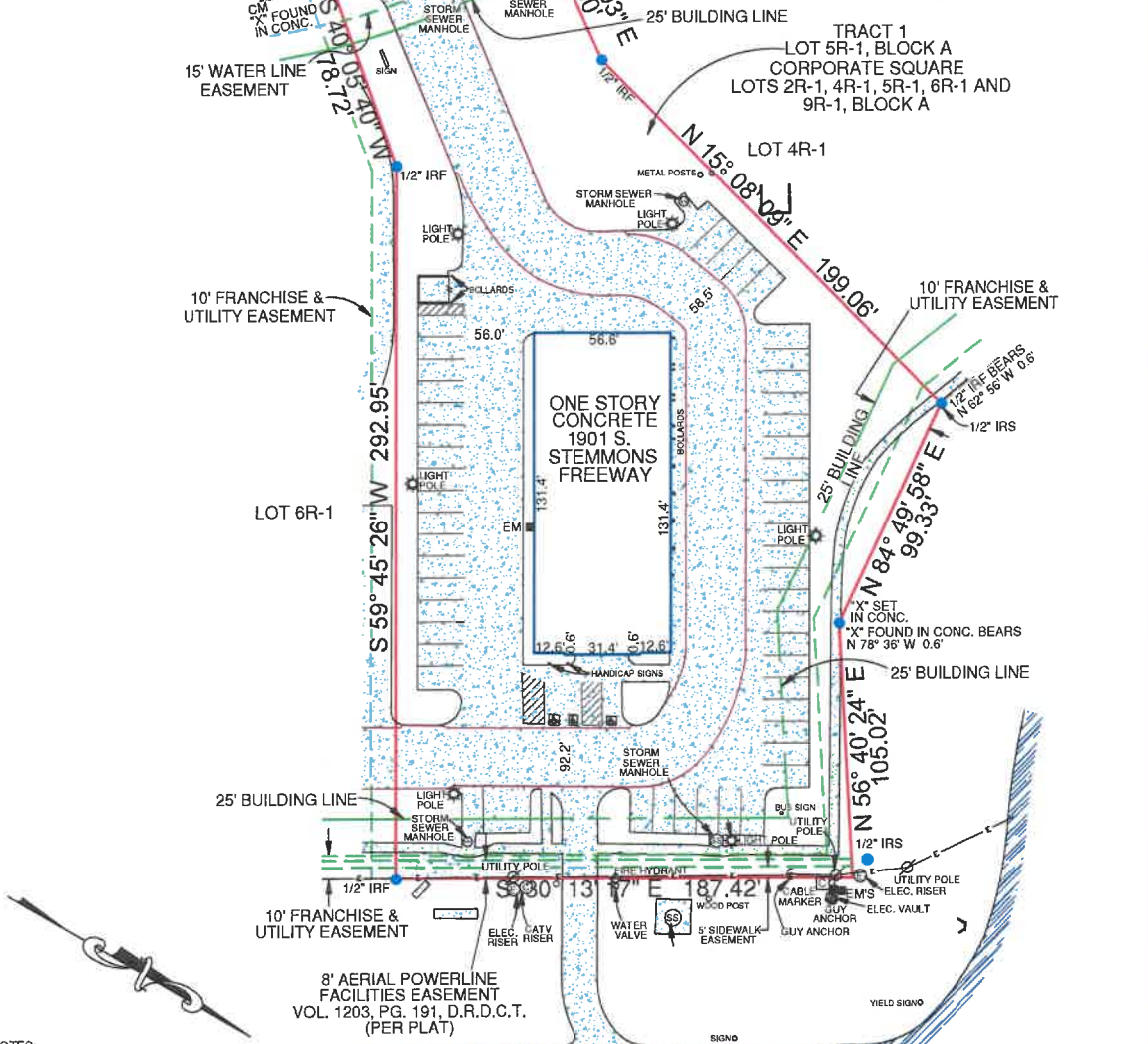
Lizbeth Plaster, CITY ATTORNEY

Exhibit A
Property Description

LEGEND:

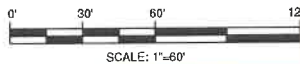
- BARBWARE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE
- FIRELANE
- ASPHALT
- CONCRETE
- GRAVEL
- TILE
- WOOD
- BRICK
- STONE
- WOOD RAILROAD TIE

GM = GAS METER
 EM = ELECTRIC METER
 IPE = IRON PIPE FOUND
 IRS = IRON ROD SET WITH "PREMIER" CAP
 IRF = IRON ROD FOUND
 CM = CONTROLLING MONUMENT (WOOD) RAILROAD TIE



S. STEMMONS FREEWAY

(INTERSTATE HIGHWAY 35-E PER PLAT)



NOTES:
 BEARINGS ARE BASED ON THE RECORDED PLAT.
 BUILDING LINES AND EASEMENTS ARE BASED ON
 THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 THE PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
 (10)-EASEMENT, VOL. 1788, PG. 346, R.P.R.D.C.T.
 THE PROPERTY IS AFFECTED BY THE FOLLOWING:
 (10)-EASEMENT AGREEMENT, VOL. 2077, PG. 960, O.P.R.D.C.T.
 (10)-EASEMENT AGREEMENT, VOL. 2092, PG. 471, R.P.R.D.C.T.
 (10K)-EASEMENT AGREEMENT, VOL. 3480, PG. 962, R.P.R.D.C.T.
 (10I)-AGREEMENT, DOC. NO. 1987-R0067452, R.P.R.D.C.T.
 BLANKET EASEMENT WITH A 3' RADIUS FROM THE CENTER OF ALL FIRE HYDRANTS AND
 A 2' RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES AS STATED ON PLAT.

LEGAL DESCRIPTION:
 TRACT 1: LOT 5R-1, BLOCK A, TOGETHER WITH AN UNDIVIDED INTEREST IN LOT 9R-1, BLOCK A, OF CORPORATE SQUARE, LOTS 2R-1, 4R-1, 5R-1, 6R-1 AND 9R-1, BLOCK A, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, PAGE 308, PLAT RECORDS, DENTON COUNTY, TEXAS.
 TRACT 2: INGRESS AND EGRESS EASEMENT AS CREATED AND DEFINED BY THAT CERTAIN EASEMENT AGREEMENT DATED FEBRUARY 2, 1987, AND RECORDED IN VOLUME 2077, PAGE 666, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.
 TRACT 3: INGRESS AND EGRESS EASEMENT AS CREATED AND DEFINED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED FEBRUARY 20, 1987, AND RECORDED IN VOLUME 2092, PAGE 471, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.
 TRACT 4: INGRESS AND EGRESS EASEMENT AS CREATED AND DEFINED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED MARCH 3, 1988, AND RECORDED IN VOLUME 3460, PAGE 982, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.
 TRACT 5: RIGHTS OF COMMON USE OF THE DRIVEWAY DESCRIBED AS LOT 9R-1, BLOCK A, OF CORPORATE SQUARE, LOTS 2R-1, 4R-1, 5R-1, 6R-1 AND 9R-1, BLOCK A, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, PAGE 308, PLAT RECORDS, DENTON COUNTY, TEXAS, AS SET OUT IN THAT CERTAIN COMMON DRIVE MAINTENANCE AGREEMENT DATED SEPTEMBER 25, 1997, AND RECORDED IN DOCUMENT NO. 1987-R0067452, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

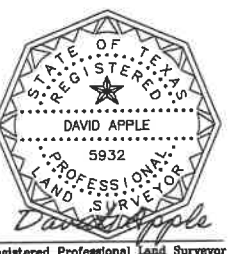
SURVEYORS CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROUSHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONVEYANCE PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	2341211-ARB
BORROWER	THE SALDI AND NAMBLA FAMILY TRUST
TITLE CO.	INDEPENDENCE TITLE
TECH	TAG/AV
FIELD	MJ

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 4812100565 G, DATED APRIL 18, 2011.

DATE: 04/19/2024 JOB NO.: 24-01905
 FIELD: 04/17/2024

1901 S. STEMMONS FREEWAY, LEWISVILLE, TX 75067
 LOT 5R-1, BLOCK A, CORPORATE SQUARE,
 LOTS 2R-1, 4R-1, 5R-1, 6R-1 AND 9R-1, BLOCK A



DATE: _____
 ACCEPTED BY: _____



Premier
 Surveying &
 5700 W. Plano Pkwy., Suite 1200
 Plano, Texas 75093
 Office: 972-612-3601
 Fax: 972-964-7021
 Firm Registration No. 10146200

Exhibit B
Zoning Plan

Special Use Permit Application

Subject property and background

Address: 1901 S Stemmons Fwy, Lewisville, TX 75067

Legal description: CORPORATE SQUARE BLK A LOT 5R-1

Building: a rectangular concrete building (cinder block on slab foundation) measuring 56.6' in width, 131.4' in length, and approximately 19' in height.

Land: 1.47 acres, developed, concrete parking lot, and landscaped perimeter.

See attached maps, survey, and plat for detailed information about location, measurements, and metes & bounds.

The property was originally developed in the late 1990s by Gary Goscha and partners as "built to suit" for a tenant, National Tire & Battery (NTB), a national auto service center. They occupied and operated the building for about 25 years as an automotive repair center until the end of their lease term.

Current zoning

The property is currently zoned for **Light Industrial (LI)** per chapter VI.2, the official zoning map, under article VI, the zoning districts, of the city of Lewisville Unified Development Code. The use of the property as an Automotive Repair (Minor) facility is allowed but requires an approved Special Use Permit (SUP).

Since the property was operating as an automotive repair facility for many years and the intended future use remains consistent with the same line of business, the applicants are not anticipating any significant change or impact on the transportation, police, water, sewer, or drainage demands in the area.

The adjacent properties, one to the south, and the other bordering the northwest corner of the property are also zoned for Light Industrial (LI). Also, all the other properties in the immediate area fall under the same zoning.

Property status & proposed use

In November of 2023, the Goscha Family Trust, the seller, entered into an agreement with the Saldi Family Trust, the buyer, to purchase the property in its current condition. The buyer and a prospective tenant, Premier 1 Auto care, entered into an agreement to completely renovate the building and improve the entire property for the tenant to use as an automotive repair facility. Since the approval of a special use permit (SUP) is an essential element of the transaction, the applicants attended two pre-submittal meetings with the City of Lewisville's Development Review Committee (DRC) in November and December of 2023 where they learned more about the process, requirements, and compliance needed for consideration.

The buyer and the tenant, collectively referred to as "the applicants," are requesting a Special Use Permit (SUP) for Automotive Repair (Minor), defined under Article II of the Unified Development Code as "Automotive Repair (Minor) – The repair or replacement of brakes, parts,

tires, and batteries; diagnostic services; oil and filter changes; emergency road service; performing state inspections; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles.”

Development plan

The proposed project is a complete renovation of the existing building without changing its footprint. The applicants hired Iain Dickie, Architect, and Virtual Energy Solutions (VES), to create a comprehensive architectural plan for the project that is consistent with the IH35 E Corridor Overlay District standards, the City of Lewisville’s ordinances, and the City’s 2025 vision plan. The renovation plans will create a more functional & efficient work space for the tenant and a safe, clean, and comfortable work environment for the technicians and employees. The following is a summary of the renovation plan (for more details, refer to the attached Architectural Site Plan):

Building exterior:

- Increase the height of the front of the building (east elevation) to 24’
- Install new partial height applied stone veneer covering more than 80% of the facade, add cast stone and decorative stucco with reveals.
- Complete exterior paint and restoration of the cinder block on all sides. Proposed color is Paraffin from PPG, an earthy color, beige/gray neutral tone.
- Install new refinished metal coping and new downspouts & scuppers.
- Add 14 new insulated overhead doors, 8 to replace the existing doors on the north side of the building, and 6 new doors on the south side of the building.
- Replace the entire roof with new insulated roofing materials.
- Install a new HVAC system for the service (work) area, proposed 15 ton machines X2, ground mounts and screens for the condensers at the back of the building.

Building interior:

- Service area: convert the storage area into a new work space, 6 bays and additional space, complete renovation that will include resurfacing with epoxy, full paint, upgrading light fixtures, new lifts, equipment, etc..
- Customer service area: complete renovation, new flooring, bathrooms, paint, etc..
- Staff offices and breakroom: complete renovation.

Landscaping:

- Preserve the existing canopy trees, around 14 mature oaks and elms mainly at the front and back of the property.
- Add 8 canopy trees, 3” in caliper or larger, 4 on the north side and 4 on the southside of the property’s perimeter. 4 different species, 2 of each.
- Add new shrubs, mainly boxwoods, to the front of the building and sections of the property’s perimeter.
- Refer to page 1 of the Architectural Site Plan to view the location of the existing and proposed trees and shrubs.

Signage:

- Remove the existing pole sign from the NE corner of the property.
- Install one large sign on the front of the building, one large sign on the north side of the building, and one monument sign near the back entrance.
- Refer to page 3 of the Architectural Site Plan to view the signs locations.
- Refer to the attached signage proposal for further details.

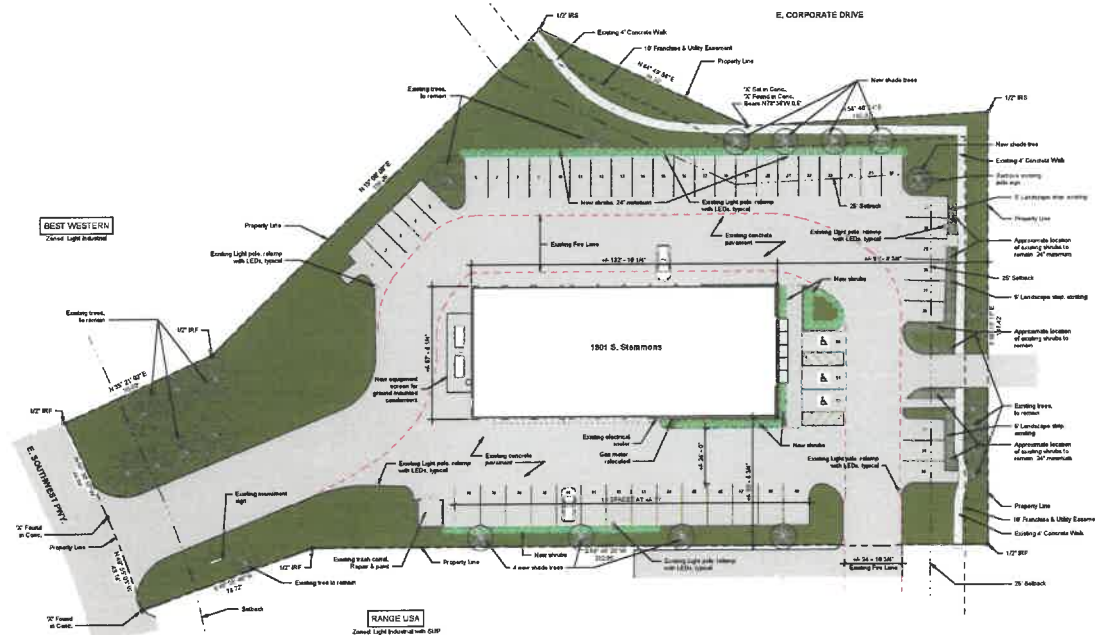
List of attachments

1. Location map
2. Copy of the recorded plat
3. New survey, dated in April, 2024
4. Tax certificate
5. Owner's authorization letter
6. Architectural Site Plan
7. Signage proposal
8. Landscaping proposal

Contact information

Moe Alsharif, moe@realtyaustin.com, phone: (210) 860-8010

Premier 1 - Lewisville CORPORATE SQUARE BLK A LOT 5R-1 1.47 Acres Light Industrial (LI) Automotive Repair (Minor)
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Summary Table	
Building Square Footage	1,824 SF
Proposed Use	Automotive Repair (Minor)
Building Height	24 feet
Landscaping Percentage (Agreement)	30%
Number of Parking Spaces Required	20 (1,300 Office & 1 per Service Bay)
Number of Parking Spaces Provided	43 (Including 2 Accessible per TADA)



1 Proposed Site Plan
 1" = 20'-0"

EXISTING BUILDING FOOTPRINT: +/- 7,824 SF
 SITE AREA: +/- 1.47 ACRES

SITE LOCATION
 1901 S. STEMMONS FWY
 LEWISVILLE, TEXAS
 (EXISTING BUILDING)

CONTEXT MAP
 Scale: 1"=1000'

VIRTUAL ENERGY SOLUTIONS
 ARCHITECTURE AND ENGINEERING

444 W. LAKE STREET, SUITE 1700
 DENTON, TX 76205
 WWW.VESINCORP.COM

Professional Firm Texas Registration Number
 06 2456

VE3 project number 240307

PREMIER

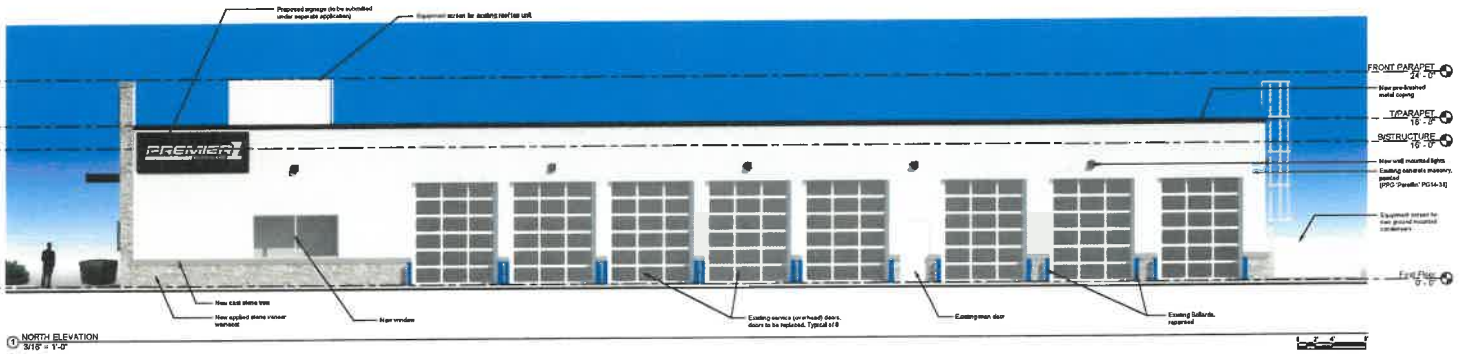
1901 S STEMMONS FWY
 LEWISVILLE, TX
 75067

PREMIER 1-LEWISVILLE
 CORPORATE SQUARE
 BLK. A, LOT SR-1
 1.47 ACRES
 LIGHT INDUSTRIAL
 Automotive Repair (Minor)

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	06/12/24
2	ISSUED FOR PERMITTING	06/12/24
3	ISSUED FOR PERMITTING	06/12/24
4	ISSUED FOR PERMITTING	06/12/24
5	ISSUED FOR PERMITTING	06/12/24
6	ISSUED FOR PERMITTING	06/12/24
7	ISSUED FOR PERMITTING	06/12/24
8	ISSUED FOR PERMITTING	06/12/24
9	ISSUED FOR PERMITTING	06/12/24
10	ISSUED FOR PERMITTING	06/12/24

Sheet Title: **PROPOSED ARCHITECTURAL SITE PLAN**

Sheet Number: **A-00**



- EXISTING EXTERIOR MATERIALS**
- Existing building shell is constructed of concrete masonry units (CMU/block). The exterior walls are painted.
 - Existing roof structure is constructed using bar joists (running north to south) with metal deck.
- PROPOSED MATERIALS**
- New partial height applied stone veneer
 - New sketro panels at East Elevation
 - Painted block



NEW LOOKING NORTHWEST
NTS

Note: Material Colors are approximate

NO.	Description	Date
1	PRELIMINARY	08/20/2024
2	REVISED	08/20/2024
3	REVISED	08/20/2024
4	REVISED	08/20/2024
5	REVISED	08/20/2024
6	REVISED	08/20/2024
7	REVISED	08/20/2024
8	REVISED	08/20/2024
9	REVISED	08/20/2024
10	REVISED	08/20/2024

Sheet Title:	ELEVATIONS
Sheet Number:	A-02

VIRTUAL ENERGY SOLUTIONS
ARCHITECTURE AND ENGINEERING

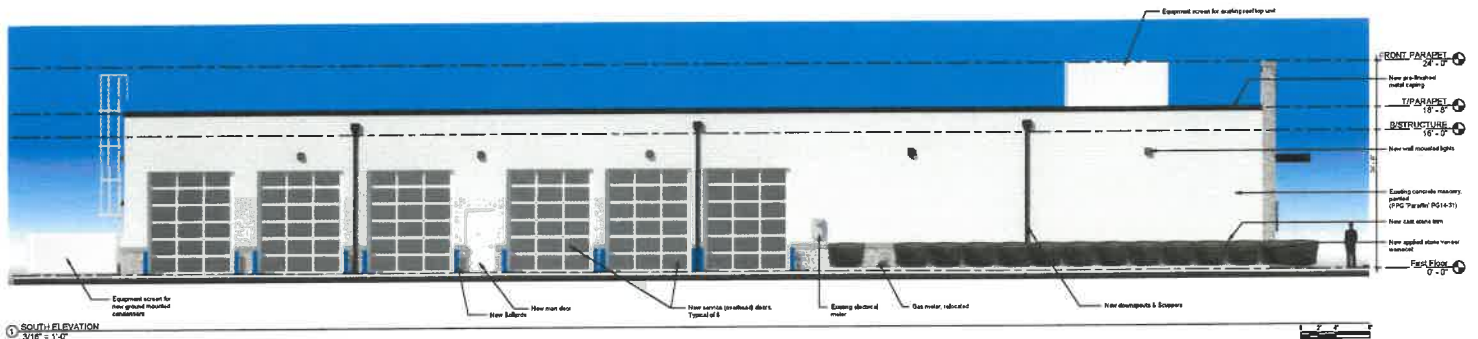
444 W. LAKE STREET, SUITE 1704
CHICAGO, IL 60606
312.923.7323
WWW.VES-ARCH.COM

Architects Firm Texas Registration Number
BR 2480
VES project number: 240307



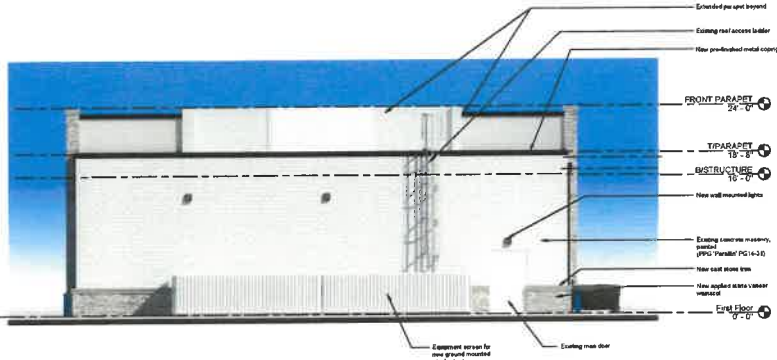
1901 S STEMMONS FWY
LEWISVILLE, TX
75067

PREMIER 1 - LEWISVILLE
CORPORATE SQUARE
BLK. A LOT SR-1
1.27 ACRES
LIGHT INDUSTRIAL
Automotive Repair (Minor)



1 SOUTH ELEVATION
3/16" = 1'-0"

- EXISTING EXTERIOR MATERIALS**
- Existing building shell is constructed of concrete masonry units (CMU/block). The exterior walls are painted.
 - Existing roof structure is constructed using bar joists (running north to south) with metal deck.
- PROPOSED MATERIALS**
- New partial height applied stone veneer
 - New stucco panels at East Elevation
 - Painted block



2 WEST ELEVATION
3/16" = 1'-0"



3 VIEW LOOKING NORTHEAST
N/E

Note: Material Colors are Approximate

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	08/20/24	WES
2	PRELIMINARY	08/20/24	WES
3	PRELIMINARY	08/20/24	WES
4	PRELIMINARY	08/20/24	WES

ELEVATIONS

A-03



444 W. LAKE STREET, SUITE 1700
DALLAS, TX 75244
754.762.7622
WWW.VESOLUTIONS.COM

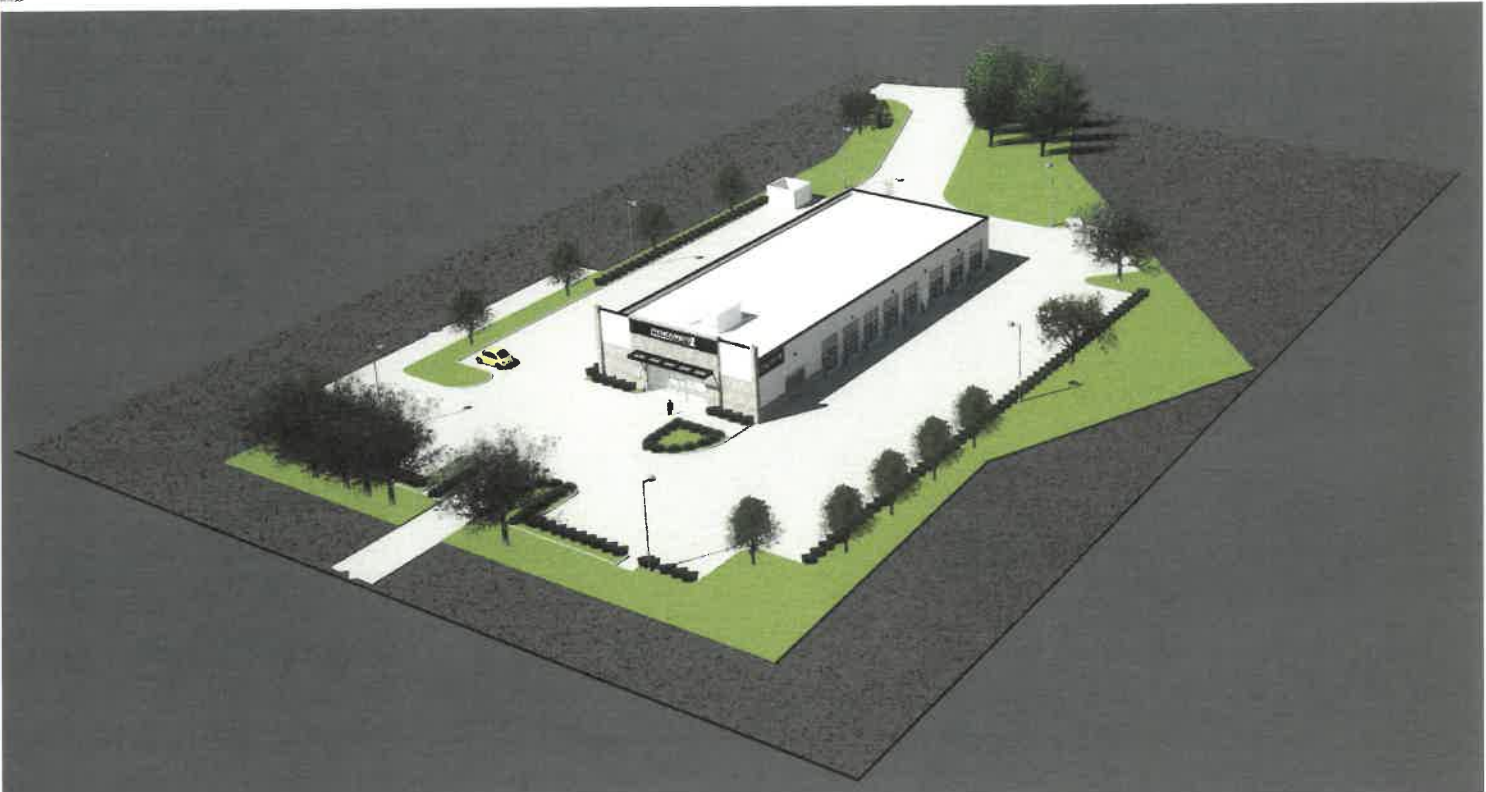
REGISTRATION PER TEXAS REGISTRATION NUMBER
0412480

VES project number: 240307



1901 S STEMMONS FWY
LEWISVILLE, TX
75067

PREMIER 1 - LEWISVILLE
CORPORATE SQUARE
BLK A LOT SR-1
147 ACRES
LIGHT INDUSTRIAL
Automotive Repair (Minor)



0 SITE - VIEW LOOKING SOUTHWEST
 NTS

Note: Material Colors are approximate

VIRTUAL ENERGY SOLUTIONS
 ARCHITECTURE AND ENGINEERING

444 W. LAKE STREET, SUITE 1700
 CHICAGO, IL 60614
 312.441.1700
 WWW.VESINC.COM

Architectural Firm Texas Registration Number
 BR 2490

VES project number: 240007



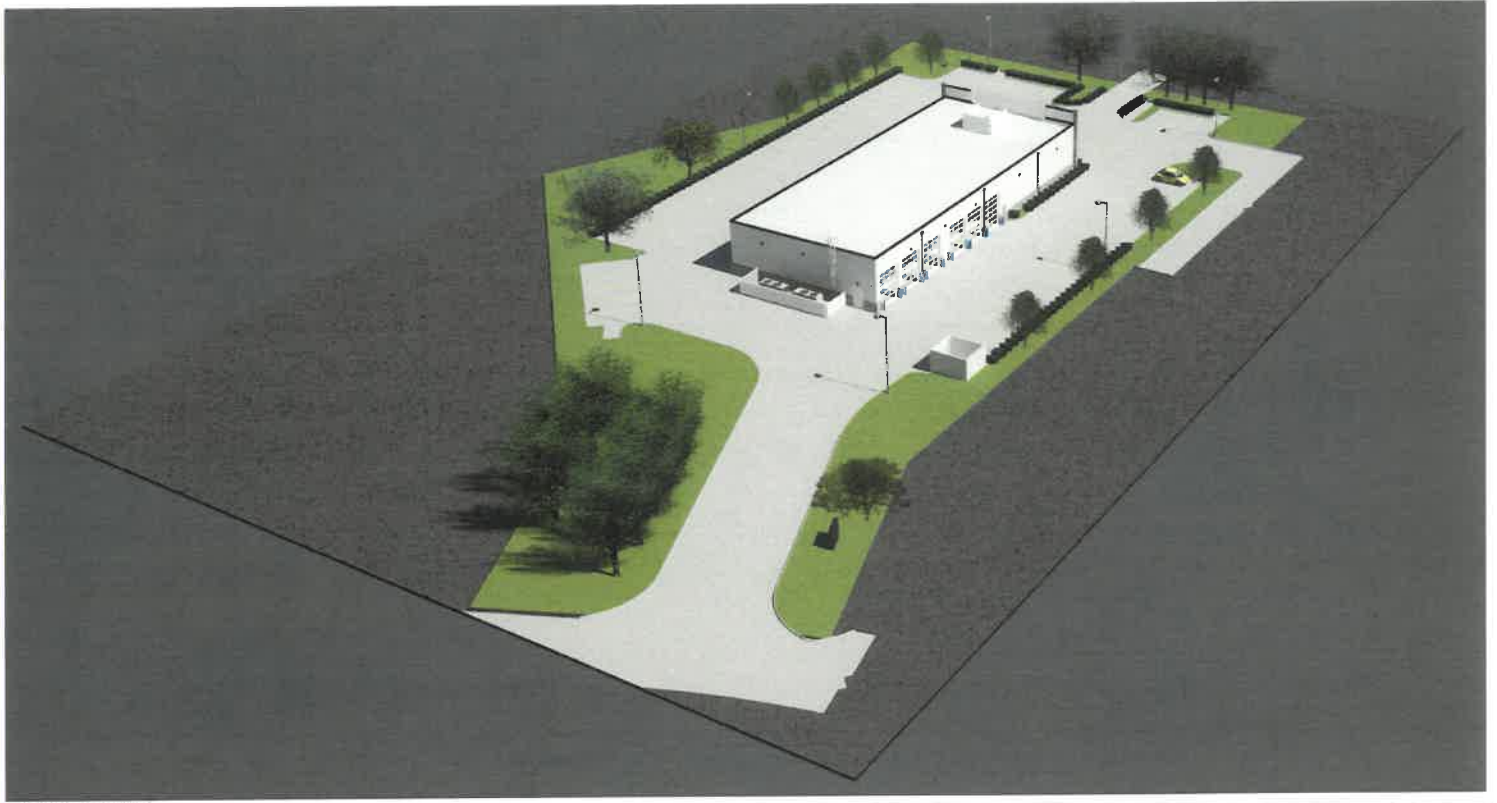
**1901 S STEMMONS FWY
 LEWISVILLE, TX
 75067**

**PREMIER 1 - LEWISVILLE
 CORPORATE SQUARE**
 BLK. A, LOT SR-1
 1.47 ACRES
 LIGHT INDUSTRIAL
 Automotive Repair (Minor)

No.	Description	Date
1	PRELIMINARY	01/11/2023
2	PRELIMINARY	01/11/2023
3	PRELIMINARY	01/11/2023
4	PRELIMINARY	01/11/2023

Sheet title: **PERSPECTIVE VIEW-SITE**

Sheet number: **A-04**



0 SITE - VIEW LOOKING NORTHEAST
 NTS

Note: Material Colors are approximate.

VIRTUAL ENERGY SOLUTIONS
 ARCHITECTURE AND ENGINEERING

449 W LASKY STREET, SUITE 1700
 DALLAS, TX 75201
 214.343.7323
 WWW.VES-ENGINEERING.COM

Architectural Firm Texas Registration Number
 BR 2499

VES project number: 240307



1901 S STEMMONS FWY
 LEWISVILLE, TX
 75067

PREMIER 1 - LEWISVILLE
 CORPORATE SQUARE
 BLK A LOT SR-1
 1.47 ACRES
 LIGHT INDUSTRIAL
 Automobile Repair (Minor)

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/27/2024
2	ISSUED FOR PERMIT	05/27/2024
3	ISSUED FOR PERMIT	05/27/2024
4	ISSUED FOR PERMIT	05/27/2024
5	ISSUED FOR PERMIT	05/27/2024
6	ISSUED FOR PERMIT	05/27/2024
7	ISSUED FOR PERMIT	05/27/2024
8	ISSUED FOR PERMIT	05/27/2024
9	ISSUED FOR PERMIT	05/27/2024
10	ISSUED FOR PERMIT	05/27/2024

Sheet title
PERSPECTIVE VIEW-SITE

Sheet number
A-05