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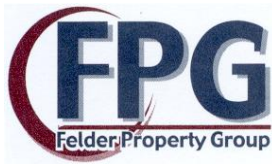
Regarding the rezoning of 751 Hebron Parkway, Hebron Office Plaza

Narrative:

- The building was built by Healthcare REIT for medical and related uses. They sold it years later to Felder Property Group and the uses have not changed. Some of the current tenants include and Urgent care medical clinic, Physical Therapy, counselling services, ophthalmologist and optometrists, infusion clinic, pain management doctors etc. There was a lab operating in the building for 2 years. When it shut down the equipment and infrastructure remained in place (backup generator, eyewash shower etc.)
- Current Zoning: General Business
- Zoning Requested: Medical District
- Zoning districts on surrounding properties: General Business

Sincerely,

Neil Felder



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Regarding Rezoning of 751 Hebron Parkway, Hebron Office Plaza

Statement of Expected Impact:

- Transportation: When the building was built, it was anticipated that there would be another tower so the parking lot was paved for twice the amount of parking as necessary for the one building that was actually built. Due to the high cost of building multi rise buildings, it is doubtful that another building will ever be constructed. This means that there is, and will probably always be, twice the parking as necessary.
- There will be no additional Police, Water, Sewer, or Drainage demands with the re-zoning. The lab that is wishing to relocate to this location does not have anyone coming to the space except for their 4 or 5 employees.
- The re-zoning will not affect any long-range plans for the city.
- There will not be any issues with surrounding land uses, as nothing changes with the building's tenants or use.

We have owned and managed the building for over 15 years with no issues. We always conform to whatever rules are necessary and keep all permits current and maintain the property in a nice and orderly fashion and hope we are an asset to the Lewisville community.

Thank you for your kind consideration,

Sincerely,

Neil Felder