

City of Lewisville, TX Planning and Zoning Commission Agenda

Tuesday, December 16, 2025

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. Consider the Minutes of the December 2, 2025 Regular Meeting.

C. Regular Hearing

Consideration of Two Alternative Standards to Warehouse Distribution Facility and Manufacturing, Light Intensity Supplemental Standards Associated With Landscaping and to IH-35E Corridor Overlay District Standard Associated With Building Materials; on 8.086 Acres, Located at 421 Bennett Lane, 451 Bennett Lane, 475 Bennett Lane, and 493 Bennett Lane, out of the E. Aday Survey, Abstract Number 11; Zoned Light Industrial (LI) District, as Requested by Lindsey Mayer, of Dynamic Engineering Consultants PC, on Behalf of the Owner, LI Bennett 35 TX Owner LLC. (25-07-11-AltStd)

D. Public Hearing

Public Hearing: Consideration of a Special Use Permit for Warehouse Distribution Facility and Manufacturing, Light Intensity; on Approximately 8.086 Acres out of the E. Aday Survey, Abstract Number 11; Located at 421 Bennett Lane, 451 Bennett Lane, 475 Bennett Lane, and 493 Bennett Lane, Zoned Light Industrial (LI) District; as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on Behalf of LI Bennett 35 TX Owner LLC, NCI Unlimited Inc, and Teresa Rather LLC, the Property Owners. (Case No. 25-10-14-SUP)

E. Announcements

F. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of	meeting of the City of Lew	visville Planning and
Zoning Commission was posted at City Hal	l, City of Lewisville, Texas	in compliance with
Chapter 551, Texas Government Code on	, 2025 at _	AM.
	Planning Department	

MINUTES PLANNING AND ZONING COMMISSION

DECEMBER 2, 2025

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, December 2, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Joshua Peterson, Jack Tidwell, Ainsley Stelling, Francisca Al-waely

Members absent: Vice Chair Erum Ali, Rick Lewellen

<u>Staff members present:</u> Richard E. Luedke, Planning Director; Jon Beckham, Senior Planner; Lily Sutton, Planner I; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider the minutes of the November 18, 2025, Regular Meeting.

<u>A motion was made by Ainsley Stelling to approve the minutes as presented, seconded by Francisca Al-waely.</u> The motion passed unanimously (5-0).

Item C: Regular Hearing

2. Consideration of an Alternative Standard Associated With Landscaping for a Restaurant on Approximately 1.99 Acres; Legally Described as a Portion of Bennigan's Addition, Block A, Lot 1A-R; Located at 2290 South Stemmons Freeway, Zoned General Business (GB) District, as Requested by Warren Hilla of Dynamic Engineering Consultants, PC, on Behalf of Tweaker Energy Corp, the Property Owner. (25-10-14-ALTSTD)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Staff addressed questions regarding the landscaping details related to the requested variance. There was no further discussion. <u>A motion was made by Joshua Peterson to approve the alternative standard as presented, seconded by Jack Tidwell. The motion passed unanimously (5-0)</u>. Richard E. Luedke, Planning Director, stated there is no final action by the City Council and stands as approved.

Item D: Public Hearing

3. Public Hearing: Consideration of a Zone Change From Old Town Mixed-Use Two (OTMU-2) District to Planned Development - Old Town Mixed-Use Two (PD-OTMU-2) District on 0.6158 Acres Legally Described as Lots 5, 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision, Located at the Southwest Corner of South Cowan Avenue and Hickory Street, as Requested by Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner. (Case No. 24-12-3-PZ)

MINUTES DECEMBER 2, 2025

Page 2

Lily Sutton, Planner I, gave a brief overview and staff's recommendation. Staff has received two letters of opposition. Reasons for opposition included: Potential change in property values/density not fitting the area. The existing trees were not in good enough condition to act as a living screen. Staff noted the applicant's tree exhibit showed only three trees in poor condition, and none of those appeared to be directly along the southern property line. The applicant was available for questions. Chair Locke opened the public hearing. Two names were read into the record: William P. Wedge and Diana Blaydes, who had previously contacted the Planning Department. With no one indicating a desire to speak, the public hearing was then closed. Commissioner Stelling voiced concerns mirroring the opposition, specifically noting the small size of the property, the busy nature of Cowan Street, the waiver of the screening wall, and the small 18-foot drive. There was no further discussion. A motion was made by Francisca Al-waely to recommend approval of the zone change as presented, seconded by Joshua Peterson. The motion passed (4-1), Ainsley Stelling voting "no". Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, January 5, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item E: Announcements

• Richard E. Luedke, Planning Director, announced that Lily Sutton, Planner I, passed the American Institute of Certified Planners (AICP) exam and has earned the credential of a candidate.

Item F: Adjournment

<u>A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (5-0).</u> There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:48 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,	Approved,	
Richard E. Luedke, AICP	Karen Locke, Chair	
Planning Director	Planning and Zoning Commission	

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: December 16, 2025

SUBJECT: Consideration of Two Alternative Standards to Warehouse Distribution

Facility and Manufacturing, Light Intensity Supplemental Standards Associated With Landscaping and to IH-35E Corridor Overlay District Standard Associated With Building Materials; on 8.086 Acres, Located at 421 Bennett Lane, 451 Bennett Lane, 475 Bennett Lane, and 493 Bennett Lane, Out of the E. Aday Survey Abstract Number 11; Zoned Light Industrial (LI), as Requested by Lindsey Mayer, of Dynamic Engineering Consultants PC, on Behalf of the Owner, LI Bennett 35 TX

Owner LLC. (25-07-11-AltStd)

BACKGROUND:

Lovett Industrial, an industrial real estate developer, plans to combine four existing properties into one lot to build two warehouse distribution or manufacturing facilities. The redevelopment will address existing code violations and nonconforming uses on the current properties. The applicant is requesting two alternative standards to alleviate site-specific development challenges.

ANALYSIS:

The following alternative standard may be approved by the Planning and Zoning Commission:

a) To reduce the minimum 10% brick or stone on non-street-facing façades as required by Section VI.8.1.C.3.c., to 8% on the east façade of building 1 and 7% on the west façade of building 2, a 27% and 31% reduction, respectively.

The developer is requesting a reduction on these façades where the loading area is located. This area experiences the most amount of building wear and tear from the loading and unloading of trucks. The developer proposes increasing the amount of brick and stone on all other facades instead, exceeding the minimum required brick and stone overall.

The following alternative standard requires final approval from the City Council:

b) To reduce the minimum 50-foot landscape strips to a 10-foot landscape strip on the eastern boundary and to 45 feet on a portion of the southeastern boundary, an 80% and 10% reduction, respectively.

Supplemental standards for Warehouse Distribution Facility and Manufacturing, Light Intensity require a 50-foot landscape strip along all public or private streets and any

property line adjoining less intense uses (Section VII.3.24). Consequently, a landscape strip is required on the western, southern, and eastern boundaries of the property.

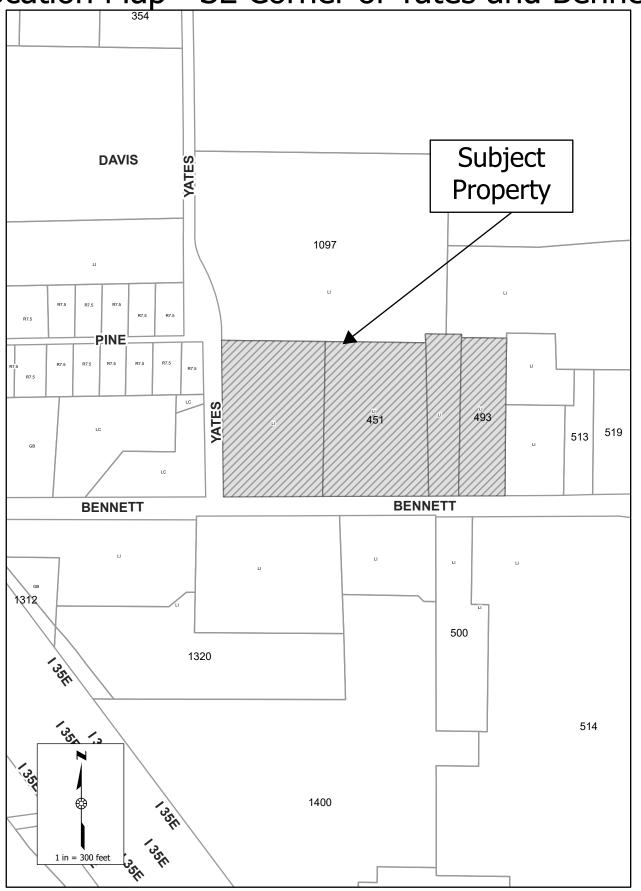
The developer proposes reducing the landscape strip on the east side to 10 feet to accommodate required on-site parking. Staff supports this reduction because the developer has obtained written support from the two owners of the adjoining properties.

Regarding the landscape strip on Bennett Lane, the property at 493 Bennett Lane is slightly recessed from the other three parcels in this development. Therefore, the developer requests a reduction from the required 50-foot landscape strip to 45 feet for the width of the recessed parcel to maintain visual cohesion. Staff supports this reduction as it is compatible with the development and still meets the intent of the development code.

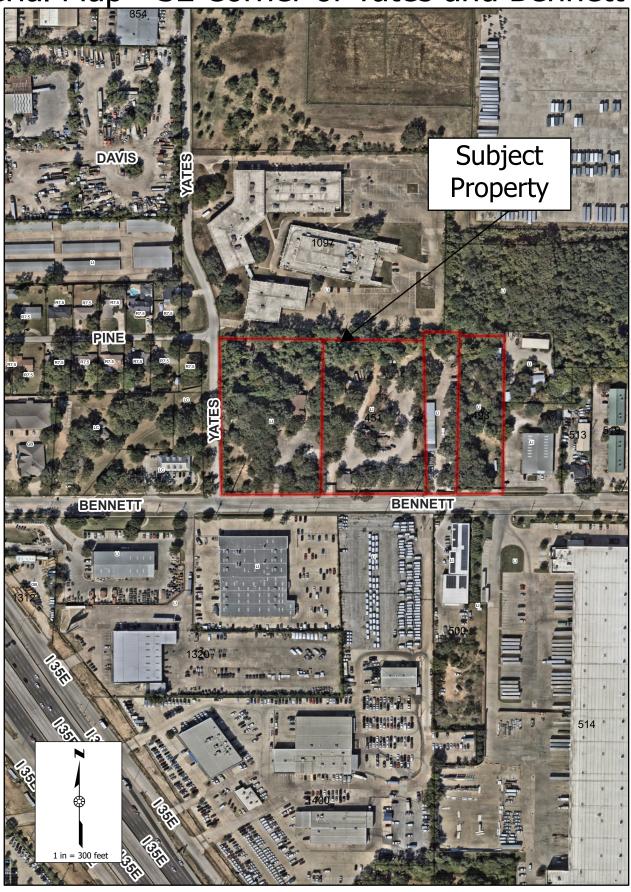
CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the alternative standard for the building materials and recommend approval of the alternative standard for the landscaping strips as presented.

Location Map - SE Corner of Yates and Bennett



Aerial Map - SE Corner of Yates and Bennett





November 10, 2025 LCook@cityoflewisville.com

City of Lewisville 151 W. Church St. Lewisville, TX 75029

Attn: Lauren Cook

RE: Alternative Standard Requests
Landscape Buffer
421 Bennett Lane
City of Lewisville, Denton County, Texas

To Ms. Cook,

Please find below the description of the alternative standard requests regarding the landscape buffer reduction for the proposed development at 421 Bennett Lane, associated with 2025-10-14 SUP.

The subject property is planned for a warehouse/manufacturing development consisting of two (2) buildings, measuring approximately 68,400 square feet and 61,236 square feet respectfully. Currently, the development encompasses four (4) properties with one (1) property misaligned from the other three (3) properties along Bennett Lane. To achieve uniformity across the site, an alternative standard is requested to reduce the required 50-foot landscape buffer for the one (1) misaligned property to 45-foot landscape buffer. This will ensure all four (4) properties share a consistent rear landscape buffer line along Bennett Lane.

The development team is also requesting to reduce the brick and stone requirements on the east facades of both buildings.

Additionally, the development team is requesting approval for a reduced landscape buffer along the eastern portion of the property adjacent to 501 Bennett Lane. Please refer to the attached letter from the neighboring property owner, who is supporting the 10-foot landscape buffer in this area.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

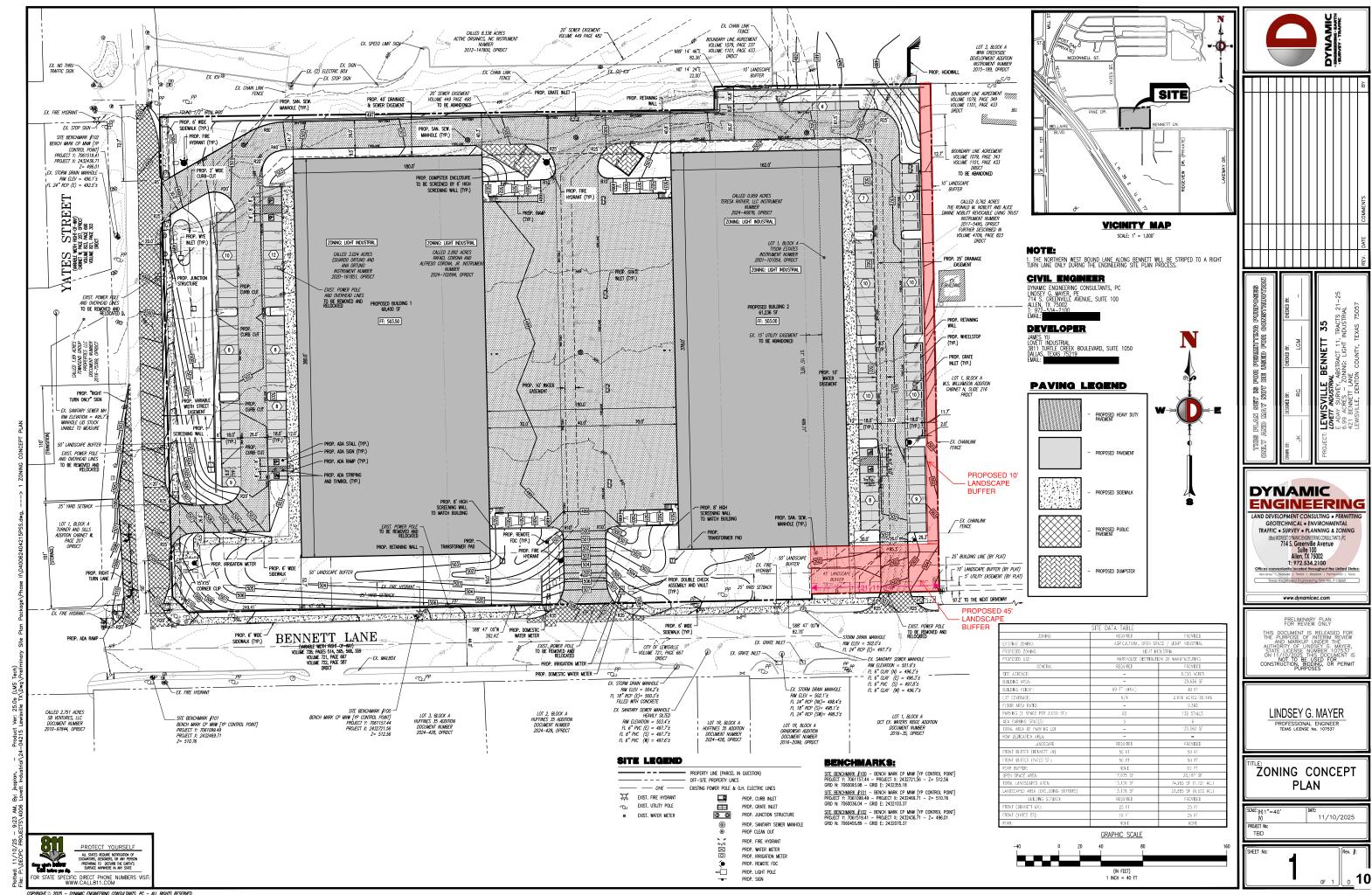
Sincerely,

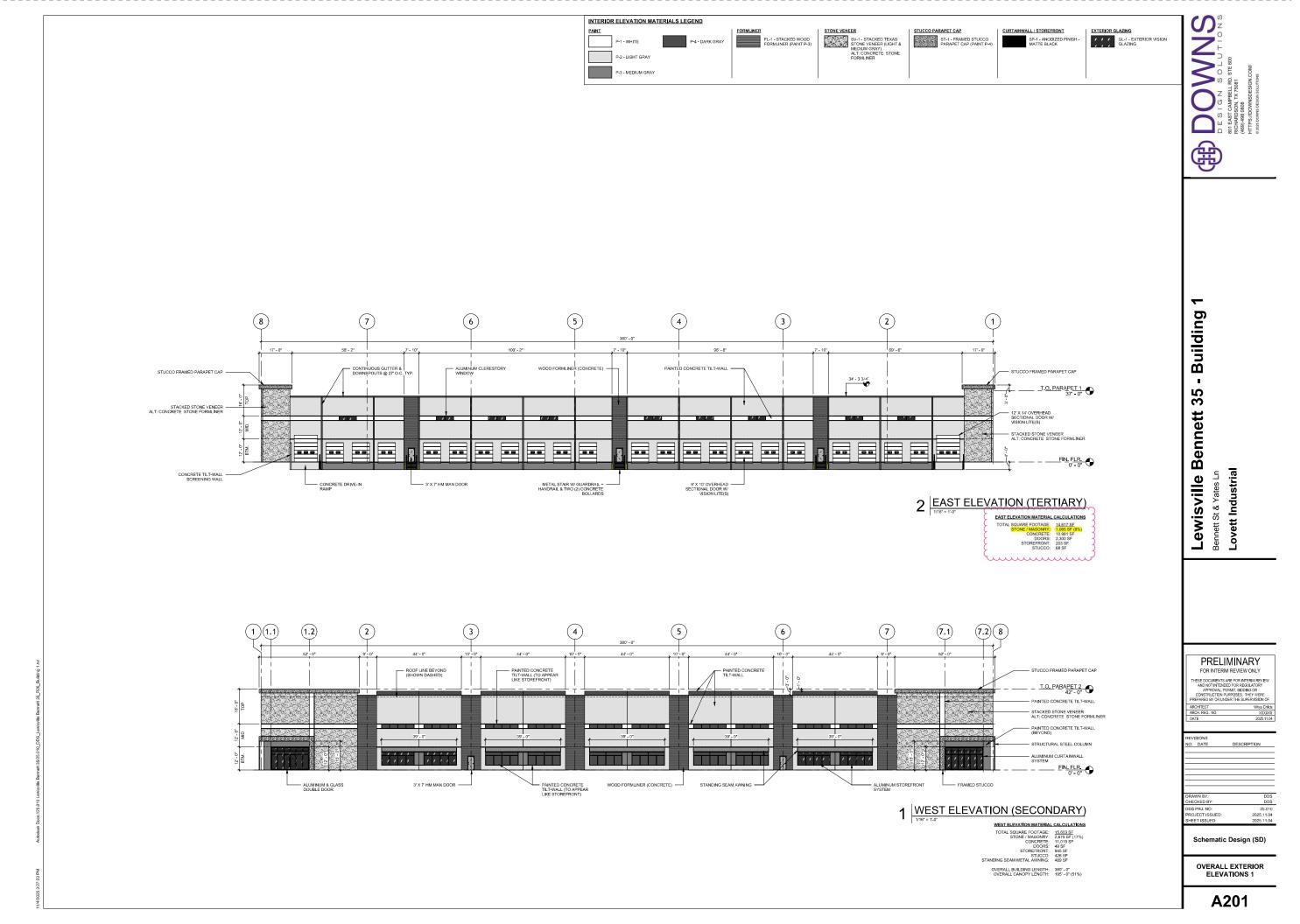
DYNAMIC ENGINEERING CONSULTANTS, PC

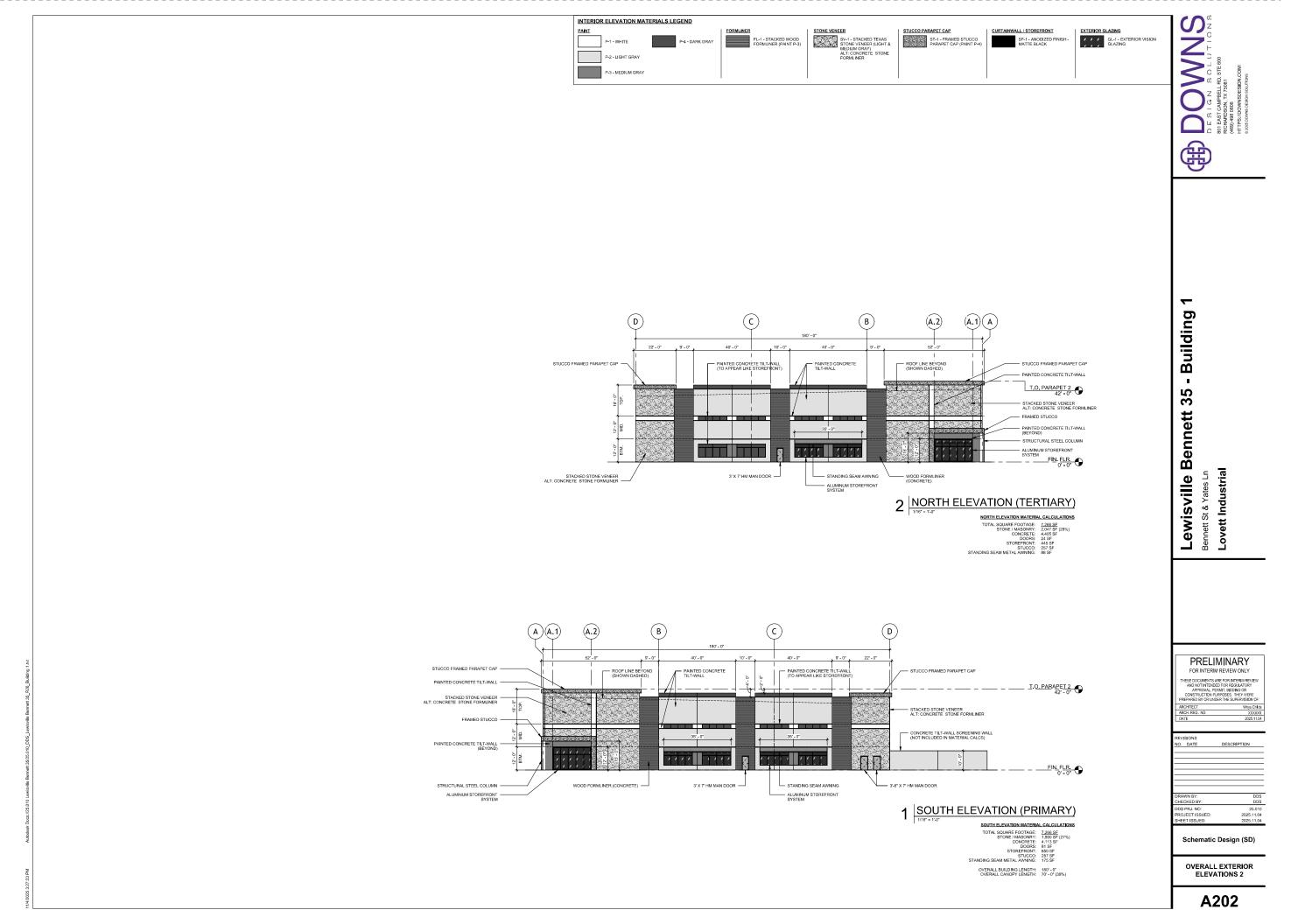
Lindsey G. Mayer, P.E.

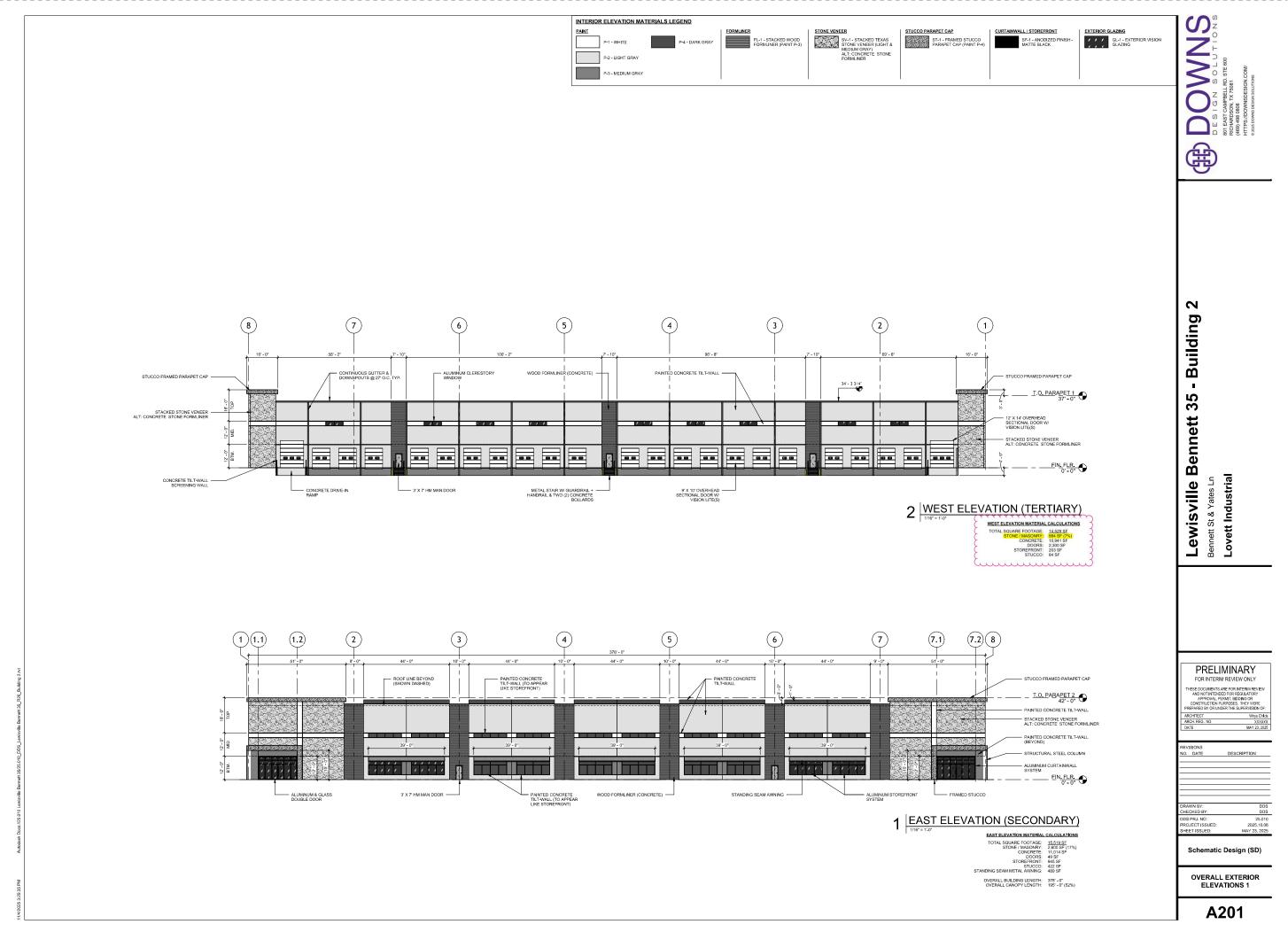
Project Manager

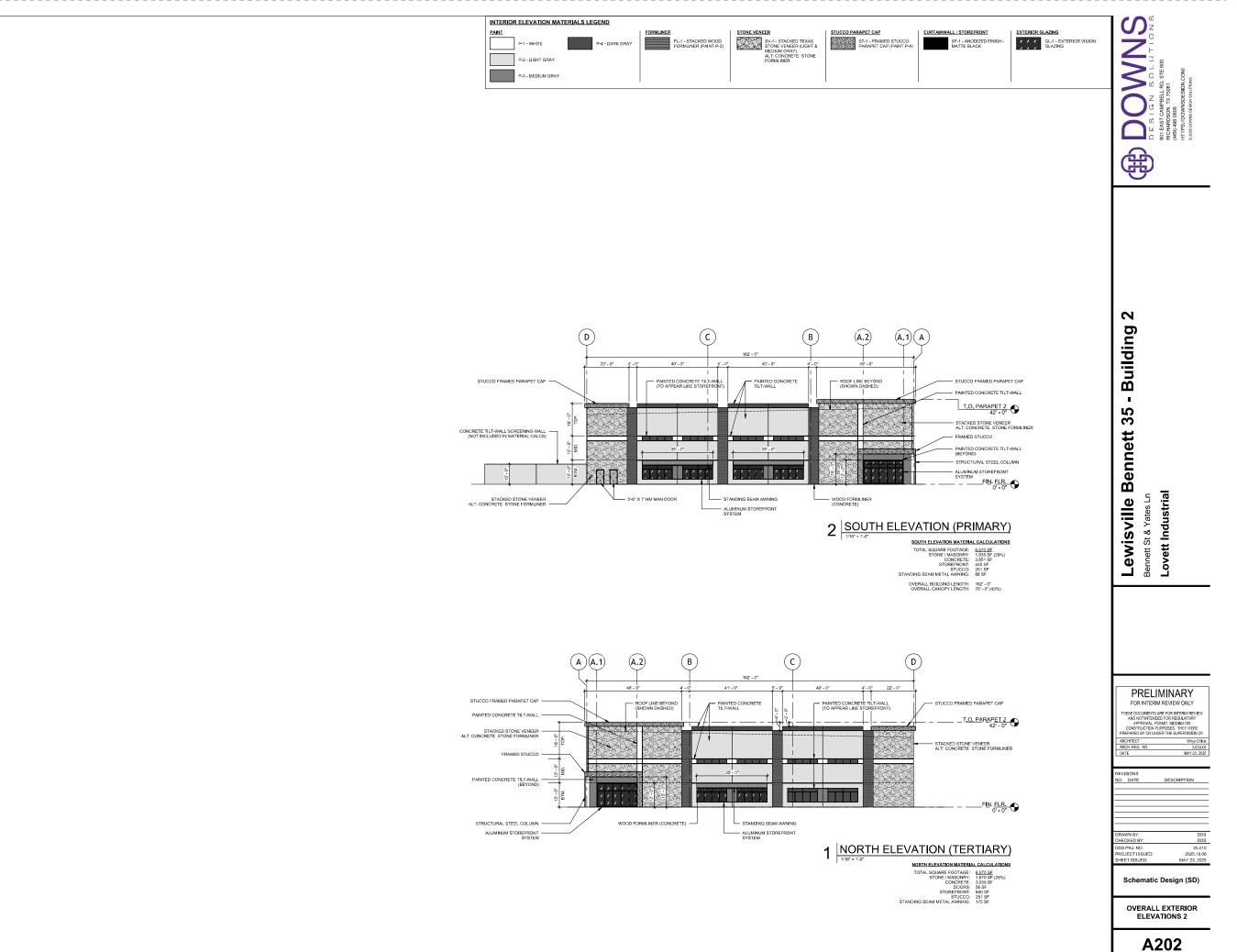
Lindsey & Mayer













October 20, 2025

Re: Bennett Lane Industrial Development – 501 Bennett Lane

To Whom it May Concern at the City of Lewisville,

I, Dianne Noblitt, being the current property owner at 501 Bennett Lane Lewisville, Texas 75057, am in full support of the proposed industrial development that is located adjacent to my property. Furthermore, I am in full support of their request to reduce the landscape buffer requirements that abut the western side of my property located at 501 Bennett Lane. Thank you for taking the time to consider this letter. With the condition of development featuring an 8-foottall masonry wall and a ten-foot landscaping buffer, including Trees and Shrubbery. The Masonry wall shall be west of the 10-foot landscaping buffer. Imagery attached below of boundary and Masonry wall needed.



Dianne Noblitt

President

NCI Unlimited Inc.

501 Bennett Lane

Lewisville, Texas 75057



PERMACAST 2.0 STONE – WALLS ARE 20 FEET ON CENTER OF COLUMNS







FW: XL Parts: Developing property next door

1 message



Lauren:

I received a response back from the auto parts distributor next door to our SUP project. They do not have an issue with our proposed development from my conversation with them. Thanks.

James Yu, P.E.

Development Manager

LOVETT

INDUSTRIAL

3811 Turtle Creek Blvd

Suite #1050

Dallas, TX 75219

972-489-5570 (m)

www.lovettindustrial.com

From: Craig Sanders Sent: Tuesday, November 11, 2025 8:23 AM

To: James Yu < > Cc: Delmy Rodriguez < > >

Subject: RE: XL Parts: Developing property next door

Thank you, I will pass it on. Those types of buildings are already all around us so I don't see any issues. Thank you for letting us know. Enjoy your day.

Thank you,

Craig

From: James Yu
Sent: Tuesday, November 11, 2025 8:07 AM
To: Craig Sanders < m>
Cc: Delmy Rodriguez < Subject: RE: XL Parts: Developing property next door

Craig:

The property for XL Auto Parts is located at 507 Bennett Ln. My company has the 4 parcels of property under contract to the west of that property, and we are proposing to develop class A logistics space. I have attached an elevation showing the proposed building. Let me know if you have any questions. Thanks.

James Yu, P.E.

Development Manager

LOVETT

INDUSTRIAL

3811 Turtle Creek Blvd

Suite #1050

Dallas, TX 75219

972-489-5570 (m)

www.lovettindustrial.com

Subject: XL Parts: Developing property next door

James,

You sent this to us. Can you let us know what address / location you are talking about. Also, what is the class A business that you are referring to?

Thank you,

Craig

From: Lisa Arreola <

Sent: Friday, Novembe<u>r 7, 2025 12:15 PM</u>

To: Delmy Rodriguez < >; Craig Sanders <

Subject: FW: Developing property next door

Good afternoon,

We received this email regarding one of the Dallas stores. I'm not sure what exactly they need or to whom I should send this. Are either of able to assist?

Cordially,



Lisa Arreola

AR Credit Manager

O 713-983-1232

www.xlparts.com | www.thepartshouse.com

Follow us: XL Parts LinkedIn | TPH LinkedIn

Remit to: PO BOX 736201 / Dallas, TX 75373-6201

FRAUD PREVENTION: WE WILL NEVER ASK YOU TO UPDATE BANKING OR WIRING INFORMATION THROUGH EMAIL

Go to https://rapid.xlparts.com/ to pull invoices, statements and PAY ONLINE! 24/7

Open a New Account / Credit Application (xlparts.com)

Open a New Account / Credit Application (thepartshouse.com)

From: James Yu <

Sent: Friday, November 7, 2025 11:39 AM

To: AR <

	=		
Cc: Bennett See <		>; Chris Gilbert <	>
Subject: Developing property next d	loor	_	

Some people who received this message don't often get email from

To the property owner for the XL Parts:

We have the property next door under contract and have been working with the city. We plan to develop a class 'A' logistics center and wanted to reach out to the owner about the future development. If you have any questions, please feel free to email or call me with the contact information below.

Thanks.

James Yu, P.E.

Development Manager

LOVETT

INDUSTRIAL

3811 Turtle Creek Blvd

Suite #1050

Dallas, TX 75219

972-489-5570 (m)

www.lovettindustrial.com

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: December 16th, 2025

SUBJECT: Public Hearing: Consideration of an Ordinance Granting a Special Use Permit

for Warehouse Distribution Facility and Manufacturing, Light Intensity; on Approximately 7.996 Acres out of the E. Aday Survey, Abstract Number 11; Located at 421 Bennett Lane, 451 Bennett Lane, 475 Bennett Lane, and 493 Bennett Lane, Zoned Light Industrial (LI) District; as Requested by Lindsey Mayer, Dynamic Engineering Consultants, PC on Behalf of LI Bennett 35 TX Owner LLC, NCI Unlimited Inc, and Teresa Rather LLC, the Property

Owners. (Case No. 25-10-14-SUP)

BACKGROUND:

Lovett Industrial, an industrial real estate developer, plans to assemble properties to develop two warehouse distribution or light manufacturing facilities. A Special Use Permit (SUP) is required for Warehouse Distribution Facilities and Light Intensity Manufacturing due to their proximity to less intense uses nearby. An SUP was previously approved on September 8, 2025; however, the developer has expanded the project to include two additional properties east of the original boundary. Consequently, a new SUP is needed to cover the expanded area.

ANALYSIS:

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

- A. Compatibility with surrounding uses and community facilities;

 Bennett Lane is largely a commercial and industrial area with the exception of the row of homes off of Pine Drive to the west of the subject property. The less intense commercial uses nearby include an automotive parts store and automotive repair shop.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
 - This project is located within the I-35E Overlay Transition subdistrict and is compliant with most of the standards for this overlay, except the building materials and landscaping strips on the east and southeast portion of the site, for which alternative standards are requested. Additionally, this project aligns with the Economic Vitality Big Move by creating high-quality space for employment.
- C. Enhancement or promotion of the welfare of the area;

The current uses on the subject properties are non-conforming. The proposed development would bring these sites up to code and help with the redevelopment of Bennett Lane into a desirable employment area.

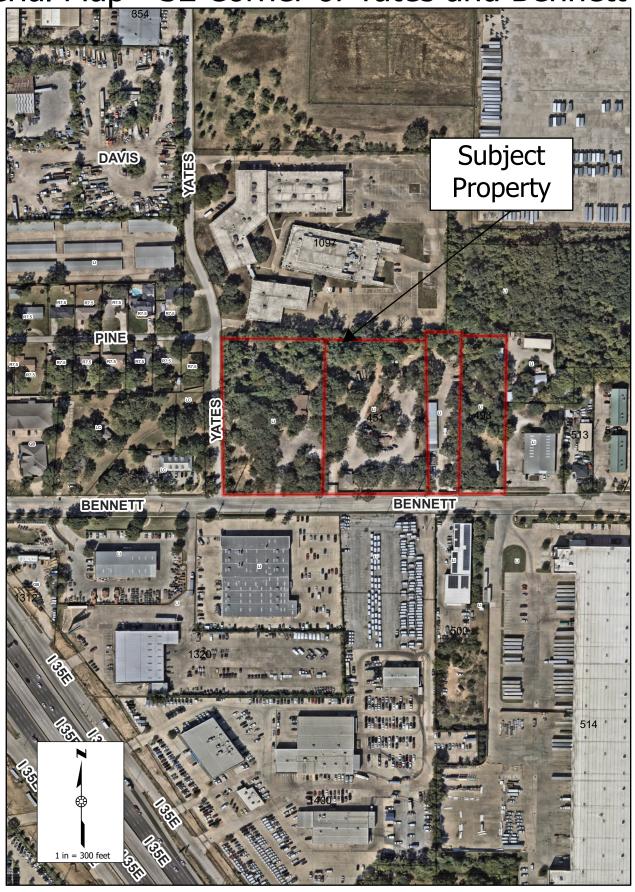
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and *This site will likely not have 24-hour trucking due to the size of the operation. No negative impacts are foreseen.*
- E. Conformity with all zoning regulations and standards.

 The site meets all IH-35E Overlay Transition subdistrict and supplemental standards associated with distribution warehouse and manufacturing facilities, except for building materials and landscape strips on the east and southeastern portion of the property, of which they are requesting alternative standards and have staff and neighbor support.

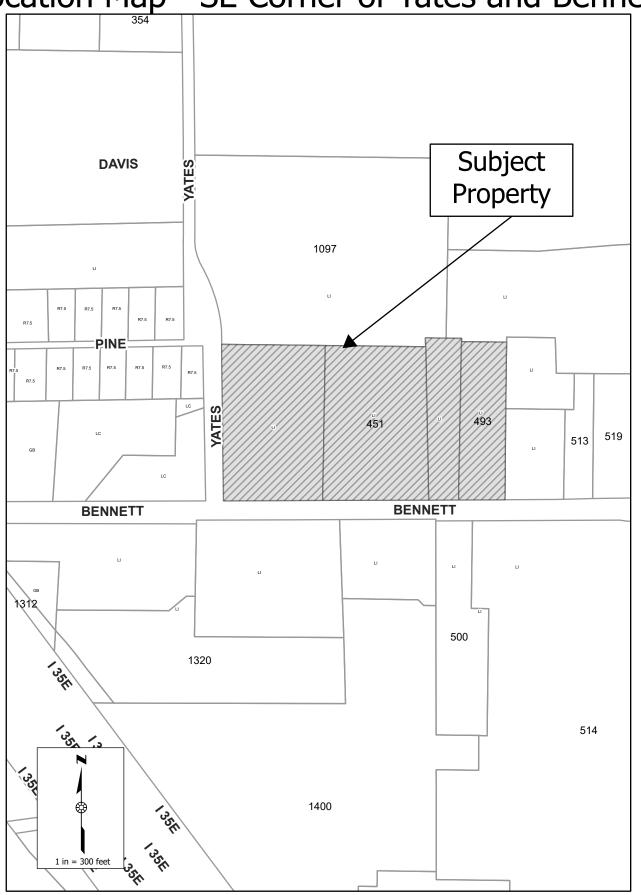
CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.

Aerial Map - SE Corner of Yates and Bennett



Location Map - SE Corner of Yates and Bennett



City of Lewisville 151 West Church Street Lewisville, TX 75057

Attn:

Planning Department

RE:

Land Owner Consent

Lovett Industrial

NE Corner of Bennett Lane and Yates Street

Lewisville, Denton County, TX

To Whom It May Concern,

I, <u>Diame Noblit</u>, representative of NCI Unlimited INC. owner of the property located at 493 Bennett Lane and more specifically identified as Block A, Lot 1 of Tyson Estates in the City of Lewisville, Denton County, TX designate Lovett Industrial to act in the capacity as my agent for filing, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact for responding to all requests for information and for resolving all issues of concern relative to this application.

Owner's Signature

President

11-5-25

Date

City of Lewisville 151 West Church Street Lewisville, TX 75057

Attn:

Planning Department

RE:

Land Owner Consent

Lovett Industrial

NE Corner of Bennett Lane and Yates Street

Lewisville, Denton County, TX

To Whom It May Concern,

I, Teresa Rather, representative of Teresa Rather LLC. owner of the property located at 475 Bennett Lane and more specifically identified as A0011A E. Aday, Tract 25 0.959 Acres, Old DCAD TR #15 in the City of Lewisville, Denton County, TX designate Lovett Industrial to act in the capacity as my agent for filing, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact for responding to all requests for information and for resolving all issues of concern relative to this application.

Owner's Signature

11.6.25

Date



3811 Turtle Creek Blvd Suite 1050 Dallas, TX 75219

www.Lovettindustrial.com

October 3, 2025

Lewisville Planning Department 151 W. Church St. Lewisville, TX 75057

RE: Sta

Statement of Planning Letter 421/450/475/493 Bennett Lane Lewisville, Texas

Dear Mr. Jonathan Beckham:

As a follow-up to our pre-development meeting with city staff, Lovett Industrial has prepared the Statement of Planning letter to request a zoning change for the property located at 421/450/475/493 Bennett Lane.

The subject property is currently designated as LI - Light Industrial zoning. The property is currently hosting a non-compliant buildings along with what appears to be a laydown yard with some outside storage. Our intent is to develop the property as a Class A logistics facility. This facility will be built on a speculative basis, however, given its very favorable location we imagine the tenant will be local or regional of nature focused on serving the broader community. We would construct the facility using concrete tilt walls, standard glass accents along the offices, and meet the design requirements and city ordinances. The existing undesirable buildings and landscaping will be removed, and we are planning to provide landscaping that meets or exceeds the new zoning/SUP ordinance.

The proposed development will see a slight increase in traffic, water, and sewer demand as compared to the existing uses. A traffic memo that reviews the traffic counts and patterns has already been submitted and reviewed by the city engineering department as part of our first SUP submittal. The proposed zoning matches the long-range plans and surrounding land uses. The adjacent properties to the north, south, and east are all zoned LI – Light Industrial and being used as such. To the west, across Yates St are LC and R7.5 zoning uses.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

Please contact me at (972) 489-5570 or	should you have any questions.
Sincerely,	
James Yu. P.F.	

METES AND BOUNDS DESCRIPTION:

TRACT 1

BEING a 2.867 acre tract of land situated in the Edmund Aday Survey, Abstract No. 11, City of Lewisville, Denton County and being part of a tract of land described in Deed to Eduardo Ortuno and Ana Ortuno recorded in Instrument Number 2020-161851, Official Public Records Denton County Texas (OPRDCT) (being the same tract of land described in Deed to W.G. Fipps and wife Malva Fipps recorded in Volume 370, Page 456 Deed Records Denton County Texas (DRDCT)) as determined from a survey by Desiree Hurst, RPLS 6230 on July 25, 2025 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000150630) and being more particularly described as follows:

BEGINNING at a found 1/2" iron rod having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7060570.4 and Easting 2432110.2, in the East right-of-way line of Yates Street, a variable width right-of-way, recorded in Volume 823, Page 690 and 823, Page 690 DRDCT at the Northwest corner of said Ortuno tract and the Southwest corner of a tract of land described in Deed to Active Organics, Inc. in Instrument Number 2012-147800 OPRDCT;

THENCE North 89° 14' 46" East, a distance of 265.15 feet at the Northeast corner of said Ortuno tract and the Northwest corner of a tract of land described in Deed to Rafael Corona and Alfredo Corona, Jr. recorded in Document Number 2024-102694 OPRDCT and being in the common line of a Boundary Line Agreement recorded in Volume 1079, Page 355 DRDCT and in an affidavit for said Boundary Line Agreement in Volume 1101, Page 433 DRDCT;

THENCE South 01° 27' 27" East, a distance of 470.57 feet to a set 1/2" iron rod stamped "ypassociates.com" in the North right-of-way line of Bennett Lane, a variable width right-of-way, recorded in Volume 722, Page 587; Volume 728, Pages 514, 565, 568, 559 DRDCT and Instrument Number 2016-2099 and Instrument Number 2024-428 OPRDCT;

THENCE South 88° 47' 00" West, with said North right-of-way line, for a distance of 264.49 feet to a 1/2" iron rod set stamped "ypassociates.com" in the West line of said Ortuno tract at the intersection of said North right-of-way line of Bennett Lane and said East right-of-way line of Yates Street;

THENCE North 01° 32' 07" West, with said East line, for a distance of 472.72 feet to the **POINT OF BEGINNING** and containing 2.867 acres of land, more or less.

TRACT 2

BEING a 2.926 acre tract of land situated in the Edmund Aday Survey, Abstract No. 11, City of Lewisville, Denton County and being part of a tract of land described in Deed to Rafael Corona and Alfredo Corona, Jr. recorded in Document Number 2024-102694 Official Public Records Denton County Texas (OPRDCT) as determined from a survey by Desiree Hurst, RPLS 6230 on July 25, 2025 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000150630) and being more particularly described as follows:

BEGINNING at a found 1/2" iron rod having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7060573.9 and Easting 2432375.2, at the Northwest corner of said Corona tract and at the Northeast corner of a tract of land described in Deed to Eduardo Ortuno and Ana Ortuno recorded in Instrument Number 2020-161851 OPRDCT (being the same tract of land described in Deed to W.G. Fipps and wife Malva Fipps recorded in Volume 370, Page 456 Deed Records Denton County Texas (DRDCT)) and being in the common line of a Boundary Line Agreement recorded in Volume 1079, Page 355 DRDCT and in an affidavit for said Boundary Line Agreement in Volume 1101, Page 433 DRDCT

THENCE North 89° 14' 46" East, a distance of 263.86 feet to a set 1/2" iron rod set with a cap stamped "ypassociates.com" at the Northeast corner of said Corona tract and in the East line of a tract of land described in Deed to Teresa Rather LLC recorded in Instrument Number 2024-46876 OPRDCT;

THENCE South 01° 17' 01" East, passing a 1/2" iron rod set stamped "ypassociates.com" at a distance of 468.44 feet in the North line of a Road Easement recorded in Volume 721, Page 667, DRDCT and continuing for a total distance of 483.44 feet to a point at the Southeast corner of said Corona tract in Bennett Lane, a variable width right-of-way, recorded in Volume 722, Page 587; Volume 728, Pages 514, 565, 568, 559 DRDCT and Instrument Number 2016-2099 and Instrument Number 2024-428 OPRDCT;

THENCE South 88° 47' 00" West, for a distance of 262.37 feet to a point at the Southwest corner of said Corona tract;

THENCE North 01° 27' 27" West, passing a 1/2" iron rod set stamped "ypassociates.com" at a distance of 15.00 feet in the North Right-of-Way line of said Bennett Lane and continuing for a total distance of 485.57 feet to the **POINT OF BEGINNING** and containing 2.926 acres of land, more or less.

TRACT 3

BEING a 0.932 acre tract of land situated in the Edmund Aday Survey, Abstract No. 11, City of Lewisville, Denton County, Texas and being a portion of a tract of land described in General Warranty Deed to Teresa Rather, LLC recorded in Instrument Number 2024-46876 Official Public Records Denton County Texas (OPRDCT) as determined from a survey by Desiree Hurst, RPLS 6230 on September 4, 2025 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000150630) and being more particularly described as follows:

BEGINNING at a set 1/2" iron rod with a cap stamped "ypassociates.com" having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7060577.3 and Easting 2432639.0, in the East line of said Rather tract and in the South line of a tract of land described in Deed to Active Organics, Inc. recorded in Instrument Number 2012-147800 OPRDCT at the Northeast corner of a tract of land described in Deed to Rafael Corona and Alfredo Corona, Jr. recorded in Document Number 2024-102694 OPRDCT and being in the common line of a Boundary Line Agreement recorded in Volume 1079, Page 337 Deed Records Denton County Texas (DRDCT) and in an affidavit for said Boundary Line Agreement in Volume 1101, Page 433 DRDCT, from which a found iron rod at the Northwest corner of said Corona tract bears South 89° 14′ 46″ West, for a distance of 263.86 feet;

THENCE North 00° 14' 24" East, along said Boundary Line Agreement Line, for a distance of 22.00 feet to a set 1/2" iron rod with a cap stamped "ypassociates.com" at the Northwest corner of said Rather tract and at an ell corner of said Active Organics tract;

THENCE North 89° 14' 46" East, continuing along said Boundary Line Agreement Line, passing a found 5/8" iron rod at the Southeast corner of said Active Organics tract and the Southwest corner of Lot 3, Block A WRN Creekside Development an Addition to the City of Lewisville recorded in Instrument Number 2015-189 Plat Records, Denton County, Texas (PRDCT) at a distance 55.43 feet and continuing for a total distance of 82.36 feet to a set 1/2" iron rod with a cap stamped "ypassociates.com" at the Northeast corner of said Rather tract and the Northwest corner of Lot 1, Block A Tyson Estates an Addition to the City of Lewisville recorded in Instrument Number 2001-101054 (Cabinet U, Page 31) PRDCT from which a 3/8" iron rod bears South 01° 15' 18" a distance of 3.60 feet and a 1" iron pipe bears North 08° 10' 27" West 3.94 feet;

THENCE South 01° 15' 18" East, passing the Southwest corner of said Lot 1 Tyson Estates at a distance of 484.77 feet continuing for a total distance of 489.77 feet to a set 1/2" iron

rod with a cap stamped "ypassociates.com" in the North line of Bennet Lane, a variable width right-of-way, recorded in Volume 722, Page 587 DRDCT;

THENCE South 88° 47' 00" West, along said North line, for a distance of 82.70 feet to a set 1/2" iron rod with a cap stamped "ypassociates.com" in the west line of said Corona tract;

THENCE North 01° 17' 01" West, for a distance of 468.44 feet to the **POINT OF BEGINNING** and containing 0.932 acres of land, more or less.

TRACT 4

BEING a 1.361 acre tract of land situated in the Edmund Aday Survey, Abstract No. 11, City of Lewisville, Denton County, Texas and being all of Lot 1, Block A Tyson Estates an Addition to the City of Lewisville recorded in Instrument Number 2001-101054 (Cabinet U, Page 31) Plat Records, Denton County, Texas (PRDCT) as determined from a survey by Desiree Hurst, RPLS 6230 on September 4, 2025 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000150630) and being more particularly described as follows:

BEGINNING at a found 1/2" iron rod "RPLS 3963" having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7060389.4 and Easting 2432848.6, in the East line of said Lot 1 at the Southwest corner of a tract of land described in Special Warranty Deed to The Ronald M. Noblitt and Alice Dianne Noblitt Revocable Living Trust recorded in Instrument Number 2017-5495 Official Public Records, Denton County, Texas and being further described in Volume 4709, Page 823 Deed Records, Denton County, Texas (DRDCT) and at the Northwest corner of Lot 1, Block A W.S. Williamson Addition, an addition to the City of Lewisville recorded in Cabinet N, Slide 216 PRDCT;

THENCE South 01° 01' 47" East, for a distance of 271.10 feet to a set 1/2" iron rod stamped "ypassociates.com" in the North line of Bennett Lane, variable width right-of-way, recorded in said Tyson Estates and in Volume 722, Page 559 DRDCT, at the Southeast corner of said Lot 1 Tyson Estates from which a found "X" cut bears South 01° 01' 47" East 1.44 feet;

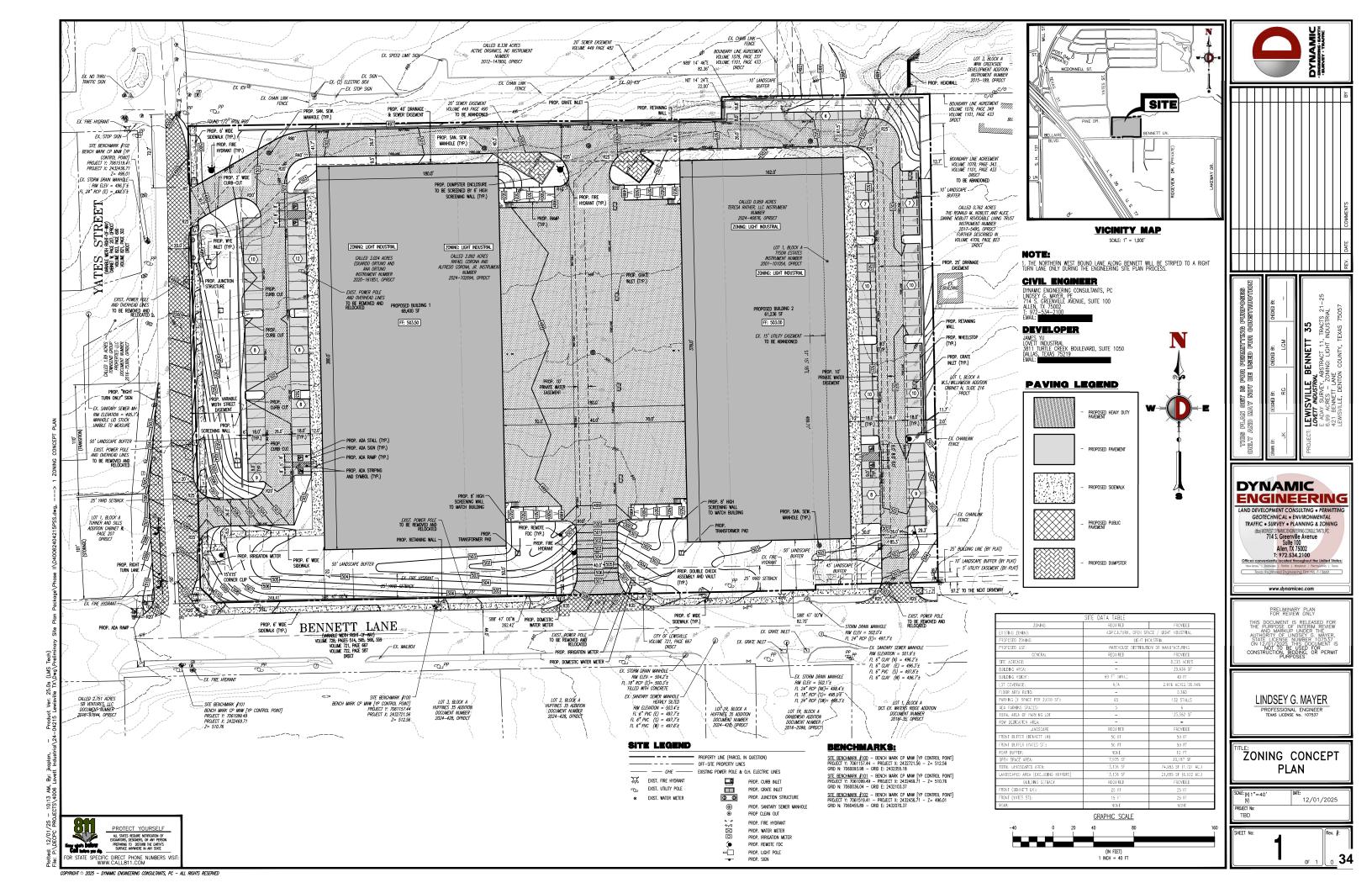
THENCE South 88° 47' 00" West, along said North line, for a distance of 121.38 feet to a set 1/2" iron rod stamped "ypassociates.com" at the Southwest corner of said Lot 1 Tyson Estates;

THENCE North 01° 15' 18" West, for a distance of 484.77 feet to a set 1/2" iron rod stamped "ypassociates.com" in the South line of Lot 3, Block A WRN Creekside Development an Addition to the City of Lewisville recorded in Instrument Number 2015-189 PRDCT at the

Northwest corner of said Lot 1 Tyson Estates at the Northeast corner of a tract of land described in General Warranty Deed to Teresa Rather, LLC recorded in Instrument Number 2024-46876 Official Public Records Denton County Texas (OPRDCT) and being in the common line of a Boundary Line Agreement recorded in Volume 1079, Page 343 DRDCT and in an affidavit for said Boundary Line Agreement in Volume 1101, Page 433 DRDCT from which a 3/8" iron rod bears South 01° 15' 18" a distance of 3.60 feet and a 1" iron pipe bears North 08° 10' 27" West 3.94 feet;

THENCE North 89° 14' 46" East, along said Boundary Line Agreement Line and the South line of said Lot 3, for a distance of 123.60 feet to a point a set 1/2" iron rod stamped "ypassociates.com" at the Northeast corner of said Tyson Estates and the Northwest corner of said Noblitt tract;

THENCE South 00° 56' 43" East, for a distance of 212.67 feet to **POINT OF BEGINNING** and containing 1.361 acres of land, more or less.





LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC

1782 W. McDERMOTT DR. ALLEN, TEXAS 75013

(469) 369-4448



QTY. - 11

OTY - 92

01 LANDSCAPE PLAN

ISSUE: FOR APPROVAL 10.06.2025 CITY COMMENTS 11,07,2025 CITY COMMENTS 11.25.2025

DATE: 11.25.2025

SHEET NAME:

SHEET NUMBER:

35

BOUNDARY LINE AGREEMENT VOLUME 1079, PAGE 337 VOLUME 1101, PAGE 433 DRDCT NO' 14' 24'E 22.00' 10' LANDSCAF BUFFER 00 0 · 0 PROP. 40' DRAINAGE & SEWER-BASEMENT 0 95 0 __SOLID SOBBERMUDA GRASS TYPICAL FOR ALL TURF AREAS SOLID SOD BERMUDA GRASS TYPICAL FOR ALL TURF AREAS SOLID SOD BERMUDA GRASS DECOMPOSED GRANITE PLAZA —WITH (2) TABLES AND CHAIRS (1) TRASH RECEPTACLE TYPICAL FOR ALL TURF AREAS CALLED 0.959 ACRES TERESA RATHER, LLC INSTRUMENT NUMBER 2024-46876, OPROCT LOT 1, BLOCK A — TYSON ESTATES INSTRUMENT NUMBER 2001—101054, OPROCT CALLED 3.024 ACRES EDUARDO ORTUNO AND ANA ORTUNO INSTRUMENT NUMBER 2020-161851, OPRDCT CALLED 2.892 ACRES
RAFAEL CORONA AND
REFREDO CORONA, JR. INSTRUME
NUMBER
2024+102694, OPROCT PROPOSED BUILDING 2 61,236 SF

B

SOLID SOD BERMUDA GRASS_ TYPICAL FOR ALL TURF AREAS

LOT 2, BLOCK A HUFFINES 35 ADDITION DOCUMENT NUMBER 2024-428, OPRDCT

OPEN SPACE AREA

(6,435 S.F.)

DECOMPOSED GRANITE PLAZA —WITH (2) TABLES AND CHAIRS (1) TRASH RECEPTACLE

BUTTERFLY GARDENS

LOT 1R, BLOCK A HUFFINES 35 ADDITION DOCUMENT NUMBER 2024–428, OPRDCT

PROP. 10* WATER EASEMENT

4' WIDE DECOMPOSED 5
GRANITE TRAIL CE

LOT 1R, BLOCK A GRABONSKI ADDITION DOCUMENT NUMBER 2016–2099, OPRDCT

GRANITE TRAIL

 $\frac{3}{\text{WM}}$

LOT 1, BLOCK A W.S. WILLIAMSON ADDITION CABINET N, SLIDE 216 PROCT

TYPICAL FOR ALL TURF AREAS

CALLED 8.338 ACRES ACTIVE ORGANICS, INC INSTRUMENT NUMBER 2012-147800, OPRDCT

STREET
NE 207, OPEGIT
23, PME 690
201, PME 303
201, PME 303

YATES S S WANKE WOTH RO WANKE WITH RO WANKE SO. I F DOOUT SO. I F DOOUT

SOLID SOD BERMUDA GRASS TYPICAL FOR ALL TURF AREAS

50' LANDSCAPE BUFFFR

0

5 DW

- SITE BENCHMARK #101 BENCH MARK CP MAW [YI PROJECT Y: 7061039,49 PROJECT X: 2432469,71 Z= 510.76

OPEN SPACE (4,330 S.F.)

12' X 15' SHADE STRUCTURE AND CONCRETE

BUTTERFLY GARDENS

W/ MIXED PERENNIALS

(530 S.F.)

SOLID SOD BERMUDA GRASS

TYPICAL FOR ALL TURF AREAS

CM CM

3 WM S88' 47' 00°W _ 262,42'

OPEN SPACE AREA (875 S.F.)

DECOMPOSED GRANITE PLAZA —WITH (2) TABLES AND CHAIRS

(1) TRASH RECEPTACLE

OPEN SPACE AREA

-BIKE RACK

(4) BENCHES

(7.672 S.F.)

BENNETT LANE

\(\text{WMP4E WIDH R03H - OF-WAY}\)
\(\text{VMIDE DECOMPOSED}\)
\(\text{VMIDE DECOMPOSED}\)
\(\text{VALIME 721, PACE 657}\)
\(\text{GRANITE TRAIL}\)
\(\text{VALIME 722, PACE 687}\)
\(\text{DOCT}\)

50' WIDE LANDSCAPE BUFFER ALONG ALL PUBLIC OR PRIVATE STREETS

REQUIRED PROVIDED

REQUIREMENT: DOUBLE ROW OF CANOPY TREES 30' O.C. AND (1) UNDERSTORY TREE PER 20 L.F.

YATES STREET: 412 LE

REQUIRED 28 CANOPY TREES 22 UNDERSTORY TREES PROVIDED 28 CANOPY TREES 22 UNDERSTORY TREES

BENNETT LANE: 722 L.F.

REQUIRED PROVIDED

REQUIREMENT: DOUBLE ROW OF CANOPY TREE PER 30 L.F. OF THE PERIMETER LANDSCAPE BUFFER.

EAST PROPERTY LINE: 487 L.F

TRUCK COURT:

REQUIREMENT: 12' TALL MASONRY WALL OR CONCRETE TILT WALL SCREENING WALL

PARKING (129 PARKING SPACES)

REQUIREMENT: 1 TREE PER 8 PARKING SPACES

PROVIDED

OPEN SPACE (SITE AREA 356,982 S.F.)
REQUIREMENT: A MINIMUM OF 5% OF THE SITE SHALL BE OPEN SPACE AREA.
(REQUIRED LANDSCAPE BUFFERS DO NOT COUNT TOWARDS OPEN SPACE AREA

REQUIRED 17,935.83 S.F. (5% OF SITE)

PROVIDED 20,187 S.F. (5.7% OF SITE) SHADE STRUCTURE TABLE AND CHAIRS 2- TWO TOPS

2- FOUR TOPS DECOMPOSED GRANITE PLAZA / WALK BUTTERFLY GARDEN 2 BENCHES

PEDESTRIAN AMENITIES: 1,207 I.f. (2) AMENITIES WILL BE LOCATED FULLY WITHIN THE SECONDARY WALKWAY.

1 (1) TRASH RECEPTACLE PER 500 LE (3 TRASH RECEPTACLES PROVIDED)

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR
- 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

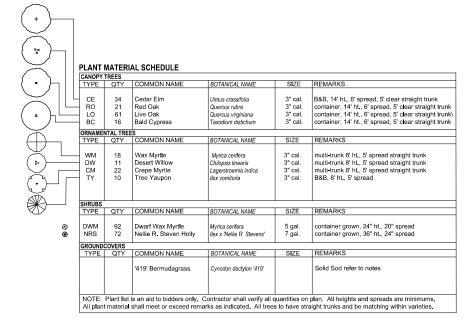
GENERAL LAWN NOTES

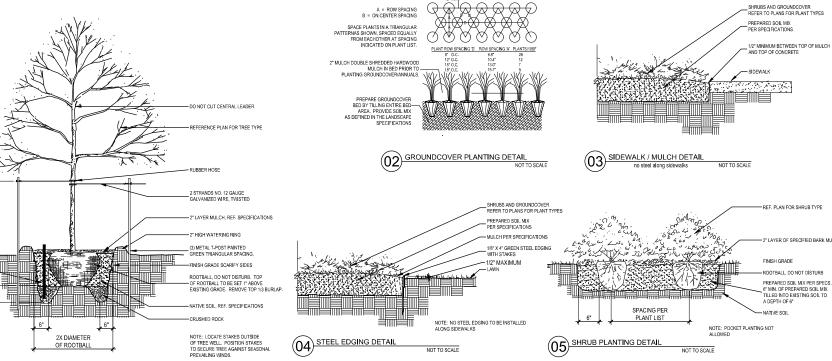
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE IMPORTED TO POSITIONAL SHALL BE INTURNED, FANDER SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LIMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE. BUT NOT LIMITED TO: PANTED BLACK CONTING ON STREET MAINTAIN ACT LOWN ATEA ON THE THAT ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SYMBOLS











OVETT WAREHOUSE

LEWISVILLE, TEXAS

Р

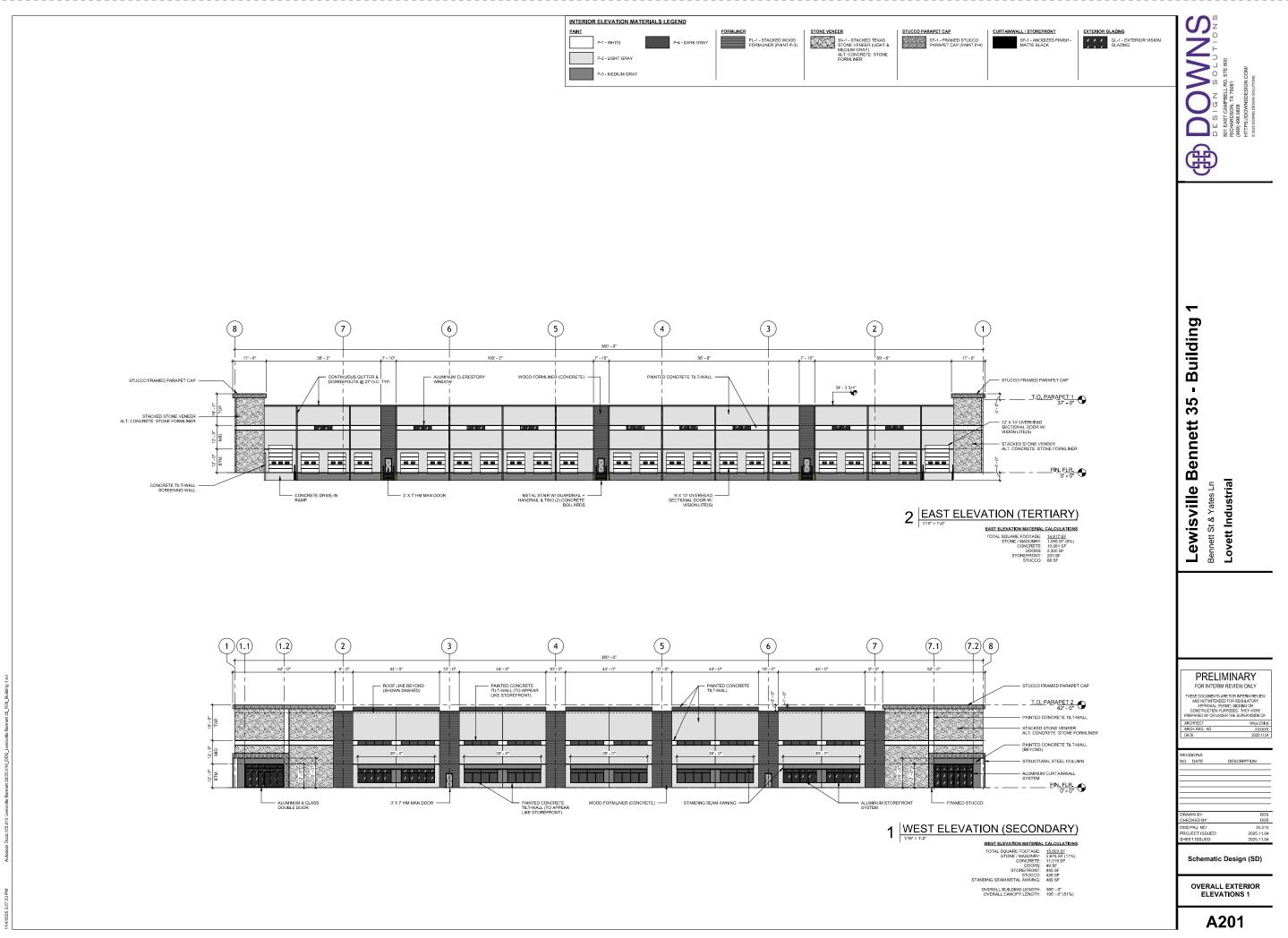
ISSUE:

FOR APPROVAL 10,06,2025 CITY COMMENTS 11.07.2025 CITY COMMENTS 11.25.2025

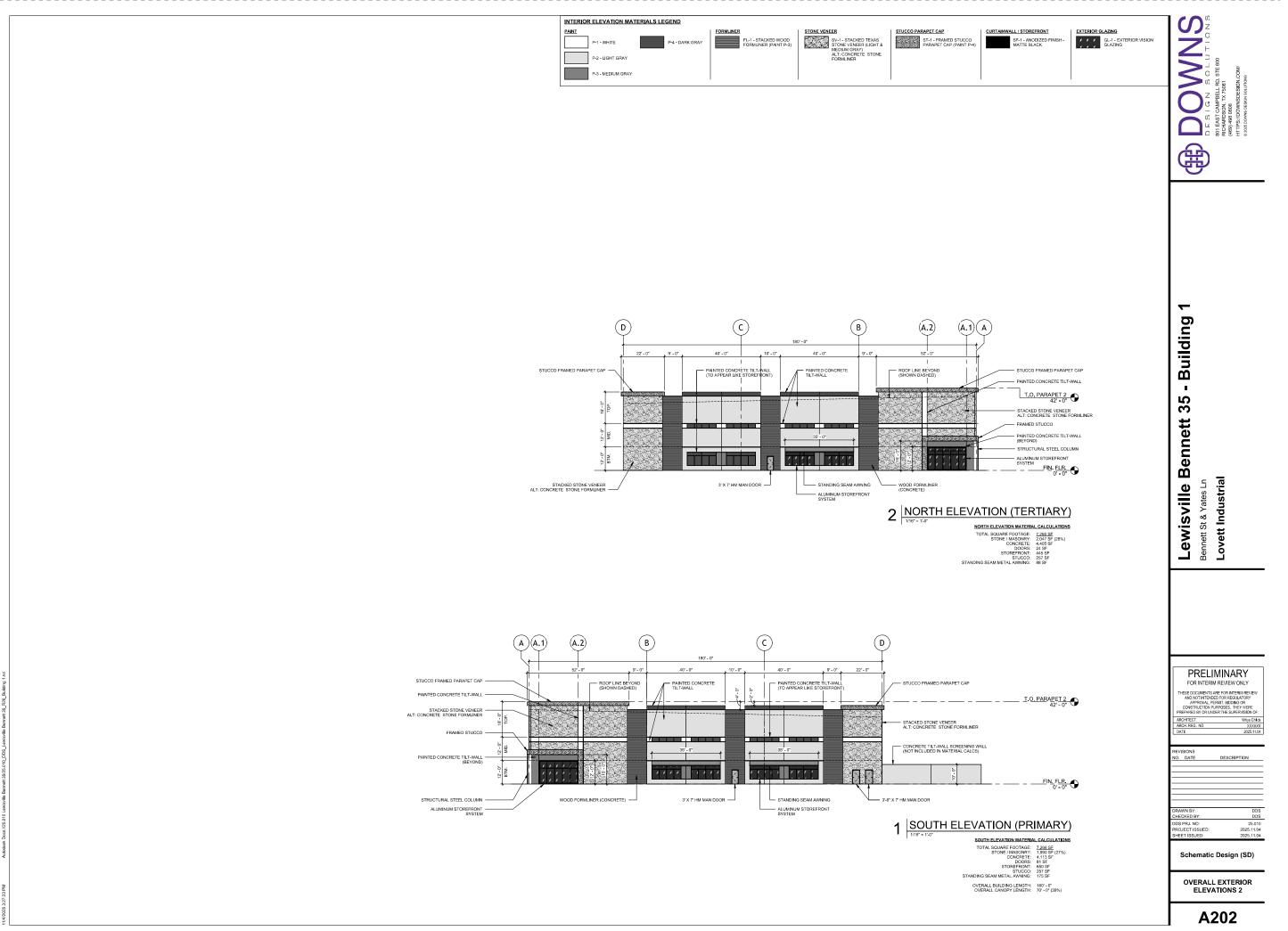
DATE: 11.25.2025

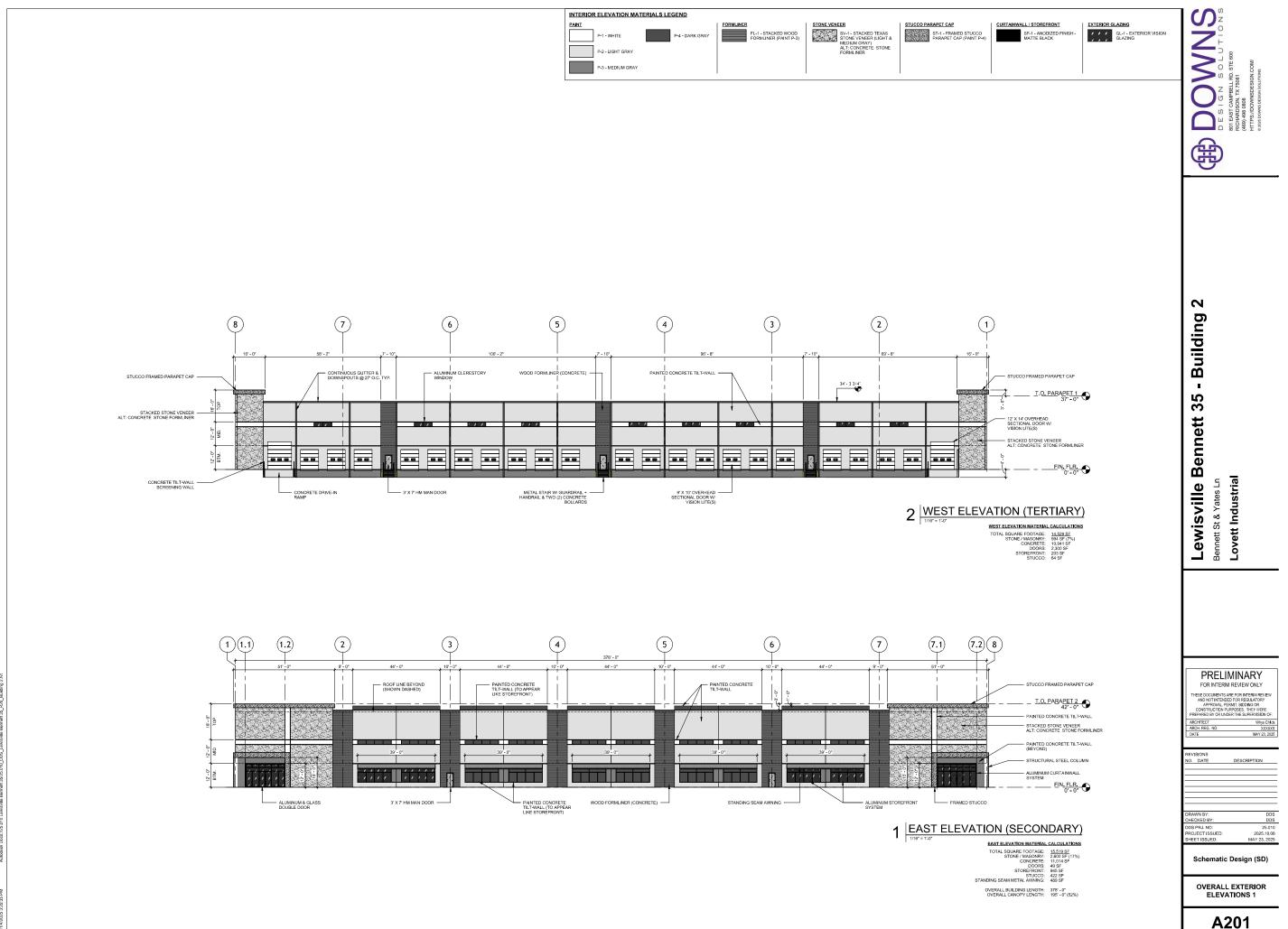
SHEET NAME:

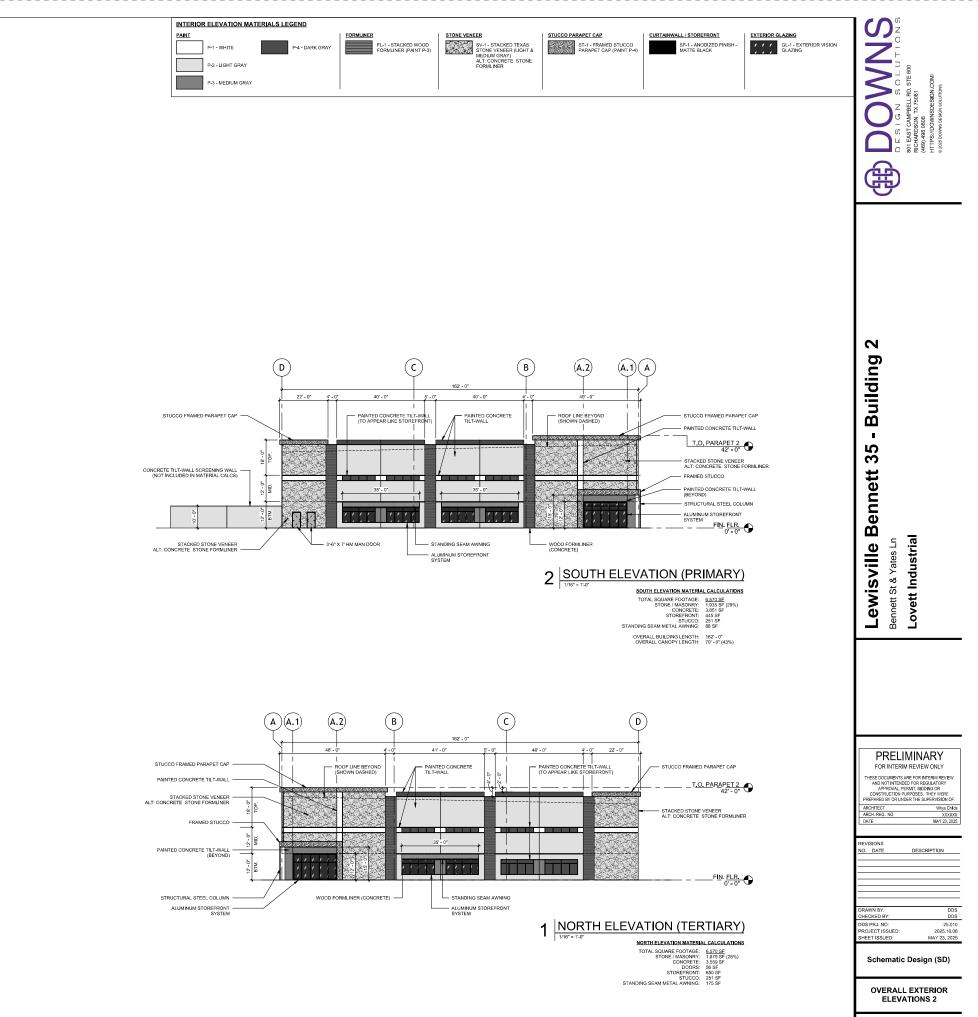
SHEET NUMBER:



;









October 20, 2025

Re: Bennett Lane Industrial Development – 501 Bennett Lane

To Whom it May Concern at the City of Lewisville,

I, Dianne Noblitt, being the current property owner at 501 Bennett Lane Lewisville, Texas 75057, am in full support of the proposed industrial development that is located adjacent to my property. Furthermore, I am in full support of their request to reduce the landscape buffer requirements that abut the western side of my property located at 501 Bennett Lane. Thank you for taking the time to consider this letter. With the condition of development featuring an 8-foottall masonry wall and a ten-foot landscaping buffer, including Trees and Shrubbery. The Masonry wall shall be west of the 10-foot landscaping buffer. Imagery attached below of boundary and Masonry wall needed.



Dianne Noblitt

President

NCI Unlimited Inc.

501 Bennett Lane

Lewisville, Texas 75057



PERMACAST 2.0 STONE – WALLS ARE 20 FEET ON CENTER OF COLUMNS

