



May 21, 2024

Ms. Michele Berry
Planning Manager
City of Lewisville
151 W. Church St
Lewisville, TX 75057

**Re: *ARENTCO Rental & Sales Lewisville
 1204 N Stemmons Fwy***

Dear Ms. Berry,

Ridinger Associates, is pleased to inform you and the City, of our client's intention to repurpose the northern part of their property, Lot 1A, Block A of the Interstate Thirty-Five North Addition at 1204 N Stemmons Freeway to be part of the ARENTCO site and use with an SUP and Zoning change.

The current zoning for this is GB – General Business and LI – Light Industrial. The current use of Lot 1A is retail and was previously occupied by a landscape business; the current use of Lot 1B is Heavy Equipment Sales, Rentals, and Services. We are requesting the zoning of the entire property to be updated to Light Industrial and the use to be changed to Heavy Equipment Sales, Rental, and Services for both lots.

The previous use on the northern portion of this site lead to issues with traffic at the entrance to the property at peak times when landscaping items were available. As part of the proposed change in use, we are proposing adding additional parking to meet city requirements for Lot 1A, defining customer circulation around the building on Lot 1B, and closing the northern existing concrete driveway on Stemmons with landscaping along with removal of the existing pole sign. This will help with the previous traffic issues at the entrance to the site and provide additional landscaping to the site.

The change in use will allow ARENTCO, which has been successfully operating at this location, to meet the growing demands of their business and allow additional space for equipment which will provide better and safer business operations.

The adjacent properties are of similar uses with Light Industrial zoning and Automobile Dealership.

TxDOT has proposed acquiring approximately 35' along the service road for future expansion of I-35. At this time, the owner has been in communication with TxDOT, but no agreement has been reached for the exact amount of frontage the state will be purchasing or a time frame for when the TxDOT acquisition will occur. In the interim, we are proposing creating a 10' landscape buffer between the right-of-way and paved area planted with street trees that will work in the existing utility easement. This area will also provide a space for ARENTCO to display equipment that is available to rent.

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.

We appreciate your consideration of our project and look forward to your favorable approval. Please call if you have any questions or comments.

Thank You,

Ridinger Associates, Inc.
Firm No. 1969

A handwritten signature in blue ink, appearing to read "J. Kilpatrick".

Mr. Jason R. Kilpatrick, P.E.
Engineer

Cc: file