



Dynamic Engineering Consultants, PC
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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

A handwritten signature in cursive script that reads 'Lindsey G. Mayer'.

Lindsey G. Mayer, P.E.
Project Manager