

March 7, 2024

Richard Luedke
Planning Director
City of Lewisville
151 W. Church Street
Lewisville, Texas 75057

Re: Narrative for Special Use Permit Application - 1600 S Stemmons Fwy

Dear Mr. Luedke:

We represent the Property Owner and Applicant, Amazon, regarding their request for a Special Use Permit on a property consisting of approximately 8.53 acres of land and generally located at 1600 S Stemmons Freeway, Lewisville, Texas 75067 (the “Property”).

The Property is currently zoned LI – Light Industrial and this application does not seek to change the base zoning district. The surrounding area is similarly zoned LI – Light Industrial. All development regulations and design standards applicable to the LI – Light Industrial zoning district shall apply to this Special Use Permit, except as provided below:

1. An eight foot chain link fence shall be permitted.
2. A minimum ten foot landscape strip shall be provided along Ridgeview Drive.
3. Parking spaces provided for the operation of a motor freight terminal shall not be utilized when calculating the minimum or maximum parking requirements.

The proposed Special Use Permit is compatible with surrounding industrial zoning, land uses, and community facilities. The proposed use is also compatible with the City’s Comprehensive Plan, which designates this area as the Waters Ridge Employment Center. A primary goal of the City’s Comprehensive Plan is to “sustain Lewisville’s economic vitality by...supporting its businesses and enhancing its major employment centers.” The proposed use will support and enhance Amazon’s existing facility, which will help ensure the long-term success of Amazon’s operations and promote stable and reliable economic vitality for the City.

It is noted that there have been instances of vehicle queuing on Ridgeview Drive, primarily between the peak hours of 9:00 am until 12:00 pm. In order to mitigate this queuing, Amazon will

Richard Luedke

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adjust its operational procedures to instruct vehicle drivers to queue within the off-site parking lot, rather than along Ridgeview Drive.

This development will promote the welfare in the area by servicing the adjacent property and the surrounding community. The proposed motor freight terminal is not detrimental to the public health, safety or general welfare. Given the existing and surround zoning districts – all LI – Light Industrial – the proposed use conforms with all zoning regulations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Suzan Kedron', written over a horizontal line.

Suzan Kedron



March 1, 2024

Richard Luedke
Planning Director
City of Lewisville
151 W Church Street
Lewisville, TX 75057

RE: Special Use Permit Application—1600 S Stemmons Fwy

Mr. Luedke:

Amazon operates a Delivery Station facility, located at 1303 Ridgeview Dr and the adjacent off-site parking area (1600 S Stemmons Fwy), which is the subject of this SUP Application.

The purpose of this letter is to confirm that all Amazon employees and all employees of our Delivery Service Providers have full access to the Delivery Station on Ridgeview Dr, which includes access to break rooms, restrooms and conference rooms during work hours.

Thank you,

A handwritten signature in black ink, appearing to read "Jessica Breaux". The signature is fluid and cursive, with the first name "Jessica" and last name "Breaux" clearly distinguishable.

Jessica Breaux
Senior Manager, Economic Development