



June 05, 2024

Jonathan Beckham
City Of Lewisville
Senior Planner
151 W Church St
Lewisville, TX 75057
jbeckham@cityoflewisville.com

RE: Alternative Standard Review: 820 Office Park Circle
Lewisville, TX 75057

Dear Jonathan et al,

Please review the following as our Narrative Letter to pursue an *Alternative Standard* in Lewisville, Texas. The basic items and descriptions of LandCare, LLC are set forth below:

- 1) **Property:** 820 Office Park Circle, Lewisville, TX 75057
- 2) **Business:** LandCare, LLC
- 3) **Alternative Standard:** To allow live screening in lieu of the required six-foot tall fence or screening wall.
- 4) **Macro Business Operations:** LandCare, LLC is a national commercial Landscape company with over 60 branches in 25 different states. In total LandCare employees approximately 4,000 and has served communities for over 30 years. LandCare is one of the most comprehensive providers of commercial landscape services in the United States. We're proud to be consistently ranked as one of the top landscape service companies in North America. LandCare primarily handles commercial landscape management and maintenance in Office, Industrial and retail centers along with master planned communities, HOA's and apartment complexes.
- 5) **Micro Business Operations:**
 - a. Hours of Operation: 6:00 AM – 5:00 PM Monday – Friday
 - i. The outside storage, trailers will be gone from the premises from 7:00 AM – 4:00 PM daily.
 - ii. The trailers leave every business day and return in the evening. They'll remain onsite over the weekend.
 - iii. Outside Storage will largely be used for trailer in the subsequent exhibits. The trailers are usually attached to the vehicles and depart offsite.
 - b. Economic: LandCare intends to have 40 employees at this branch
 - i. The office portion of the site will be for branch managers and leadership.
 - ii. The office will also host our Regional and Divisional office staff.
 - c. Overall Operations:



- i. LandCare is a commercial landscape maintenance contractor which includes: Landscape Design, Management, Installation, Irrigation and Water Management as well as Snow and Ice Management.
- ii. For installation of new landscaping at site, material is generally delivered off premises directly to the jobsite. Rarely does LandCare store landscaping material onsite or outdoors. If LandCare does take delivery at a facility it is short term only then delivered to the jobsite by our own staff.

6) **Detail of Alternative Standard:** LandCare, LLC formally requests an alternative standard to allow live screening in lieu fo the required six-foot tall fence or screening wall. The existing gate will not screen the outside storage area. This landscaping will provide screening from public and private right-of-ways, ensuring the safe storage of fleet vehicles and attached trailers. Currently, the existing parking lot on the south side of the property is fenced and gated.

Sincerely,

Hunter M. Muth
Senior Vice President

Alternative Standards Exhibit



Staging Examples

