



April 5, 2024  
City of Lewisville Planning Department  
151 W. Church Street  
Lewisville, Texas 75057

***RE: Narrative Letter  
Special Use Permit for Green Valley Products***

To Whom It May Concern,

Please accept this correspondence as the formal Narrative Letter associated with the application for a Special Use Permit for the property at 701 Spinks Road, also known as Lot 2, Block A of the Bison Grove Business Park Addition. The owner of the property is Centerpoint Properties Trust. The 9.58-acre property is currently zoned as LI – Light Industrial and has already been developed for uses consistent with that zoning.

A proposed tenant of the existing building, Green Valley Products, is a manufacturer of spray foam insulation as explained in more detail in the attached letter. City of Lewisville staff have informed my client that this is considered a medium intensity manufacturing type use and within the LI – Light Industrial District requires a Special Use Permit which prompted this request.

The proposed use is consistent with surrounding industrial type uses and is not detrimental to the health and welfare of the area. As stated, this type use is allowed within the existing zoning district with a Special Use Permit and no other variances are requested.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [casey.gregory@thesanchezgroup.biz](mailto:casey.gregory@thesanchezgroup.biz) if this is more convenient.

Regards,

Casey Gregory, P.E.  
Director of Engineering  
Sanchez & Associates LLC



Green Valley Products, LLC  
701 Spinks Rd Suite 400  
Lewisville, TX 75067

March 29<sup>th</sup>, 2024

**Mr Jon Beckham, AICP**  
*Senior Planner*  
City of Lewisville

Dear Mr Beckham, as previously requested by yourself, the following is an overview of our business process and hours of operation:

Company overview:

Green Valley Products LLC's core business is the formulation and blending of the B-side Resin of the latest generation of both Open Cell and Closed Cell Spray Foam Insulation.

Our team consists of veterans in the construction products space who have a track record of developing next generation solutions to meet and exceed the increasing demands of energy efficiency and environmental codes for both retrofit and new construction. Consequently, our products are designed to be compliant with the most stringent applications with regards to VOC's and environmental impact.

Blending and Packaging Process:

Our B-side resin formulations are a blend of resin polyols and proprietary additives that are delivered to us in tanker trucks and IBC totes. All raw material offloading is conducted through the dock doors and is internal to the building.

The bulk storage units are also internal to the building and are designed and fully protected in accordance with the International Building Code for fire safety and containment.

The blending process is predominantly automated, with resins and components being automatically pumped from storage tanks and pre-blend IBC totes into a sealed blending vessel that operates with a blender motor and a recirculation pump. These two motors are the only machines generating noise during the production process, and they are barely audible in the facility.

This facility is purely a blending operation, and all raw material components are finished products in their own rights. No heat is added in the process, and no chemical reactions take place during our production of the finished B-side solution. This B-side is in fact just a component of the finished polyurethane foam product, which is created at the construction site when the A-side component is combined with our B-side component to produce the finished and installed spray foam insulation.

Our Closed Cell resin formulation does have an additional process, in that it goes through a cooling phase and the blender has a built-in cooling coil to bring the blend down from ambient material temperatures to within 70 degrees Fahrenheit, which is the preferred storage temperature to maintain shelf life.

Once the B-side solution is blended at our facility, it is then packaged and delivered in three formats:

1. 55-gal drums which are pre-palletized and strapped, then filled from the blender using a single pump. The noise associated with this operation is the pump operating and material handling with a single electric forklift and again is an extremely quiet operation.
2. 275 gal IBC totes, which are filled and handled in the same way as the 55-gal drums.

3. Bulk delivery straight to tankers, eliminating the drumming process. The finished blend is pumped straight to bulk storage and from there into tankers. Each operation has a single pump operating in the process of loading and nothing else in the process generates any noise.

The entire blending process is closed loop and has zero discharge, with any retained material being re-introduced into the next blend.

#### Hours of operation and manning.

##### *Blending, Shipping, and receiving.*

The mainly automated blending operation only requires a minimal amount of manual interaction with the equipment, therefore at full production there will be no more than 7 employees engaged in shipping finished goods, receiving materials, blending, and packaging, during normal operational hours. The warehouse and blending operation normal hours of operation are from 7AM to 4PM Monday to Friday.

At this stage, no second shift is envisioned, but if that ever should be required, it would only be the blending operation on an additional shift (no shipping, receiving, or packaging), which would require a minimum of two employees and maximum of three to run that additional shift.

##### *Office*

The Suite also houses our company offices, which includes all necessary admin functions, sales support, R&D and the company leadership. When fully staffed, the office will accommodate 16 employees and office hours are 8AM to 5PM Monday to Friday.

#### Outdoor activities

At full capacity, staff will utilize up to 23 of the approximately 45 allocated parking bays for the entire suite (office and operations).

There is one garbage dumpster on site (at a dock door) which is exchanged once a week and a further general waste dumpster is envisioned in the future to handle larger incoming packaging dry waste and will also be loaded through a dock door.

The only outdoor activities for the blending facility are those related to loading and unloading materials on and off commercial trucks and these are done through the loading dock doors by forklifts or hoses from tankers to the pumping station and all operate internal to the building. Shipping and receiving only takes place during the operating hours of the facility which is 7AM to 4PM on weekdays

No material or other component storage will take place exterior to the facility.

Please let me know if you require any further details regarding this overview.

Sincerely



Paul Valle  
*President & CEO*