

PROJECT NARRATIVE

This request is to rezone the Property to allow warehouse distribution facilities with office showroom spaces. The Property consist +/-20.1 acres of land along the southern frontage road of the Sam Rayburn Tollway, on the southwestern side of its intersection with Lake Vista Drive. The Property is currently zoned LI Light Industrial and is developed with two 2-story office buildings and two 3-story parking garages. The Applicant is proposing to rezone the Property to a Planned Development (PD) district, with a base zoning district LI to allow permit warehouse uses subject to enhanced landscaping and architectural design standards.

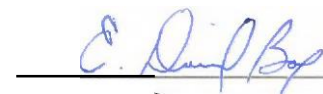
The applicant is proposing to raze the existing office buildings, which have struggled to maintain occupancy, and to develop the Property with three (3) warehouse distribution facility buildings with a maximum combined total of 335,000 square feet of floor area (the "Project"). The PD is divided into three (3) separate tracts, each of which will contain one (1) of the proposed warehouse facilities. The PD preserves the ability to develop the Project in phases. As part of the Project, the Applicant is proposing to establish a 15-foot landscape buffer, which is to include canopy trees, ornamental trees, and rows of evergreen shrubs, along the western side and entire rear of the site.

The proposed request and use are compatible with surrounding zoning and land uses. All land surrounding the Property is zoned LI Light Industrial. Running along the entirety of the front (*i.e.*, north) of the Property is the Sam Rayburn Tollway, while a medium-sized pond/water reservoir is located at the Property's western and southern sides. A one-story plastic surgery clinic is located to the immediate east of the Property, while a two-story office building is located across Lake Vista Drive, to the northeast.

By eliminating the existing low-occupancy buildings and redeveloping the Property with new facilities subject to architectural design standards and enhanced landscaping requirements, the Project will reactivate the site and promote the welfare of the area.

Applicant submitted a concept plan for a similar warehouse project for the Property in December 2024. By filing this zoning application, that December concept plan submittal is not considered withdrawn or inactive. Applicant reserves the ability to proceed with the alternative project shown in the December concept plan should this zoning application be denied.

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