

STATEMENT OF EXPECTED IMPACT

The Applicant is proposing to rezone +/-20.1 acres of land from Light Industrial (LI) to a Planned Development (PD) district, with a base zoning district of Light Industrial (LI), in order to permit warehouse uses subject to enhanced landscaping and architectural design standards. The Property is currently developed with two (2) two-story office buildings, which have struggled to maintain occupancy, and two (2) three-story accessory parking garages. The Applicant is proposing 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").

Redeveloping the Property with warehouse facilities would serve to reduce the current impact upon city services made by the existing office development. Generally, warehouses generate less traffic and are occupied by few employees than office buildings. As such, the roads surrounding the site, as well as the sewer, water, and drainage needed to serve it, will be burdened less by the Project than they are presently. It is not anticipated that the Project would impact the local school system or the demand for police onsite or in the area.

The Lewisville 2025 Plan aims to promote, among other goals, economic vitality, community, and sustainability. By eliminating the existing low-occupancy buildings and redeveloping the Property with new facilities, the Project will serve to reactivate the site that is nearing vacancy with high-demand uses. In doing so, the Project promises to accomplish many of the various goals prioritized under the Lewisville 2025 Plan.

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.

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 By filing this zoning application, that December concept plan submittal is not considered withdrawn or inactive.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.