

June 18, 2025

Lewisville Planning Department
151 W. Church St.
Lewisville, TX 75057

RE: *Statement of Planning Letter*
421 Bennett Lane
Lewisville, Texas

Dear Mr. Jonathan Beckham:

As a follow-up to our pre-development meeting with city staff, Lovett Industrial has prepared the Statement of Planning letter to request a zoning change for the property located at 421 Bennett Lane.

The subject property is currently designated as AO – Agricultural Open Space on the zoning map and the zoning request is for base LI - Light Industrial. The property is currently hosting a non-compliant building along with what appears to be a laydown yard with some outside storage. Our intent is to develop the property as a Class A logistics facility. This facility will be built on a speculative basis, however, given its very favorable location we imagine the tenant will be local or regional of nature focused on serving the broader community. We would construct the facility using concrete tilt walls, standard glass accents along the offices, and meet the design requirements and city ordinances. The existing undesirable buildings and landscaping will be removed, and we are planning to provide landscaping that meets or exceeds the new zoning ordinance.

The proposed development will see a slight increase in traffic, water, and sewer demand as compared to the existing industrial use. A traffic memo that reviews the traffic counts and patterns has already been submitted and reviewed by the city engineering department as part of our SUP submittal. The proposed zoning matches the long-range plans and surrounding land uses. The adjacent properties to the north, south, and east are all zoned LI – Light Industrial and being used as such. To the west, across Yates St are LC and R7.5 zoning uses.

We look forward to working with the City and the adjacent property owners on this opportunity. We have reached out to the neighboring residents to request a meeting to get their input and thoughts. We offered to meet with them prior to our scheduled P&Z hearing. It is our intent that the information provided meets or exceeds the expectations laid out within our predevelopment meeting. If there is any additional information you all would like to have that you believe would help assist you all in your review, please do not hesitate to reach out.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

Please contact me at (972) 489-5570 or james.yu@lovettindustrial.com should you have any questions.

Sincerely,

James Yu, P.E.