

March 31, 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. Included with this submittal is a traffic memo that reviews the traffic counts and patterns. 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 will send letters to the neighboring residents to request a meeting. We hope to be able 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. We will also follow up in a few weeks with our Specific Use Permit submittal.

A special use permit provides a means for evaluating certain land uses to ensure compatibility with adjacent properties. The special use permit process allows consideration of certain uses that may be incompatible or be overly dominant in the area in which they are located, but these characteristics may be addressed through the provisions of additional restrictions and conditions. No alternative standards are being requested with this development.

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

Sincerely,

James Yu, P.E.