

**SPECIAL USE PERMIT REQUEST
900 ARTHUR'S LANE, BUILDING #2**

Applicant Multiquip is requesting a Special Use Permit to allow it to operate a medium-intensity manufacturing use on a 5.1578-acre parcel of land located at 900 Arthur's Lane, more specifically described as all of Lot 3R, Block A, ARTHUR JAMES ADDITION, an addition to the City of Lewisville, Denton County, Texas according to the plat recorded in Document No. 2021-18, Plat Records, Denton County, Texas. Attached is a copy of the plat with the subject area highlighted.

About Multiquip

Multiquip is one of the world's largest manufacturers of light and medium construction equipment, and has been operating in the City of Lewisville since 2006. Today, Multiquip has three locations across the city, employing over 125 workers in product assembly, manufacture, and distribution. Multiquip is now looking to open a fourth facility in Lewisville, for product manufacturing.

Proposed Use of the Property

Multiquip has leased a 75,000 square foot building in the newly constructed Red River Business Park at 900 Arthur's Lane, located at the north corner of IH-35E and SH 121. Multiquip proposes to use the facility to fabricate steel trailer frames for their power generation equipment and to serve as a service center for their products. Their manufacturing process involves welding pre-formed sheet metal parts into trailer frames, powder-coating the frames, then shipping the completed frames to their facility at 1800 Water's Ridge for incorporation into finished products. A small number of the frames may also be shipped to Multiquip's facilities in California and Idaho.

About the Site

The property is zoned Light Industrial. Multiquip's landlord completed construction of three light industrial buildings on this and adjacent properties earlier this year, in compliance with the heightened design and landscaping standards of the IH-35E Corridor Overlay District. Light Industrial zoning allows light-intensity manufacturing uses by right, but because Multiquip's fabrication process involves welding and powder-coating, it is considered a medium-intensity manufacturing use which is allowed only by Special Use Permit.

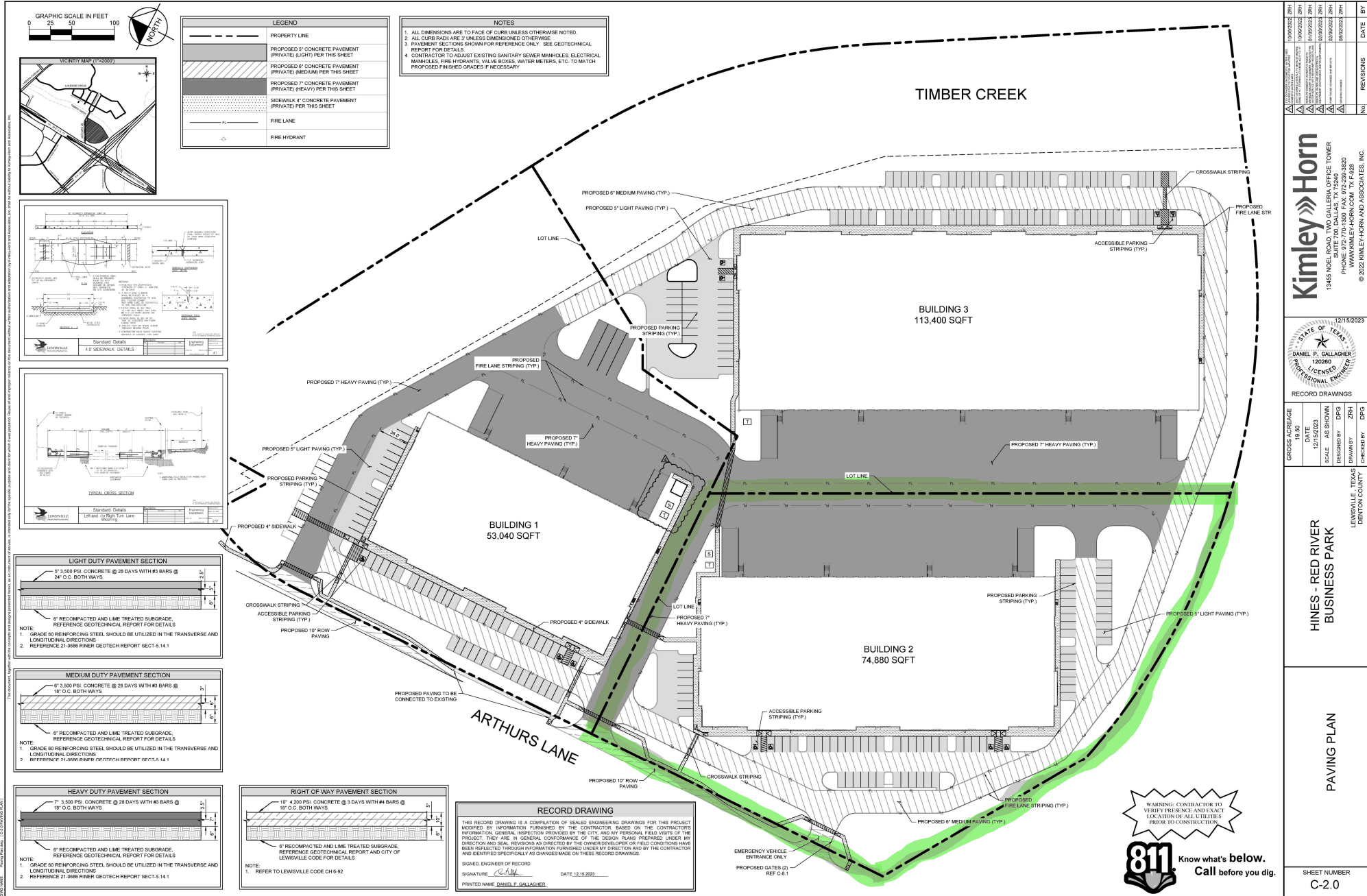
Statement of Expected Impact

To an outside observer, Multiquip's proposed use of the building for medium-intensity manufacturing will be indistinguishable from a light-intensity manufacturing use already allowed by right. The proposed use is compatible with adjacent properties, which are developed with commercial and industrial uses: Properties to the north and east are similarly zoned and developed for light industrial uses; the property to the west is zoned General Business and developed with a big-box home goods store; and two freeways are located south of the site.

No additional demand will be placed on municipal police and fire services, or on the city's systems for transportation, water, sewer, or drainage, as a result of the proposed use. The proposed use of the property aligns with the Lewisville 2025 Plan by activating newly constructed light industrial warehouses and enhancing the area's economic vibrancy with the creation of more than 50 new jobs.

City of Lewisville U.D.C. Section III.6.3.E

Per City of Lewisville U.D.C. Section III.6.3.E, Applicant Multiquip acknowledges the following statement: "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."



NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMITS	10/09/2023	ZPH
2	ISSUED FOR PERMITS	10/09/2023	ZPH
3	ISSUED FOR PERMITS	10/09/2023	ZPH
4	ISSUED FOR PERMITS	10/09/2023	ZPH
5	ISSUED FOR PERMITS	10/09/2023	ZPH
6	ISSUED FOR PERMITS	10/09/2023	ZPH
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8	ISSUED FOR PERMITS	10/09/2023	ZPH
9	ISSUED FOR PERMITS	10/09/2023	ZPH
10	ISSUED FOR PERMITS	10/09/2023	ZPH

Kimley & Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
PHONE: 877-370-1300 FAX: 877-230-3420
WWW.KIMLEY-HORN.COM TX F-028
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12/15/2023
STATE OF TEXAS
DANIEL P. GALLAGHER
120266
LICENSED PROFESSIONAL ENGINEER
RECORD DRAWINGS

GROSS AREA	19.50
DATE	12/15/2023
SCALE	AS SHOWN
DESIGNED BY	DPS
DRAWN BY	ZPH
CHECKED BY	DPG

HINES - RED RIVER
BUSINESS PARK
LEWISVILLE, TEXAS
DEWTON COUNTY

PAVING PLAN
SHEET NUMBER
C-2.0