



October 1, 2024

CITY OF COPPELL
ATTN: CITY COUNCIL
255 E. PARKWAY BLVD
COPPELL, TX 75019

RE: Proposed Conditional Letter of Map Revision (CLOMR) Variance Request of ±13.005 acres across two platted lots of approximately 10.995 and 2.500 acres, respectively, at 296 Freeport Parkway and 300 Freeport Parkway - 300 Freeport Parkway Redevelopment, Coppell, Texas

This letter is to outline the intent for Alliance Industrial Partners, LLC (“Alliance”) to request a variance of the CLOMR process for the above referenced property (“Property”).

Alliance is requesting a variance to the City of Coppell’s (“City”) higher CLOMR application requirement. The Federal Emergency Management Agency (“FEMA”) does not require a CLOMR for the kind of work this project proposes.

Langan Engineering (“Langan”) has prepared a Downstream Assessment and on-site detention basin to adequately manage the proposed stormwater runoff from the development and mitigate any floodplain impacts.

Langan’s study provides supporting information showing there would be no adverse impact to the Cottonwood Branch as a result of the proposed project.

It is understood that a Letter of Map Revision (LOMR) application would be required upon completion of work within the floodplain.

Please accept this letter of intent as our respectful proposal and feel free to contact Alliance with any questions for clarification.

Best regards,

Alliance Industrial Partners, LLC

A handwritten signature in black ink, appearing to read "Levi Hermes", written in a cursive style.

Levi Hermes
Development Director