

October 5, 2023

Matthew Steer
Development Services Administrator
Coppell Planning Department
265 E Parkway Boulevard
Coppell, TX 75019

RE: *Letter of Intent*
500 W Vista Ridge Mall Dr – Approximate 19 - acre site
Northeast corner of the intersection of SH121 and SH121
Coppell, Texas

Dear Mr. Steer:

In accordance with the guidelines provided in the City's development handbook, Kimley-Horn has prepared this Letter of Intent on behalf of Lovett Industrial to submit a conceptual PD and an amendment to the Comprehensive Plan for the property generally located at 500 W Vista Ridge Mall Dr.

The subject property is currently designated as HC on the zoning map and Freeway Special District on the Future Land Use Plan. Given some challenges associated with the site's access and location, it is our belief that the zoning for this specific property has been the major inhibitor to the development of the site, thus preventing City of Coppell from potential job creation and tax benefits. The request is to allow the use of Office/Warehouse within the master plan which also will incorporate other commercial uses and amenities. We believe that the modifications requested will render the site developable and allow the property to conform to its highest and best use. Among other benefits to having an Office/Warehouse facility in this location, please note some key considerations below:

- a) Given the major thoroughfares that run through Coppell and its proximity to DFW Airport, Coppell is a strategic location from a logistics standpoint within the Metroplex. This drives best-in-class, highly accredited tenant demand for Office/Warehouse space while providing minimal impact to City of Coppell roadway systems, given that most of the roads used by tenants in this location will be TXDOT or City of Lewisville roads.
- b) The development will create the opportunity for additional tax revenue with relatively little impact to the City of Coppell's infrastructure, as well as provide increased opportunities for employment within the City. Given the site's unique location and the various uses that will be provided onsite, the Developer has engaged multiple commercial real estate brokers across asset classes including retail, industrial, office, and medical. Based on feedback from these industry experts, this site has proved to be a difficult location for many of the currently approved uses and is best suited for a development incorporating the uses proposed herein.

The proposed PD will honor the spirit of the current HC zoning to the south of the site by providing the opportunity for the development of two commercial/office pad sites. The Developer will be providing enhanced landscaping throughout the property, including a walking trail around the central retention pond with an artistic fountain within the pond serving as an architectural focal feature for the project. The front elevation of the warehouse will be set back roughly 300 ft from the Hwy 121 frontage road. Given the high quality of the development, as shown by the renderings provided, the Developer intends to construct a building with a high image and an attractive façade, in-line with or superior to the aesthetic of the surrounding existing warehouse and office product.

Based on the combination of the positive economic impact this development will provide, the standard and quality of construction, and the features unique to this project, it is our team's belief and hope that this development will receive your full support. We believe the project will result in an appealing visual to commuters on Hwy 121, will have an immediate positive economic impact for the City, and will be a project that Coppell residents are proud of.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We anticipate presenting at the September 21st P&Z and October 10th City Council meetings. Please contact me at (972) 776-1780 or dan.gallagher@kimley-horn.com should you need any further information or have any questions at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Gallagher".

Dan Gallagher, P.E.