

January 21<sup>st</sup>, 2025

TO: Residents of Wentworth Villas HOA and Other Area Stakeholders

FROM: Dwight "Dee" Baron

RE: Generation Housing Partners Proposed Project and Tuesday, January 14<sup>th</sup> Meeting

Dear Residents,

I am the owner of the property at the NE corner of Garden Ridge and Valley Ridge in the City of Lewisville. I have been active in land development in the DFW area since 1999 and I have also served on the Planning and Zoning Commissions for two of the cities where I have resided during this time.

Over the past 24 months, there has been considerable interest in our property, and we have had 6 serious offers. The zoning of property always plays a large role in how a property ultimately develops. There was a lot of consideration beyond the zoning that went into our decision to work with Generation Housing Partners (GHP). I had planned to attend the meeting last Tuesday night until I developed a very painful tooth problem on Monday that required surgery on Tuesday afternoon.

I understand that there were concerns last Tuesday night about the project that was presented, so I thought it might be helpful if I shared some of the reasons, we decided to work with GHP. I think these same reasons might also be important to the area residents.

First, I would like to outline the property's existing zoning and what is currently allowed without any citizen input or consideration. The only requirement is that the Project meets what is outlined in the City's Zoning Ordinance and Building Code. The property is currently zoned commercial.

<b>*Current Zoning</b>	<b>Local Commercial</b>
<b>Current Permitted Uses</b>	Fast-Food, Stand-Alone Restaurant w/alcohol sales until 2am, Grocery, Vet Clinic, Auto Parts, Day Care Center, Dry Cleaner, Theater, Amusement Center, Retail Center and numerous other unrestricted uses. Many other more intense uses are allowed with a (SUP) Specific Use Permit.
<b>Current Maximum Building Height</b>	3 Stories/45 ft. Tall – Additional height is allowed up to 80 ft. or 8 Stories. For each additional 1 ft. of setback provided 2 ft. of additional height is allowed.
<b>Minimum Front Yard Building Setback</b>	None
<b>Minimum Rear Yard Building Setback</b>	None or 25' when a property is adjacent to a residential zoning district or the rear yard of the property is separated from a residential zoning district by a ROW, <u>except</u> when the property also backs to the ROW. (This property backs to the ROW)
<b>Minimum Side Yard Building Setback</b>	0 ft. or 10 ft. when the property is adjacent to residential zoning

\*Zoning requirements can be found in the City of Lewisville Development Code Section VI.5.23. - "LC" Local Commercial.

GHP's project would be considered a "down zoning" of the property to Residential from Commercial. As listed in the above grid, the Commercial Uses allowed by right on the property are typically considered more intense and less desirable to adjacent residential developments.

In many cases, projects like what has been proposed by GHP are considered great buffers between single family residential developments and the types of commercial uses currently allowed on the property. Fast Food Restaurants (QSR's) and other commercial users that have been interested in this property are required by zoning code/ordinances to have taller and more invasive lighting. They are also allowed to have almost 100% of the lot coverage in buildings and/or drive-thru service areas, because there is no maximum lot coverage like there is with residential development. Most commercial uses also create far greater traffic and noise and they typically have late night hours.

Next, I would like to explain why we believe that GHP had the best plan for the property that had been presented to us. Also, I will separate this into offers for both Residential and Commercial projects.

### **Residential Developments**

1. We had offers from (5) different Residential Developers in the past 12 months. GHP was the only company that would agree to a project that was no more than 3-stories. The other (4) companies that submitted offers on the property were committed to 4-story developments.
2. GHP agreed to do a (PD) Planned Development vs. requesting straight zoning. The benefit of a PD is that it gives the City of Lewisville control over all of the development standards from the height of the building(s) and setbacks to the type of exterior materials that are used on the buildings, as well as, many other important design features. A PD helps ensure the quality of the project.
3. GHP prepared a Site Plan that provided significantly greater building-line setbacks from the residential areas along both the east and north property lines. The setbacks GHP provided are far greater than what is required by the current commercial zoning.
4. GHP has numerous quality projects throughout DFW and they have a reputation of building and maintaining their properties to a very high standard. They also have a proven track record in the City of Lewisville.

### **Commercial Developments**

1. The site is too large for only one commercial development unless it was a School, Hospital/Medical Center, Theater, Big Box Grocery Store or something else similar in size with a large parking lot. The commercial development interest in the property has not been from any group that could develop the entire site.
2. The interest and offers we have received for commercial uses have been for ½ to 1 acre pad sites. This would require the property to be separated into (3) different sections/pad sites – an east section, a north section and the center section/hard corner. As the landowner, this would require (3) separate transactions. This could be significantly more profitable for us from the overall avg. sales price per SF, but it also requires a lot more work and time. For the other area property owners, this would result in some type of construction on the site for the next 4-5 years or longer. That is the estimated time to complete (3) separate transactions and for each Purchaser to complete their design, secure the necessary building permits and complete the construction for their new business

3. The predominant commercial interest has been from QSR's – Quick Service Restaurants that fall into the category of Dairy Queen, What-a-Burger, Taco Bueno or other small commercial pad users like AutoZone. Due to their late-night hours, significant increase in area traffic and the noise and lighting that comes with these type uses, we did not feel with the site being adjacent to residential that this would be the most desired use of the property.
4. Once the first Pad Site is sold, a Landowner can lose considerable control over the development of the remainder of the property. Any new business/purchaser of a Pad Site is only required to meet the city's zoning ordinances and building requirements. This creates added risks, because in many cases, the first pad site sold will determine what other types of businesses would want to be at this location. As an example, if the first Pad Site sold was to What-a-Burger or Taco Bell type of fast food business, a Veterinary Clinic would most likely no longer be interested in this site due to the very early and very late noise and traffic that could be disruptive to their pet patients held over due to illness or surgery.

After reading this letter, I hope everyone has a little better understanding of why we decided to work with Generation Housing Partners. We are very interested in working with the area residents to ensure a high quality of development on the property. I look forward to attending any future meetings and I welcome any comments, suggestions or questions either via email or a phone call.

Respectfully,



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