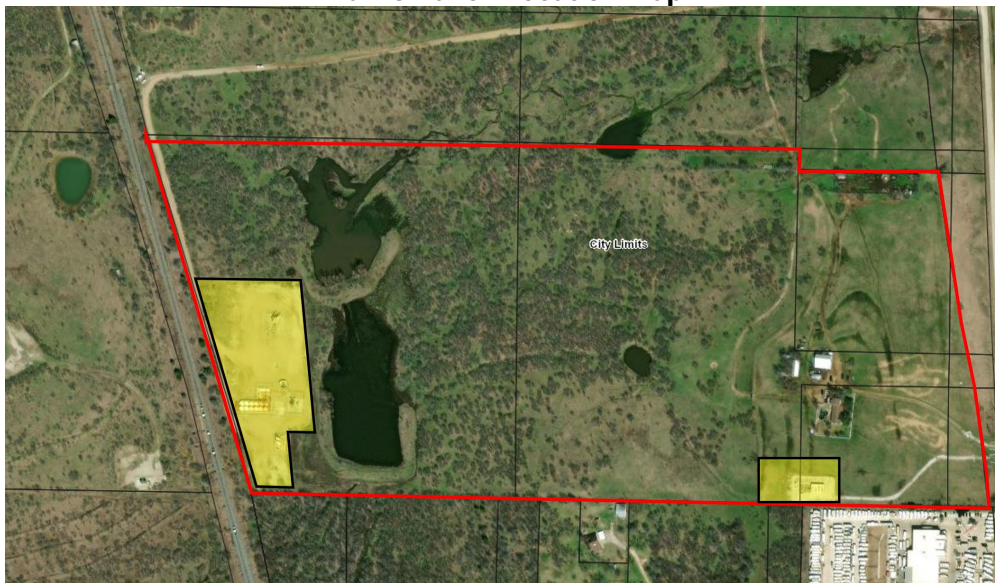


**V25-0023**  
**HARRIS RANCH**  
**SUBDIVISION VARIANCE PROJECT NARRATIVE**

Harris Ranch is a proposed light industrial warehouse development located on the west side of I-35 just south of the intersection of North Loop 288 and I-35. Urban Logistics Realty (ULR) is the developer for the property and is currently in contract with the current property owner, Robert Harris, to purchase approximately 85 acres to develop in two phases.

The current property owner, Mr. Harris, owns the property outlined in red below. Mr. Harris wishes to retain ownership of the gas well pad site and the communications pad site, both of which are highlighted in yellow on the map below.

**Harris Ranch Location Map**



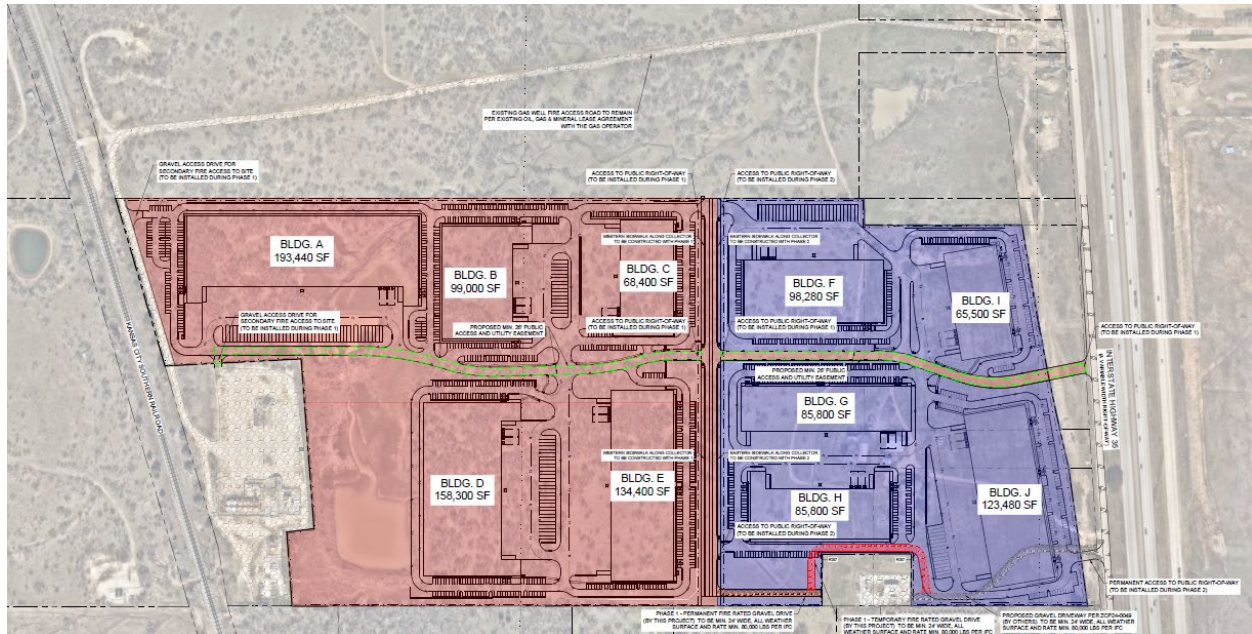
The purchase and sale contract for the property excludes these two pad sites from the sale to Urban Logistics Realty.

**EXPLANATION OF VARIANCE REQUESTED**

Due to the current property owner's desire to retain ownership of these two pad sites, we are requesting a subdivision variance to allow these two parcels to be platted as separate lots with public access easements providing access to each lot.

This subdivision variance request is to deviate from DDC Section 8.3.2.A.9, which requires that each mixed-use and nonresidential lot shall have a minimum 20 feet of frontage along an existing or proposed public street.

The two pad sites will each be platted as separate lots (labeled as Lot 3 and Lot 4 below), but they do not have frontage along a public right-of-way. Therefore, we are proposing public access easements be provided to each lot at the time of platting, as shown below and in the attached Subdivision Variance Exhibit.



### Infrastructure Narrative

There is an existing public 12" water line that ends 250ft north of this project. This project proposes to extend this line south along the frontage within a 20' public utility easement. This project also proposes a 12" public water main running north/south beneath the proposed Collector Road. Phase 1 proposes a private 8" water loop behind two 8" master meters to provide domestic, irrigation, and fire service for the five proposed buildings. Phase 2 proposes an 8" fire service, 2" domestic services, and 2" irrigation services for the four proposed buildings. These services will connect to the proposed 12" public water line along I35 and the proposed 12" public water line underneath the proposed collector road.

The proposed 12" sanitary sewer service will connect to a future proposed sewer system stub at the SEC of the property within a public utility easement and serve each of the five buildings in Phase 1. This 12" sewer service will extend underneath the proposed collector road and serve Phase 2 as well. The proposed sewer system is being built as a part of "Project #13".