



Letter of Intent

PD-099-025 amendment for 16650 Westgrove Road

August 25, 2022

Dear City Officials and staff:

Our request is to amend Planned Development District No. 099-025 (PD-099-025) to allow for the distribution and warehouse uses related to “light assembly of jewelry products” in an existing structure. The request will not change the façade or the site and is specific to a certain suite within the building. Precision Set is a jewelry assembly, packaging and distribution company that provides products to guild quality jewelers throughout the United States. Precision Set does not smelt on premise and uses a variety of different mitigation techniques to provide a more safe, clean, and sustainable environment. The proposed use will have little to no impact on the surrounding area and the infrastructure. Precision Set’s processes and operations are like what you would find in the back of most jewelry stores, but on a larger scale.

Who is Precision Set

Precision Set was founded in 1987 in Dallas Texas. We have had 3 locations over 35 Years. The first 5 years we were on the 9th floor at Mockingbird and central (Now Mockingbird Station). The second location was 5473 Blair Rd on the 2nd floor (building owner occupied the 3rd floor). We have been in our present location at 13711 Omega for 20 Years. Over our 35 years we have been a leader in the Jewelry business selling to prominent Guild Independent jewelers. Our quality driven product is recognized throughout the United States and Canada. We are members of the American Gem Society and the Jewelers board of Trade. Precision Set has 32 employees. The average salary for each employee is approximately \$70,000/year (with benefits-Health and 401k). The common tenure for employment has been 12 years. The proposed location in Addison would be a central location for their employees.

Why support this project?

The site is surrounded by uses that are more intense and impactful. The proposed request is consistent with the design and intent of this area being geared toward light industrial. The use would produce less impact on public infrastructure than a small office. The type of distribution that is utilized is limited to a normal office FedEx pickup. The processes used to assemble jewelry are clean and do not produce any pollutants into the water or air. All exhaust and water that may be used are filtered repeatedly and then sent off to another facility to be refined for any precious metal flakes that may have been captured. Additionally, traps have been added to all drains and sinks to capture any additional metals or contaminants. All in all, this use would be inconspicuous and unobtrusive, and will bring a prestigious company that provides high salary jobs, with a history of longevity for employee retention. By changing the PD regulations to add this use would not change or alter the purpose or design of the ordinance, rather it would provide an additional less impactful use to support the Town of Addison and bring a leader in the industry to the community.

Sincerely,

Trenton Robertson, AICP