

TSMJV, LLC.

251 South Mill Street Suite 130

Lewisville, Texas 75057

February 9, 2024

City Of Lewisville

151 Church Street

Lewisville, Texas 75057

RE: Lake Haven Village

City of Lewisville:

Please accept this letter on behalf of TSMJV, LLC as an explanation of proposed developing and construction of 55 New Town Homes located on North of Lake Haven Drive and West of Charles Street being referred to as Lake Haven Village on a 3.2 Acres tract.

The Lake Haven Village project shall consist of 55 townhome units of approximately 1700 to 2000 SF in size, requiring a 1" meter. The Lake Haven Village development will have approximately 445 LF of frontage along Charles Street and approximately 302 LF of frontage along Lake Haven Drive. The town homes shall be two story, attached units, with a combination of bricks and siding. The entries to the homes will face the street, and the garages will be facing the proposed alley locations.

We are estimating the value of these townhomes to start at \$495,000.00 with the overall project value to be approximately \$ 27,000,000.00.

Statement of Expected Impact

The Lake Haven Village project will redevelop a former storage site use with new residential homes. The proposed use aligns with the Lewisville 2025 Plan by providing another property type (high quality townhomes) to the surrounding residential area. This development will have a positive impact on the community and contribute to the overall diversity of the area, with adjacent single-family homes and townhomes, as well as the school located directly west of the site. We anticipate the project will be home to approximately 100 to 130 residents, so there will be minor increases to the transportation, police, water, and sewer demands. The project anticipates there could be 17 school age children so the impact to the school class size is also minimal.

The Current Zoning District is Public Use Area (PU), and the requested zoning is a Planned Development District (PDD) with base zoning of Townhouse Two Residential (TH2). The attached Lake Haven Village Development Standards summarize the variances requested with the PDD. The project will be constructed in one phase.

The purpose of this project is to provide additional housing opportunities within the City of Lewisville that will include high quality townhome units that include a variety of landscape plantings, trees, and garden walls, to enhance the appearance of the development and provide a positive impact on the visual quality of the City.

The use is compatible with the adjacent residential uses and the school, and the project aligns with the Lewisville 2025 Plan by providing thriving and diverse housing types. The project is not detrimental to the public health, safety, or general welfare of the community.

We are very excited to bring this project to the City of Lewisville. We believe that this new residential project will contribute to the redevelopment energy that the city is experiencing and help activate the new Town area.

Regards,

Benny Jafari

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/ or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case