



Michele Berry <mberry@cityoflewisville.com>

Re: Concerns Regarding Recent Zoning Change Proposal for Apartment Development

Jonathan Beckham <jbeckham@cityoflewisville.com>

Tue, Aug 6, 2024 at 7:54 AM

To: Vivek Chhabria <[REDACTED]>

Cc: Planning <planning@cityoflewisville.com>

Received, I will make sure the Planning & Zoning Commission has a copy of your letter at tonight's meeting.

Thank you,

On Mon, Aug 5, 2024 at 9:59 PM Vivek Chhabria <[REDACTED]> wrote:

Hello sir,

Based off our phone conversation last week, here are the concerns regarding the recent zoning change proposal in castle hills northpointe.

Dear City of Lewisville Planning and Zoning Committee,

I hope this message finds you well. I am writing to express my concerns regarding the recent zoning change proposal that includes plans to build large number of apartment units in our community. As a resident who values the quality of life and investment in this esteemed neighborhood, I believe it is important to highlight the potential impacts this development may have on our community.

Firstly, the proposed construction of such a large number of apartment units could significantly affect the character and density of our neighborhood. The increased population density may lead to additional strain on local infrastructure, including roads, public services, and schools. This sudden influx of residents could also contribute to congestion and reduce the overall quality of life for existing homeowners.

Furthermore, there is a concern about the potential impact on property values. Town homes are probably still acceptable but the addition of a large apartment complex could alter the market dynamics in our area, potentially leading to a decrease in the value of single-family homes. This is particularly concerning for homeowners who have invested significantly in their properties, expecting a stable and appreciating market environment.

Additionally, many residents, including myself, purchased our homes with the understanding that we would enjoy the benefits of living opposite a designated green space. This green space was a key selling point and contributed to the decision to pay a hefty lot premium. Also, personally in my case my wife has dealt thru some [REDACTED] and one of our primary criteria was to live in a neighbourhood that consciously dedicates green spaces in order to maintain good health habits. After spending huge amount of savings into our house it's mentally strenuous to deal with such huge factors impacting the financial and personal health of our lives.

The introduction of a high-density apartment complex in place of this green space is not only a deviation from what was initially proposed but also undermines the value of the lot premium we paid. It is crucial for the city to honour the commitments made to its residents and ensure that any changes to zoning or land use are carefully considered and communicated transparently.

In light of these concerns, I urge the City of Lewisville to carefully evaluate the potential impacts of this zoning change on the community. It is vital to consider the long-term effects on infrastructure, property values, and the quality of life for current and future residents. I also request that the city consider the input from the community as there are active conversations on this topic on social media as well.

Thank you for your attention to this matter and hoping for a decision that works in everyone's favour.

Sincerely,

Vivek Chhabria

Castle Hills Northpointe Resident

--

Jon Beckham, AICP
Senior Planner
City of Lewisville
972-219-5003



Richard Luedke rluedke@cityoflewi ville com

Re: Re-zoning of Castle Hills

1 message

Claire Powell ClairePowell@cityoflewi ville com

Wed, Aug 14, 2024 at 9 24 PM

To: Saleeta Rajwani [REDACTED], Richard Luedke <rluedke@cityoflewisville.com>, Thomas Harris <tharris@cityoflewisville.com>

Thank you for the email. I am copying our city secretary and planning director so they can submit your request to city council. Please also know that Patrick Kelly also requested a delay. The Council will also be entertained for consideration.

Claire

On Wed, Aug 14, 2024 at 9:19 PM City Administrator <webmaster@lewisvilletx.com> wrote:

Message submitted from the <City of Lewisville, TX> website.

Site Visitor Name Saleeta Rajwani**Site Visitor Email:** [REDACTED]

Hi Claire,

I hope you are well. I am a resident of the city of Lewisville. I'm sending you this email in regards to the rezoning within the Castle Hills neighborhood.

I want the rezoning to be reconsidered and tabled. I especially would appreciate this consideration since our Councilmember will not be present to represent us at this upcoming meeting. The rezoning would add more apartments, which would significantly impact the neighborhood.

I walk my dog every day and during my walk I see that people are speeding. I have concern about the safety of the neighborhood if we were to add more apartments, which would increase the number of cars in our neighborhood. Since we park on the road, this can cause people to hit parked cars, which has already happened. Currently, we have not had a traffic circle study done.

This could also impact the nearby highways and streets, which are not equipped to handle this number of people. It would impact the infrastructure which would also cost the city more money. We would need more road signage and uptake on the roads. Ultimately, this will also impact the property values of the houses and property taxes, impacting our school.

Rather than filling up our neighborhood with more apartments and an influx of people, we should prioritize the quality of our Lewisville citizens' lives and their wellbeing.

Thank you for your time and consideration.

Best,
Saleeta Rajwani
3909 Lady Bettye Dr.
Lewisville, TX 75056

Richard Luedke rluedke@cityoflewisville.com

Fwd: Concern Regarding the Zoning Changes around Castle Hills North Pointe Community

From: **City Administrator** <webmaster@lewisvilletx.com>
Date: Thu, Aug 15, 2024 at 11:26 AM
Subject: Concern Regarding the Zoning Changes around Castle Hills North Pointe Community
To: Powell, Claire <ClairePowell@cityoflewisville.com>

Message submitted from the <City of Lewisville, TX> website.

Site Visitor Name: Srinivas Bodduluri

Site Visitor Email: [REDACTED]

FROM

Name: Srinivas Bodduluri

Address: [908 Essex Blvd Lewisville TX 75056](#)

Email: [REDACTED]

Mobile: [REDACTED]

Dear Members of the Lewisville City Council,

I am writing to let you know about my concerns about the proposed zoning changes at the intersection address below zip code 75056. (Around Essex Blvd - Lady Bettye Dr - Lady Tessala Eve).

Below are my concerns:

1. We are already experiencing too much surge in traffic on Essex Blvd due to the apartment Tapestry at the Realm which is not fully occupied by residents yet posing a potential threat to the health and well-being of my family while we come out of our home.
2. Concerns about how new developments might affect local ecosystems or green spaces.
3. Because of the overcrowding and the above-listed concerns I have seen the potential house value loss in history.
4. Too many apartments in a small area can lead to overcrowding.
5. Concerns about whether local infrastructure (water, sewage, etc.) can handle increased demand.
6. Maintaining law and order in a heavily overcrowded area with a smaller available real estate might be very complicated for law enforcement agencies.

I would request to please help review my concerns and consider only Town Homes or Single-Family Homes approved at the above-mentioned locality.

Regards,
Srinivas Bodduluri



Richard Luedke rluedke@cityoflewi ville com

Fwd: Proposed Zoning Change - Castle Hills Northpointe

Claire Powell <ClairePowell@cityoflewisville.com>

Thu, Aug 15, 2024 at 11:14 AM

To Thoma Harri tharri @cityoflewi ville com , Richard Luedke rluedke@cityoflewi ville com

----- Forwarded message -----

From: **City Administrator** <webmaster@lewisvilletx.com>

Date: Thu, Aug 15, 2024 at 10:38 AM

Subject: Proposed Zoning Change Castle Hill Northpointe

To: Powell, Claire <ClairePowell@cityoflewisville.com>

Message submitted from the City of Lewisville, TX website

Site Visitor Name: Adam Prewett

Site Visitor Email: [REDACTED]

Good morning Ms. Powell -

I wanted to voice our concern over the proposed zoning change in the Castle Hills Northpointe neighborhood. We are concerned about the traffic impact and traffic issue that the amount of apartment being proposed would bring. We feel that this would be a major safety concern for the families in our neighborhood and it would only get worse as all of the new apartments are built. We would also like to mention that the proposed reduction of green space is a disappointment for us and our 2 children, who enjoy playing outside.

We are asking that the council pause any decisions for the time being.

Kind regards,

Adam and Susan Prewett
1729 Lady Bettye Dr.
Carrollton, Tx 75010



Richard Luedke rluedke@cityoflewi ville com

Fwd: Rezone Request for Castle Hills North Pointe

1 message

Claire Powell ClairePowell@cityoflewi ville com
To: Richard Luedke <rluedke@cityoflewisville.com>

Fri, Aug 16, 2024 at 5 11 PM

Forwarded message

From: **William Meridith** <wmeridith@cityoflewisville.com>
Date: Fri, Aug 16, 2024 at 4:16 PM
Subject: Fwd: Rezone Request for Castle Hills North Pointe
To: Claire Powell <clairepowell@cityoflewi ville com>

FYI

----- Forwarded message -----

From: **Allen Ralph** <[REDACTED]>
Date: Fri, Aug 16, 2024 at 3:44 PM
Subject: Rezone Reque t for Ca tle Hill North Pointe
To: <wmeridith@cityoflewisville.com>

3716 Sir Kelly St
Lewisville TX 75056

Dear Council Member Meridith,

I am writing to state my opposition to a rezoning request in Castle Hills North Pointe: Case Number 24-04-2-PZ. This area known as the Realm is already a high density area with apartments. According to city planning at the previous meeting August 6th, there are 2,368 built and 2,686 proposed (Total 5,064). This is above the cap of 5,000 for the Realm. I always knew of this one area in the Realm. But now there are North Realm and South Realm, so that seem to increase the cap to 10,000? There is presently massive congestion on Windhaven, Josey, SH 121, and now our neighborhood and Lady Tessala Ave will be included. Along with this dense population comes more potential for crime, increased policing, schools and infrastructure.

This Realm area already has many safety issues. There are no safe crosswalks across Windhaven, or sidewalks along Windhaven. Walking along Lady Tessala is dangerous with the downhill approach into our neighborhood from Windhaven. It has a speed limit of 25 MPH, but that is not being followed. On Lady Bettye which intersects with Lady Tessala there are no sidewalks on the north side of Lady Bettye. The Tapestry apartments on Lady Bettye has a large parking garage, but they are allowing street parking. If street parking is allowed for the rezoned apartment this will create an unsafe travel down Lady Tessala. It only has one lane of traffic in either direction.

An environmental concern is the flooding on Lady Tessala. This past spring, houses built on Lady Tessala experienced flooding into their driveways and front yards, because of improper drainage. The area being rezoned directly across from the e home was undeveloped land that always collected water that ponded there. The original plan had about 5 acres of green space running from Essex to Lady Bettye. If rezoned, townhomes and apartments would be built right along Lady Tessala with no buffer green space for runoff water. If they eliminate that green space, my suggestion would be a single row of townhomes the entire length of Lady Tessala. Build the apartments behind the townhomes along Lady Bettye.

The rezone request for a 5 story apartment building on 544 and Essex is not reasonable. It does not flow with the aesthetics of Castle Hills neighborhoods. Not to mention the major traffic problems. This rezone request definitely requires a traffic study. My opinion is to keep it 2 story business and retail.

I lived in Carrollton for 24 years and residents were usually given a presentation by the developer to get a better understanding. Questions and concerns were brought up in the meeting with the developer. I recommend this rezoning be postponed until we can have a dialogue with the developer to come to a more agreeable plan. I'd welcome Councilman Kelly who has lived in Castle for 25 years, and has vast experience with Castle Hills government to join residents in a meeting with developers. I'd appreciate all city council members support in postponing rezoning until we can get a better understanding and agreeable plan. Sorry for being so tentative,

Thanks so much for your help,

Allen S Ralph





Richard Luedke rluedke@cityoflewi ville com

Fwd: Castle Hills Zone Change1 message

----- Forwarded message -----

From: **Alan Gonzalez** <gonzalezalan22@gmail.com>
Date: Sun, Aug 18, 2024, 21:53
Subject: Castle Hills Zone Change
To: tgilmore@cityoflewisville.com <tgilmore@cityoflewisville.com>
Cc: Alan Gonzalez <[REDACTED]>, Melissa Fernandez <[REDACTED]>

Dear Mayor Gilmore,

We are proud Lewisville residents for nine years. My wife and two little boys lived at [210 Cielo Azure Ln, Lewisville](#) for almost eight years then we decided to move to the prestigious Castle Hills area because we loved that it had so many family-friendly facilities. We easily pictured them swimming at one of the many pools, walking one of the trails on a Sunday morning or playing basketball in the afternoons. We were even more thrilled when we found that the new construction of homes at Northpoint was part of Lewisville too. We decided to build a new home on [805 Lady Tessala Avenue](#) and were so excited we had finally found our dream home.

We were devastated when we recently learned about the re-zoning plans to remove greenspace and build a 5-story garage and multi-family living complex less than 100 yards away from our front door. We are extremely concerned this will bring more traffic, noise, and crime to our calm neighborhood streets and will completely block our view and privacy. We kindly ask that the re-zoning request be rejected or at the very least be changed so that the entire space north of Lady Tessala Ave be used for single-family or town home construction. We strongly feel that the proposed multi-family living complex will change the essence of the family-friendly community that Castle Hills was created for and that which we fell in love with just a few years ago. The City Council meeting decision on Monday August 19, 2024, for Agenda item four; will impact our livelihood and of dozens of single-family home residents. We thank you for your generous service to our city and community.

Respectfully,

8/19/24, 4 21 PM

City of Lewisville Mail Fwd Castle Hills Zone Change

Alan Gonzalez and Melissa Fernandez



Richard Luedke rluedke@cityoflewi ville com

Fwd: Castle Hills Northpointe Proposed Rezoning

Claire Powell <ClairePowell@cityoflewisville.com>

Thu, Aug 15, 2024 at 4:20 PM

To Richard Luedke rluedke@cityoflewi ville com , Thoma Harri tharri @cityoflewi ville com

----- Forwarded message -----

From **City Admini trator** webma ter@lewi villet com

Date: Thu, Aug 15, 2024 at 4:20 PM

Subject: Castle Hills Northpointe Proposed Rezoning

To: Powell, Claire <ClairePowell@cityoflewisville.com>

Message submitted from the <City of Lewisville, TX> website.

Site Vi itor Name Angie Chatham

Site Visitor Email: [REDACTED]

I am a resident of Castle Hills Northpointe, residing at [221 Somerset Drive](#) in Lewisville, TX. Daily I witness cars speeding and often driving down the middle of the road. The current rezoning plan hould be tabled until a proper traffic and irrigation/drainage stay can be conducted.

Dear Members of Lewisville City Council & City Manager Powell,

I am writing to you today to express my deep concern and opposition to the proposed zoning changes for Castle Hills Northpointe Community. As a homeowner in this community, I have a vested interest in preserving the character, safety, and values of our neighborhood.

I believe the proposed changes will have a profoundly negative impact on our community in several key areas:

Property Value Impact: The proposed zoning changes have the potential to lead to a decline in property values. The introduction of Multi Family 4 or 5 story structures into our residential area will diminish the desirability of our homes and potentially negatively affect the overall market value of our community. This will have significant financial repercussions for all homeowners in our community.

Environmental Concerns: In my opinion the proposed development will undoubtedly have a detrimental effect on our standard of living. Our community was marketed for its future green spaces and natural beauty, in addition to its connectivity to walkways and parks. These changes will irrevocably alter the original plans and significantly reduce green spaces and walkways we were sold on.

Public Health and Safety: The proposed zoning changes I believe pose risks to public health and safety. Increased traffic congestion will lead to longer commute times, increased air pollution, and potentially delays for Emergency Services response times.

Community Impact: The Castle Hills community is built on a strong sense of belonging and shared values. The proposed changes will disrupt the character and cohesion of our neighborhood. Contrary to the petitioners belief that this use of land will assimilate well in the community I believe Increased density and incompatible land uses will erode the sense of community we so greatly cherish.

I urge you to carefully consider the potential consequences of these proposed zoning changes. I believe there are alternate solutions that can address the community's needs without compromising the rights of the land owner. I respectfully ask you to table this item until we as a community can meet with the developer to discuss a solution that is reasonable and equitable for all parties.

Thank you for your attention to this matter.

Respectfully,

Francis Schmaeling

3549 Damsel Brooke St Lewisville, Texas 75056



Richard Luedke rluedke@cityoflewi ville com

Fwd: Castle Hills - Concerns Regarding Zoning Change Proposal

Claire Powell <ClairePowell@cityoflewisville.com>

Mon, Aug 19, 2024 at 6:12 AM

To Richard Luedke rluedke@cityoflewi ville com , Thoma Harri tharri @cityoflewi ville com

----- Forwarded message -----

From: **City Administrator** <webmaster@lewisvilletx.com>

Date: Sun, Aug 18, 2024 at 11:55 PM

Subject Ca tle Hill Concern Regarding Zoning Change Propo al

To: Powell, Claire <ClairePowell@cityoflewisville.com>

Message submitted from the City of Lewisville, TX website

Site Visitor Name: Heena Narang

Site Visitor Email: [REDACTED]

Hello Claire,

I hope this message finds you well. I am a resident at Lady Tessala Ave and I am writing to express my serious concerns regarding the proposed zoning change that would allow the construction of 2,300 new apartments in our community.

Public Health & Safety:

The sudden influx of a large population in a relatively small area could strain our existing infrastructure, including roads, emergency services, and utilities. Without a clear plan to manage this increased traffic load, our community could face severe disruption to daily commute and overall mobility

Environmental Concerns:

The proposed reduction in green space could have long-term negative effects on the environment and the overall quality of life in our area. The scale of the proposed development could fundamentally alter the character of our community. The addition of 2,300 apartments would likely lead to overcrowding in local schools, parks, and other public facilities, diminishing the quality of life for existing residents.

School Capacity

The potential strain on our local schools is another significant concern. Overcrowded classrooms and overextended resources could negatively affect the educational experience for all students, leading to a decline in academic outcomes.

Impact on Home Equity

The construction of such a large number of apartments could depress property values in the surrounding area. Many homeowners have invested significant resources into their properties, and a decline in home equity could have serious financial consequences for them.

Given these concerns, I respectfully urge you to table the proposed zoning changes until the builder can return with a more thoughtful proposal that addresses the issues outlined above. Thank you for your attention to this matter. I trust that you will consider the long-term implications of this proposal on our community's health, safety, and overall quality of life.

Sincerely,

Heena Narang

817 Lady Tessala Ave



Richard Luedke rluedke@cityoflewi ville com

Fwd: Concerns Regarding New Zoning Change Proposal

1 message

----- Forwarded message -----

From: **steph sunny** <[REDACTED]>
Date: Thu, Aug 15, 2024 at 11:50 AM
Subject: Concerns Regarding New Zoning Change Proposal
To: <btroyer@cityoflewisville.com>

Hello,

I hope this message finds you well. I am writing to express my concerns regarding the recent zoning change proposal currently under consideration for our community. As a current homeowner in the CH north pointe community, I understand the need for development and growth, but I believe there are several significant issues that merit serious attention and reconsideration.

1. Traffic Congestion and Pedestrian Safety

One of my primary concerns is the anticipated increase in traffic congestion. The proposal's focus on higher-density development, particularly with the inclusion of high-rise buildings, is likely to exacerbate current traffic issues. The influx of additional residents and vehicles could overwhelm our existing infrastructure, leading to longer commute times and increased risk of accidents. More critically, the safety of pedestrians—especially children and the elderly—could be compromised if traffic flow and road design are not adequately addressed.

2. Environmental Impact

The reduction in proposed green spaces is another major concern. Green areas play a crucial role in maintaining local ecosystems, supporting wildlife, and providing recreational spaces for residents. The current proposal seems to prioritize building density over environmental considerations, which could negatively impact air quality, contribute to the urban heat island effect, and diminish the overall aesthetic and ecological value of our community.

3. Community Impact

The shift towards high-rise buildings poses a risk to the character and cohesion of our neighborhood. Our community is defined by its charming double-story homes and a sense of unity that would be disrupted by the introduction of towering structures. This change could erode the unique identity of our area, leading to a loss of community character and potentially diminishing the sense of belonging among residents.

4. Impact on Property Values

Finally, there is a valid concern about the impact on property values. The introduction of high-rise buildings and increased density might discourage potential buyers who are attracted to our neighborhood's current charm and residential feel. This shift could lead to a decline in property values, affecting homeowners' investments and overall economic stability in the area

In light of these concerns, I urge you and the relevant decision makers to consider delaying the approval until further dialogue can be arranged with the developer. Engaging with residents and addressing these issues thoughtfully will be crucial in ensuring that any changes align with the best interests of our community

Thank you for your attention to these matters.

Best regards,

Thank you,
Stephy Sunny



Richard Luedke rluedke@cityoflewille.com

Fwd: Castle Hills Zoning Change - Important Concerns

Claire Powell <ClairePowell@cityoflewisville.com>

Mon, Aug 19, 2024 at 6:12 AM

To Thoma Harri tharri @cityoflewille.com , Richard Luedke rluedke@cityoflewille.com

----- Forwarded message -----

From: **City Administrator** <webmaster@lewisvilletx.com>

Date: Sun, Aug 18, 2024 at 11:57 PM

Subject: Castle Hill Zoning Change Important Concern

To: Powell, Claire <ClairePowell@cityoflewisville.com>

Message submitted from the City of Lewisville, TX website

Site Visitor Name: Vivek Chhabria

Site Visitor Email: [REDACTED]

Hello Claire,

I hope this message finds you well. I am a resident at Lady Tessala Ave and I am writing to express my serious concerns regarding the proposed zoning change that would allow the construction of 2,300 new apartments in our community.

Public Health & Safety:

The sudden influx of a large population in a relatively small area could strain our existing infrastructure, including roads, emergency services, and utilities. Without a clear plan to manage this increased traffic load, our community could face severe disruption to daily commute and overall mobility

Environmental Concerns:

The proposed reduction in green space could have long-term negative effects on the environment and the overall quality of life in our area. The scale of the proposed development could fundamentally alter the character of our community. The addition of 2,300 apartments would likely lead to overcrowding in local schools, parks, and other public facilities, diminishing the quality of life for existing residents.

School Capacity

The potential strain on our local schools is another significant concern. Overcrowded classrooms and overextended resources could negatively affect the educational experience for all students, leading to a decline in academic outcomes.

Impact on Home Equity

The construction of such a large number of apartments could depress property values in the surrounding area. Many homeowners have invested significant resources into their properties, and a decline in home equity could have serious financial consequences for them.

Given these concerns, I respectfully urge you to table the proposed zoning changes until the builder can return with a more thoughtful proposal that addresses the issues outlined above. Thank you for your attention to this matter. I trust that you will consider the long-term implications of this proposal on our community's health, safety, and overall quality of life.

Sincerely,

Vivek Chhabria

817 Lady Tessala Ave