

July 16, 2024
Planning Services Division
City of Lewisville
151 W Church Street
Lewisville, TX 75057

**RE: Bright Town Homes – Planned Development Application
McAdams Job Number BRL23003**

Mr. Jonathon Beckham:

Please accept this letter, on behalf of Bright Realty, as an explanation for the request to update approximately 54.021 acres of the Castle Hills Planned Development. This project is located within the City of Lewisville, more specifically on the north side of Lady Tessala and just south of Windhaven Pkwy and an approximately 3 acre tract south of Parker Rd. The Planned Development Ordinance numbers that we are planning to amend are 0428-22-ZON Castle Hills PD and 0549-23-ZON The Realm Subdistrict.

SITE CHARACTERISTICS

The property is 54.021 acres of a multifamily and town home residential development. The proposed development will have approximately 87 attached single-family lots and approximately 2,398 multifamily units. This property is located within the Realm District of Castle Hills. It will assimilate well with its surrounding uses, because the south and east of the property is detached single family lots and the north and west are multifamily buildings.

The purpose of this development is to allow for a more residential housing in prime areas in Lewisville. This area is surrounded by single family and multifamily living, elementary schools, amenities such as trails in the floodplain, and retail. It is critical location for diverse residential to be located. At annexation the remaining MF units within the limits of the cap was 2,996. Per the existing concept plan, all 2,996 MF units were to be constructed within this 50-acre development. After recent land planning exercises, Bright has decided to construct 300 +- units on another tract of land currently zoned MF3 to the North of this 50-acre development. This reduces the allowable MF units in this area due to the multi-family cap per the existing PD zoning thus freeing up acreage to provide another single-family neighborhood choice for the residents of Lewisville.

This property is currently zoned Multi-Family 3 within The Realm Subdistrict zoning ordinance. The intention for this rezoning is to keep MF-3 and add Townhouse 2 from The Realm Subdistrict. The properties to the direct west and north are also zoned MF-3. The property to the east is zoned Townhouse 2, and the property to the south is zoned a Estate Town House.

PROJECT DESCRIPTION

With this amendment we are proposing to deliver a development that not only meets the previous PD's and the City of Lewisville's Codes and Ordinances, but also diversifies and enhances the housing options in the City of Lewisville.

The amended concept plan that has been submitted for review shows two different land uses. The first being Multifamily-3 and the second being Townhouse-2, both zones are established within The Realm Subdistrict PD.

The impact to transportation should be minimal as all major roadways for this development are already constructed for the build out of this property. The roadways surrounding the development were planned and constructed with this property being developed as MF-3. There are internal streets to help have less congestion on Lady Tessala. All water, sewer, and drainage will follow The City of Lewisville's regulations.

ZONING

We are requesting to amend the Planned Development for Castle Hills, the amendments can be found in the draft of the Castle Hills PD.

CONCLUSION

This PD will serve as a regulatory document to guide the development of these town homes. The base zoning of this PD shall be MF-3 and TH-2, as further defined in the Castle Hills and The Realm Subdistrict PD. Any conflicts between the City of Lewisville and this PD, the PD shall prevail.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,



Patricia Fant, AICP
Planning + Entitlements