



April 28, 2023

Mr. Richard Luedke  
Director of Planning  
City of Lewisville  
151 W. Church Street  
Lewisville, TX 75057

Dear Richard,

We thank you for considering the live work amendment to the Realm PD. We believe these proposed changes will effectively allow collaboration between the municipality and developer to create a more livable, more flexible, and a more comprehensive flow between commercial and multi-family space. Allowing for live-work units on the ground floor will help foster a true live, work, and, hopefully, play environment. With the move to more work from home lifestyles, this proposed change helps breed the next generation of live-work. We also believe the ability to discern between areas that need commercial space and areas that would be better suited for back of house, ground floor units, or garage entries is a meaningful move towards creating a better flowing, more walkable, more enjoyable environment. Poorly placed retail which leads to vacant retail makes a mixed use environment feel tired or lifeless while allowing for utility in work space and other effective use of out of the way space helps weave the needs of a mixed use center in a much more organic way. We, as a long-time developer of Castle Hills and longtime partner of the City of Lewisville, believe this will continue to deliver quality to and build value for Castle Hills and Lewisville. Please feel free to contact me should you have any questions.

All the best,

A handwritten signature in blue ink, appearing to read "ES Stanley".

Eric D, Stanley  
President & COO