

January 28, 2024
Planning Services Division
City of Lewisville
151 W Church Street
Lewisville, TX 75057

RE: Realm Subdistrict Concept Plan amendment for 7.460 Acres at southwest corner of Windhaven Parkway and Lady Tessala Ave

Mr. Jonathon Beckham:

Please accept this letter, on behalf of Bright Realty, as a request to amend the Realm Subdistrict Concept plan (Exhibit 5B) within the overall Castle Hills Development District for the 7.460 acre property at the southwest corner of Windhaven Parkway and Lady Tessala Ave.

SITE CHARACTERISTICS

The property is 7.460 acres and will be a multifamily development. This property is located within the Realm District of Castle Hills. It will assimilate well with its surrounding uses, just south of the property there is detached single family lots and north, east and west are multifamily buildings.

PROJECT DESCRIPTION

The current Realm Subdistrict Concept Plan anticipated the subject site to develop with multifamily uses in a 4-story format with surface parking. The proposed, amended Realm Subdistrict Concept Plan indicates the subject site to develop with multifamily uses in a 5-story format with resident parking within a concealed, multi-story garage. This adjustment allows the future multifamily project to match the height of the neighboring, existing multifamily project directly to the west for a consistent frontage along Windhaven Parkway.

The underlying zoning of MF-3 remains unchanged and was apart of the initial Castle Hills PD. When the PD was approved the initial count for MF units was considered when looking at traffic, police, and surrounding school site. All water, sewer, and drainage will follow The City of Lewisville's regulations and any regulations that are not outlined within the PD will meet the City of Lewisville Codes and Ordinances.

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

Sincerely,

Marisa Brewer
Planning + Entitlements