

**FORWARD BUILDER, LLC  
PO BOX 116902;  
CARROLLTON, TX 75011**

Date: November 1, 2025

**City of Lewisville Planning & Zoning Department**  
151 W. Church Street  
Lewisville, TX 75057

**Subject:** Request for Variance to Allow 40-Foot Roof Height

Dear Members of the Planning & Zoning Commission,

I am writing to formally request a variance from the city ordinance limiting residential roof heights to 35 feet. We are seeking approval to construct a new home with a 40-foot roof pitch at 1124 Long Isles Ln; Lewisville, TX 75056.

The proposed design has been carefully planned and approved by Castle Hills Residential Architecture Review Committee (ARC) to maintain the character and aesthetic integrity of the neighborhood. In fact, we have previously built three homes within the same area featuring a 40-foot roof height. These homes have been well-received by the community and are consistent with the surrounding architectural styles.

The three previously built homes are:  
1112 Long Isles Ln; Lewisville, TX 75056  
1116 Long Isles Ln; Lewisville, TX 75056  
1120 Long Isles Ln; Lewisville, TX 75056

The additional roof height is necessary to achieve the desired architectural proportion and to accommodate the home's design elements without compromising structural integrity or visual harmony. We believe this variance aligns with the intent of the city's zoning ordinance and contributes positively to the neighborhood's visual appeal and property values.

We respectfully request the city's consideration and approval of this variance. Please let us know if additional documentation, plans, or a meeting with the zoning board is required to move forward.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,

Signed by:  


4C715E3607D740E...

**Rafael Cachutt,**  
Manager

11/3/2025