

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Michele Berry, AICP

DATE: April 15, 2025

SUBJECT: **Public Hearing: Consideration of a Zone Change Request Amending Ordinance No. 0428-22-Zon to Amend the Planned Development Concept Plan set Forth in Exhibit 5B (the Realm Subdistrict Concept Plan), For 7.46 Acres Located on the Southwest Corner of the Intersection of Windhaven Parkway and Lady Tessala Avenue, Zoned Planned Development Multifamily 3 (PD-MF3), Legally Described as Discovery at the Realm Addition Phase 2, Block A, Lot 2, as Request by McAdams on Behalf of Brecco Land CH LLC, the Property Owner. (Case No. 25-01-2-PZ)**

BACKGROUND:

On January 3, 2022, the City Council adopted the Castle Hills Planned Development (PD) District, Ordinance No. 0428-22-ZON, which incorporated all provisions of the Castle Hills Development Agreement along with the variances to the agreement approved since 1996. The PD was adopted to ensure that zoning in Castle Hills was tailored to match existing development, and that future development is compatible and consistent with existing development. Previous concept plan amendments to the PD were approved by the City Council on January 9, 2023 (Ordinance No. 0520-23-ZON) and November 4, 2024 (Ordinance No. 0709-24-ZON).

The current request amends the concept plan to allow a multifamily development with a structured parking garage in-lieu of a multifamily facility with surface parking. The unit would count towards the multifamily cap established in the Castle Hills Planned Development Ordinance. The request does not propose any changes to the base zoning district.

ANALYSIS:

Concept Plan Amendments

The Lewisville zoning ordinance that existed when the Castle Hills PD was established required a concept plan to be attached to a planned development district. Like in all planned development districts in Lewisville, the concept controls development, but can always be amended. Since the Castle Hills developer did not have a final plan for many of the undeveloped parcels within The Realm Subdistrict and since the need to move different components around was highly likely on these parcels, greater flexibility was built into The Realm Subdistrict with regard to the concept plan amendment processes. A process was provided that allowed staff to approve minor

modifications to the concept plan. Major modifications to the concept plan would need to be amended like all other PDs in the City of Lewisville - with a zoning amendment plus public hearings before approval. According to Section V.C.2. of the PD, a major modification includes the addition or removal of buildings and changes to site circulation patterns that impact connectivity within the site and to surrounding development. The Planning Director determines if a proposed modification is a major or a minor modification. The Planning Director determined that the proposed changes constitute a major modification because the proposed project reduced the number of buildings and added a garage that impact connectivity within the site and to surrounding development.

The concept plan for the southern sub-area of The Realm Subdistrict is being amended in its entirety per Ordinance No. 0428-22-ZON and notices were sent out accordingly. Please note, however, the changes only impact 7.64 acres. Many of the attached exhibits show only the areas proposed for changes for better clarity though the entire concept plan with amendments is also provided.

Summary

The proposed base district zone remains the same and the format of the proposed multifamily development is revised to provide consistency with other multifamily development in the general area.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the proposed zoning change concept plan amendment as set forth in the caption above.