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Lewisville, TX 75056
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CADG25003

August 19, 2025

City of Lewisville

151 W. Church St
Lewisville, Texas 75057
P: 972.219.3405

RE: Lakeside Crossing – Narrative for PD Application

Please accept this letter, on behalf of Centurion American, as an explanation of the proposed Planned Development (PD) Application. We are amending the current Lakeside Crossing PD in two districts consisting of approximately 16.602 acres. Those districts are the Urban Living District and the Mixed-Use District lots. The Townhome District is currently under construction and all proposed streets and utilities have been installed.

PROJECT DESCRIPTION

There will be a mixture of uses within the Lakeside Crossing Planned Development. These uses may include, but not may not be limited to multifamily, townhomes, restaurants, and retail. The commercial uses will primarily be located in the Mixed-Use Core which is the easternmost segment enjoying the highway frontage. Activated open space with uses fronting, warm colors, scenic landscaping, and the unique urban scheme will draw attention to this City Gateway. Many of the townhomes will also be fronting onto open space, which is a desired product and will be unique within the City of Lewisville.

The blending of residential and commercial uses is intended to generate activity within the Lakeside Crossing Planned Development. The residential districts will be connected with the pedestrian network to promote walkability, both the Townhome and Multifamily land-use alike. Design of the residential buildings will create a consistent edge along the streets that promotes walkability and pedestrian comfort on the streetscape.

This PD will serve as a regulatory document to guide the development of Lakeside Crossing. This will help foster interaction with the public realm. Strong emphasis in streetscape design for the pedestrian is vital for this development. In the case of any conflicts between all Ordinances of the City of Lewisville, including the General Development Ordinance and Zoning Ordinance, and this PD, this PD shall prevail.



The purpose of this PD is to create a place where people will Work, Live, and Play while being a part of a larger, connected inner hub with more employment, entertainment, shopping, eating and living options.

Sincerely,

MCADAMS

A handwritten signature in dark ink, appearing to read "Hannah Haber". The signature is fluid and cursive, with the first name "Hannah" written in a larger, more prominent script than the last name "Haber".

Hannah Haber
Planning + Entitlements