

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: November 18, 2025

SUBJECT: **Public Hearing: Consideration of a Zone Change From Planned Development - Mixed Use District (PD-MU) to Planned Development - Mixed Use District (PD-MU) With an Amended Concept Plan and Standards; on an Approximately 35.694-Acre Tract of Land Legally Described as Lakeside Crossing Lots 1-5 & 6X Block A, Lots 1-7 & 8X Block B, Lots 1-21 & 22X-23X Block C, Lots 1-23 Block D, Lots 1-2 Block E, Lots 1-8 & 9X Block F, Lots 1-8 & 9X Block G, Lots 1-8 & 9X Block H, Lots 1-6 & 7X Block I, Lots 1-3 & 4X Block J, Lots 1-18 & 19X-21X Block K, Lots 1-22 & 23X-24X Block L, Lots 1-19 & 20X-21X Block M, Lots 1X Block N, Lots 1-23 & 24X Block O, Lot 1 Block P, Lot 1X Block Q, Lots 1-30 & 31X-32X Block R & Lot 1X Block S; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Hannah Haber, McAdams, on Behalf of Mehrdad Moayedi, MM Fronterra LLC, and WBWT LS FRONTERRA LLC the Property Owner. (Case No. 25-08-4-PZ).**

BACKGROUND

A planned development for this site known as “Fronterra” was approved by the City Council on April 19, 2021. This planned development was revised and renamed “Lakeside Crossing” on December 20, 2021. Lakeside Crossing is a proposed mixed-use development within the Northern Gateway Plan area, in the Core Subdistrict of the IH-35E Corridor Overlay District and in an area identified as an Identity Focal Point in the Lewisville 2025 Plan Update. Staff has been working with private developers since March 2018 on a plan for mixed use development of the site. An existing overhead transmission line, a 50-foot-wide Atmos gas easement and ground water contamination from off-site sources constrain development of the property.

The planned development has been revised twice since its initial adoption: once in December of 2021 as mentioned above, and once in October of 2022 to allow a variable setback for the townhomes facing McGee Lane and to relocate the dog park amenity. The applicant is requesting amendments to the Urban Living District and Mixed-Use District.

The following distinct changes are proposed:

- Allowing up to 10,000 square feet of the Mixed Use District to be built as retail ready, but used for residential
- Reducing the Multi-Family in the Urban Living District from 794 Units to 680 Units, updating the concept plan

- Adding a new section in the Planned Development to allow Staff Approval of Minor Amendments

ANALYSIS

The applicant is proposing to create a planned development compatible with IH-35E Overlay regulations.

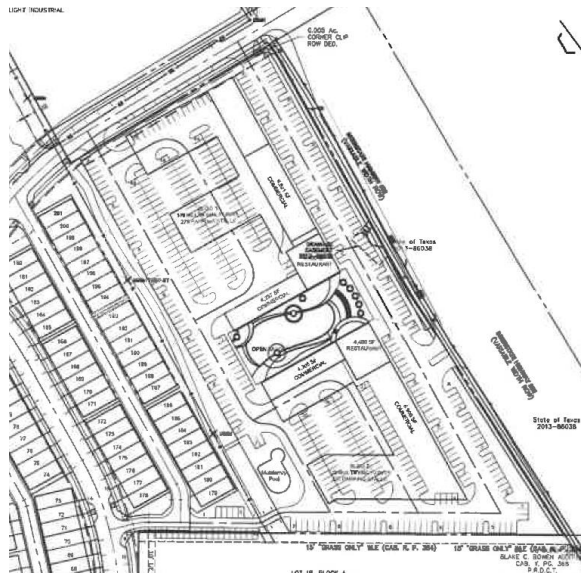
The proposed planned development has a base zoning of Mixed Use (MU). The property is adjacent to and north of McDonald's, QuikTrip, Zone Action Park and a small commercial center on Justin Road (FM 407). To the west, across McGee Lane are single family homes within the Verona Addition. This Planned Development zoning ensures that the development will be consistent with adopted plans and compatible with the surrounding properties by transitioning from higher density mixed use buildings along IH-35E to townhomes along McGee Lane. Three subdistricts were created within the PD for this transition: the Mixed Use Subdistrict, which is adjacent to IH-35E, the Urban Living Subdistrict, which is central to the property and the Townhome Subdistrict, which is along the southwestern and western portion of the property. This PD amendment is not making changes to the Townhome Subdistrict.

Mixed Use Subdistrict

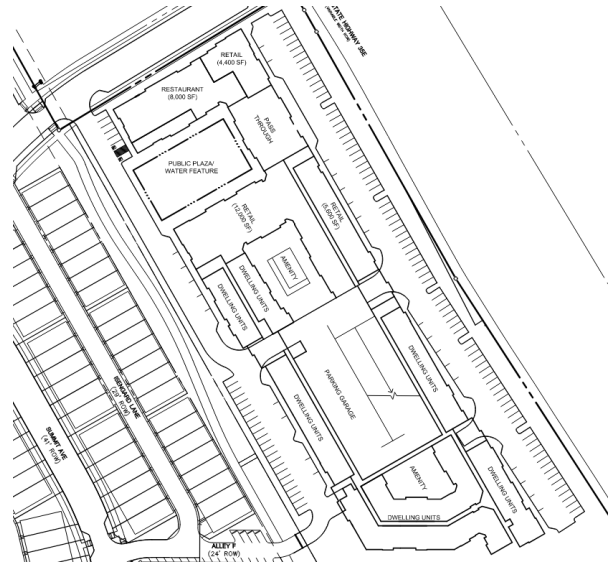
The land along IH-35E is proposed to have ground floor retail with residential above. In total, 30,000 square feet of commercial space is provided on the concept plan, 8,000 of which will be specifically reserved for restaurant spaces. The ground floor commercial is centered around a 0.25-acre publicly accessible but privately maintained open space that contains a large water feature, likely a pond. Residents will be able to access the pond area through the pedestrian trails and sidewalks in the development to congregate and recreate. In addition, the intent is that adjacent restaurants will benefit from the pond and patio by being able to offer outdoor dining.

Architecture of the Mixed Use Subdistrict is conceptual at this time but will incorporate a minimum of 70% stone or brick. The standards require 80% stone or brick but can be reduced to 70% if stucco is used for at least 25% of the elevation. This will allow a bit more flexibility in the final design of the buildings.

The design of this district switched from podium-style development with parking beneath the building to a more traditional wrap with multifamily units wrapped around a parking garage.



Original Layout



Proposed Layout

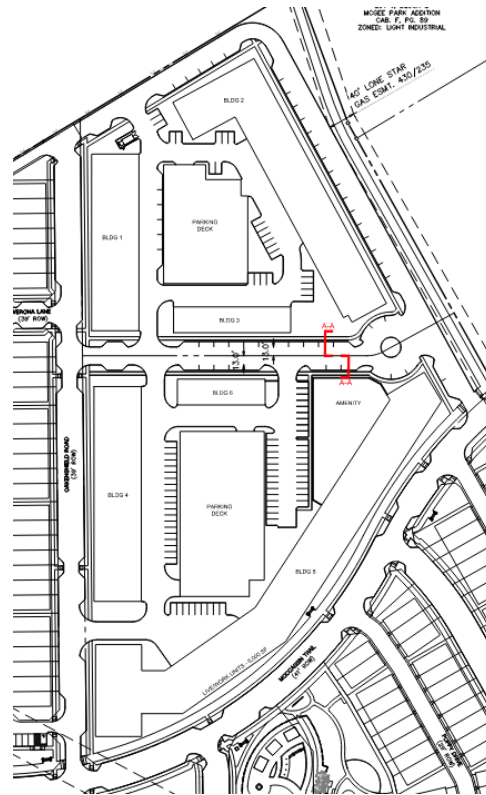
The applicant is proposing to amend this subdistrict to allow 10,000 square feet of the commercial space to be built for retail ready. Retail ready is a designation that is required in Lewisville's Old Town for all multi-family uses located adjacent to certain streets. This will allow flexibility for the ground floor space to adapt to market changes in an economical manner. Some even provide a value-add for residential units. The same requirements of retail ready used in Old Town have been added to this Planned Development, including twelve foot ceiling heights, increased fire safety and accessibility standards, and architectural requirements to allow for future commercial signage.

Urban Living Subdistrict

This original district included two buildings with structured parking garages. The applicant is proposing to reduce the total unit count to allow for a nonconnected building structure relying on an increase in surface parking. The parking minimum has also been increased from 1.45 a unit to 1.6 a unit.



Original Layout



Proposed Layout

The Architectural requirements have not been altered in this PD amendment and will have a minimum of 60% brick and stone.

Concept Plan Amendments

The Unified Development Code identifies minor and major amendments, allowing the Planning Director to approve any amendment designated as a minor amendment. The applicant has proposed a new section of the Planned Development Standards to expand the minor amendments to be less restrictive:

Proposed Changes	Currently Allowed
Decrease in the number of dwelling units.	N/A
Building footprints may shift and building square feet may be adjusted during site plan approval provided that building square footage does not increase more than 20%.	Adjustments such as, but not limited to, changes in building location of approximately ten (10) feet or less in any direction based on final engineering, that do not significantly change the orientation or arrangement of buildings, increase the number of buildings, or change the use of building space if designated on the approved concept plan or engineering site plan.
Subdistricts may be individually amended as requested by property owners within that specific subdistrict, without requiring authorization from other subdistricts.	All property owners in the Planned Development must be authorize amendments
Other changes as determined by City staff or designee.	N/A

These changes will allow flexibility when amendments are necessary and highly reduce the development timeframe of the existing system.

Summary

The purpose of the Planned Development zoning district is to accommodate innovative design concepts and provide flexibility in order to achieve a more desirable development. The proposed development offers community features including open space lots, street trees, pedestrian access to commercial areas, mixture of uses and enhanced design. The modifications to the concept plan, Mixed-Use Subdistrict, Urban Living Subdistrict and Concept Plan Amendments allow the Planned Development to evolve while still staying consistent with it's original vision.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval the ordinance and as set forth in the caption above.