

Castle Hills Planned Development Concept Plan Amendment for The Realm Subdistrict

Staff Presentation to the
Lewisville City Council
June 2, 2025

Significant Historical Events

- ▶ 1996 - Castle Hills agreement approved
 - ▶ Base zoning designations established, including General Business Two Zoning Designation
 - ▶ Zoning Designations assigned at time of final plat of individual sites in alignment with limitations established for various land uses in master agreement
- ▶ May 2014 - Development Regulations regarding The Realm approved
 - ▶ Boundaries of The Realm established, including subject site
 - ▶ Mixed use development with multi-family units above ground-floor commercial uses allowed by right in all commercial zoning designations within The Realm
- ▶ November 15, 2021 - Castle Hills Annexed into the City of Lewisville
 - ▶ State law required approval of permanent zoning within 60 days of annexation
- ▶ January 3, 2022 - Castle Hill Planned Development (PD) Zoning approved
 - ▶ Three subdistricts established
 - ▶ Base zoning districts established

Castle Hills PD

- ▶ Purpose of PD was to reflect the original development regulations and land use limitations established in the 1996 Castle Hills Agreement
- ▶ Three subdistricts established
 - ▶ Castle Hills Primary - covers all single-family residential, townhouse, early garden-style multi-family development along Windhaven Parkway, and golf course developments
 - ▶ The Realm - contains the regulations adopted in 2014
 - ▶ Crown Centre - contains regulations for urban, mixed-use environment envisioned for area west of Sam Rayborn Tollway adopted in 2020
- ▶ Base zoning districts established for all properties within Castle Hills
 - ▶ All base districts reflect regulations from original 1996 agreement

The Realm Subdistrict

- ▶ Associated concept plan only illustrates building footprint locations and site circulation
- ▶ Concept plan amendment process established
 - ▶ Minor modifications may be approved by the Planning Director such as changes in the location of buildings, changes to the size of building footprints, and minor changes to the site circulation pattern that do not impact the site or surrounding development
 - ▶ Major modifications such as the addition or removal of buildings and changes to the site circulation pattern that impacts connectivity within the site and to surrounding development shall be amended through the rezoning process
- ▶ Several undeveloped areas remained blank due to uncertainty of future development details
- ▶ Concept plan amendments for blank areas approved by Planning Director

The Realm Subdistrict Boundaries

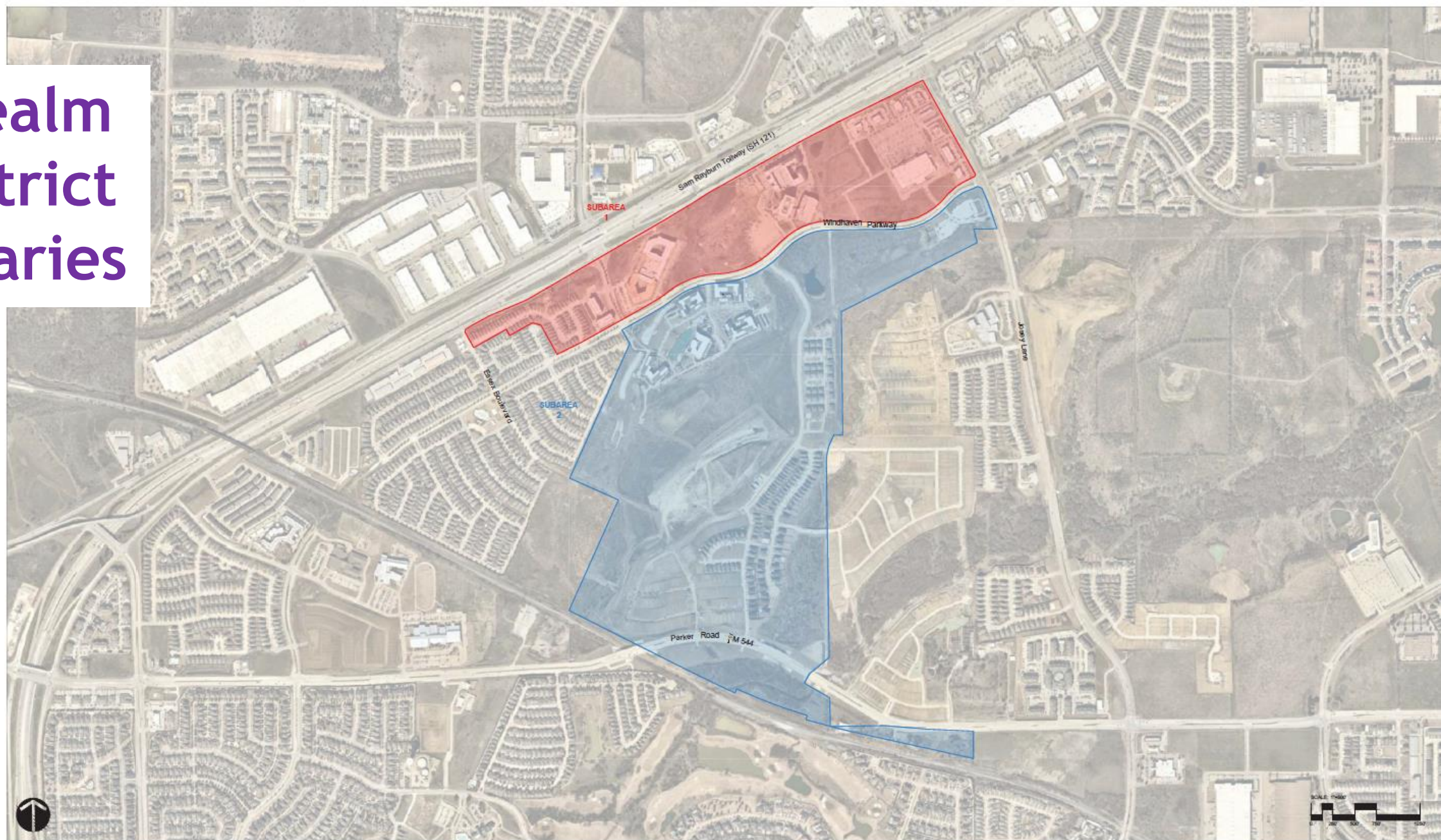
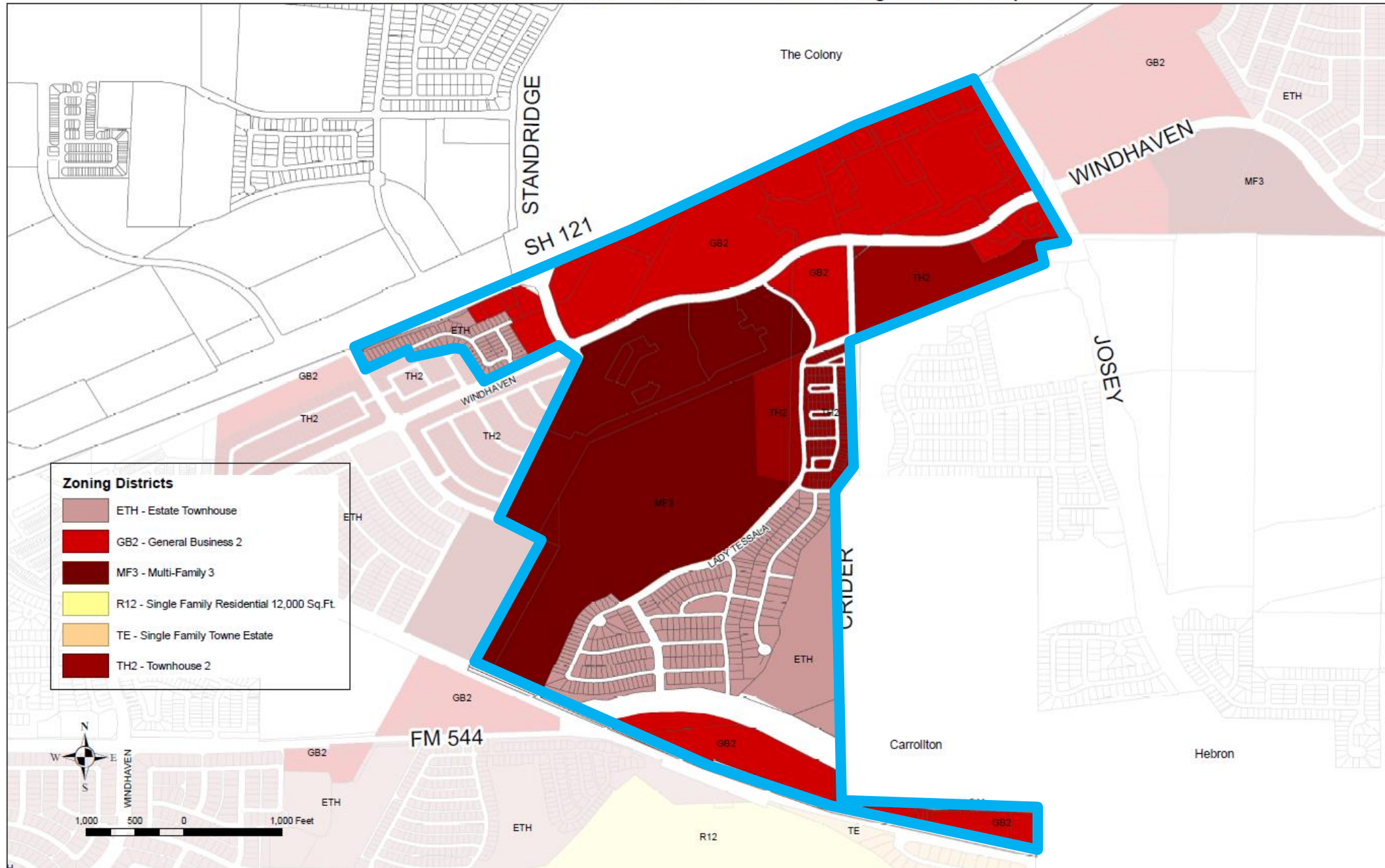


Exhibit 5C - The Realm Subdistrict Base Zoning District Map



General Business Two District

► Setbacks

- No front, side, or rear yard is required.

► Height

- Maximum building height shall be limited to Federal Aviation Administration (FAA) regulations due to proximity to area airports. On a lot adjacent to a residential district, no building shall exceed 45 feet in height, except that said height may be increased up to the maximum of 12 stories or 180 feet in height at the rate of 2 feet of additional height for each 1 foot of additional setback from required yard lines. In no event, however, shall the portion of a building located within 150 feet of any property zoned for residential purposes exceed the height allowed in that residential zoning district.

► Allowed Uses

- Bakery, building material sales, business school, day nursery, medical clinic, carpentry or plumbing shop, creamery, grocery stores, restaurants, hotels, office buildings, retail stores, veterinary or animal hospital, bowling alley or indoor commercial amusement, church worship facilities, brewery, distillery, winery
- Dwelling units of 700 square foot minimum size when located over a retail, restaurant, or similar use on the first floor.

The Football Tract

- ▶ Original concept plan adopted with PD illustrated eight lots fronting on a small circular entrance and backing to the railroad
- ▶ No buildings were illustrated
- ▶ Proposed amendment illustrates one single building of 14,631 square feet situated closer to Parker Road (FM 544) with site circulation circling around the proposed building
- ▶ Site circulation change is considered a major modification to the concept plan and requires approval through zone change process
- ▶ 80-foot to 120-foot electric utility easement identified on the final plat approved in June 2022 further constrains building location options on the site
- ▶ Final Plat was approved by P&Z in June 2022, replatted April 2023 and associated infrastructure (water and sewer) was sized to serve a potential mixed-use development on the site.
- ▶ **The uses within the proposed building and the height of the proposed building are NOT elements under consideration with this proposed concept plan amendment**

The Football Tract

Current Concept



Proposed Concept



(Site Circulation in Blue on Both Illustrations)

Drone view facing North from 47.5 feet
above proposed building footprint



Drone view facing South from 47.5 feet
above proposed building footprint



Drone view facing Southwest from 47.5 feet above proposed building footprint



QUESTIONS?