

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, FAICP, Planning Director

DATE: July 20, 2026

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 7.082 Acres of Land, out of the S.M. Hayden Survey, Abstract Number 537 and Including Hurst Industrial Park Addition, Block A, Lot 1; Located at 1918 and 1926-1954 East State Highway 121 Business; From Light Industrial (LI) District Zoning to Planned Development Multi-Family-Three (PD-MF-3) District Zoning; Correcting the Official Zoning Map and List of Planned Development Districts; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; as Requested by ZoneDev, the Applicant, on Behalf of CP Lewisville MF, LLC. and Joey & Daphne D Hurst, the Property Owners (26-04-3-PZ).**

BACKGROUND

The Planned Development (PD) district is intended to accommodate innovative forms of development by tailoring regulations to better accomplish the City's adopted plans for development, redevelopment and revitalization. A planned development district should mitigate the impacts of development upon the environment, traffic, public services and facilities, and adjacent and area land uses, and protect and enhance the aesthetic and visual quality of the City.

In 2023, Chaparral Partners acquired two automotive salvage yards located west of the subject site at 1910 and 1914 East State Highway 121 Business, successfully redeveloping the properties into a multifamily community. Building on the success of that project, the applicant is now seeking a similar redevelopment for the properties located at 1918 and 1926–1954 East State Highway 121 Business. This subject site sits directly east of the previous multifamily development and includes similar industrial/salvage/automotive uses. The Planning and Zoning Commission recommended unanimous approval (6-0) on June 23, 2026.

ANALYSIS

The Lewisville 2025 Vision Plan designates this area as “Diverse and Thriving Neighborhoods.” Rezoning this area to a Planned Development – Multi-Family Three meets the intent of the plan.

A high-density residential project is the most appropriate form of a diverse and thriving neighborhood due to its proximity to State Highway 121 Business and other multi-family developments.

Layout

The layout includes the following elements:

- Three four-story buildings built in one phase
- 265 residential units
- Live/Work units on the ground floor of the building facing Business SH121
- Surface parking with tuck under garages
- Gated access off State Highway 121 Business and Midway Road, with an ungated parking lot located off State Highway 121 Business

Architecture

The applicant is providing a balcony architecture style multifamily building. The architecture standards proposed with the planned development are as follows:

- 50% brick façade on all front elevations
- 20% brick façade on the remaining elevations

Amenities

The following amenities are provided in this development:

- Interior clubhouse
- Dog Run and wash station
- Swimming pool
- Grills

Open Space

Several open spaces are proposed in multiple locations within the site. A courtyard on the south side of the building facing SH 121 Business includes a swimming pool, grilling area, and space for yard games and other recreational activities. A passive open space is located at the northeastern corner of the site east of the driveway connecting to SH 121 Business and will contain enhanced landscaping and pedestrian amenities. A dog run approximately 15 feet by 160 feet is located in the central portion of the development. An additional passive open space is proposed along the eastern boundary north of Midway Road that is approximately 30 feet by 200 feet and that will serve as a pedestrian connection from within the site to the trail along Midway Road.

Utilities

Water lines adjacent to the site are adequate to serve the proposed development. Adjacent sanitary sewer lines have adequate capacity for the proposed development and for ultimate development within the drainage basin. Stormwater will be detained in underground facilities under the parking areas.

Deviations

The applicant is requesting a list of deviations from the base zoning district and alternative standards to the Unified Development Code. These deviations match what was approved with the first phase of CP Midway.

The proposed planned development deviates from the base zoning district as follows:

Standard	MF-3 Standards	Proposed Standards
Density	24 u/ac maximum	38 u/ac maximum
Building Height	45 feet/3 stories	65 feet/4 stories
Building Setbacks	Front, 25 feet Sides 25 feet	25 feet on SH 121/ 15 feet on Midway Road Sides 10 feet

The following alternative standards are requested in conjunction with the planned development:

1. To reduce the landscape strip along State Highway 121 Business from 30 feet to 20 feet

Article VIII.3.4. – Landscaping Standards for Non-Residential and Multi-Family Dwelling Uses

Article VIII.3.4.A. requires a minimum 30-foot-wide landscape strip adjacent to all public streets. This landscape strip must contain a shade tree every 30 feet, an understory tree every 30 feet and a continuous row of shrubs, which would equate to a total of 12 shade trees and 12 understory trees at this location. The applicant is requesting a 20-foot landscape strip along State Highway 121 Business including 47 ornamental trees and a row of screening shrubs. Ornamental trees are proposed due to an overhead electrical line. Staff has no objection to this request as the applicant is providing enhanced elevations along this road while still providing all of the required plantings. This request is consistent with landscape strip width and tree plantings approved for the first phase of this project on the adjacent site to the west.

2. To reduce the landscape strip along Midway Road from 30 feet to 15 feet

Article VIII.3.4. – Landscaping Standards for Non-Residential and Multi-Family Dwelling Uses

Article VIII.3.4.A. requires a minimum 30-foot-wide landscape strip adjacent to all public streets. This landscape strip must contain a shade tree every 30 feet, an understory tree every 30 feet and a continuous row of shrubs, which would equate to a total of 10 canopy trees and 10 understory trees at this location. The applicant is requesting a 15-foot landscape strip along Midway Road including 10 canopy trees and 11 ornamental trees. Staff has no objection to this request as the applicant is providing enhanced elevations along this road while still providing all the required

plantings except the shrub row. This request is consistent with landscape strip width and tree plantings approved for the first phase of this project on the adjacent site to the west.

3. To allow a 1.6 per unit parking rate in lieu of the required 2 per unit parking rate.

Article VIII.1.4. - Parking Requirements by Use

Article VIII.1.4-1 requires two parking spaces for every dwelling unit. The applicant is requesting a parking ratio of 1.6 for every dwelling unit in lieu of the requirement. Staff has no objection to this request as the parking ratio of 1.6 is used in many recent multi-family developments including the first CP Midway Project. Staff has not observed any parking issues at any of the developments that utilized the parking ratio of 1.6.

In conclusion, the proposed development is replacing two salvage yards with a multi-family development, greatly improving the aesthetics and character of the general area. The project is also in alignment with citywide beautification efforts through the removal of the existing salvage yards and storage yards. Past City Councils have made the redevelopment of this site a high priority due to its visibility along a major corridor and proximity to LLELA.

RECOMMENDATION

That the City Council approve the ordinance as set forth in the caption above.