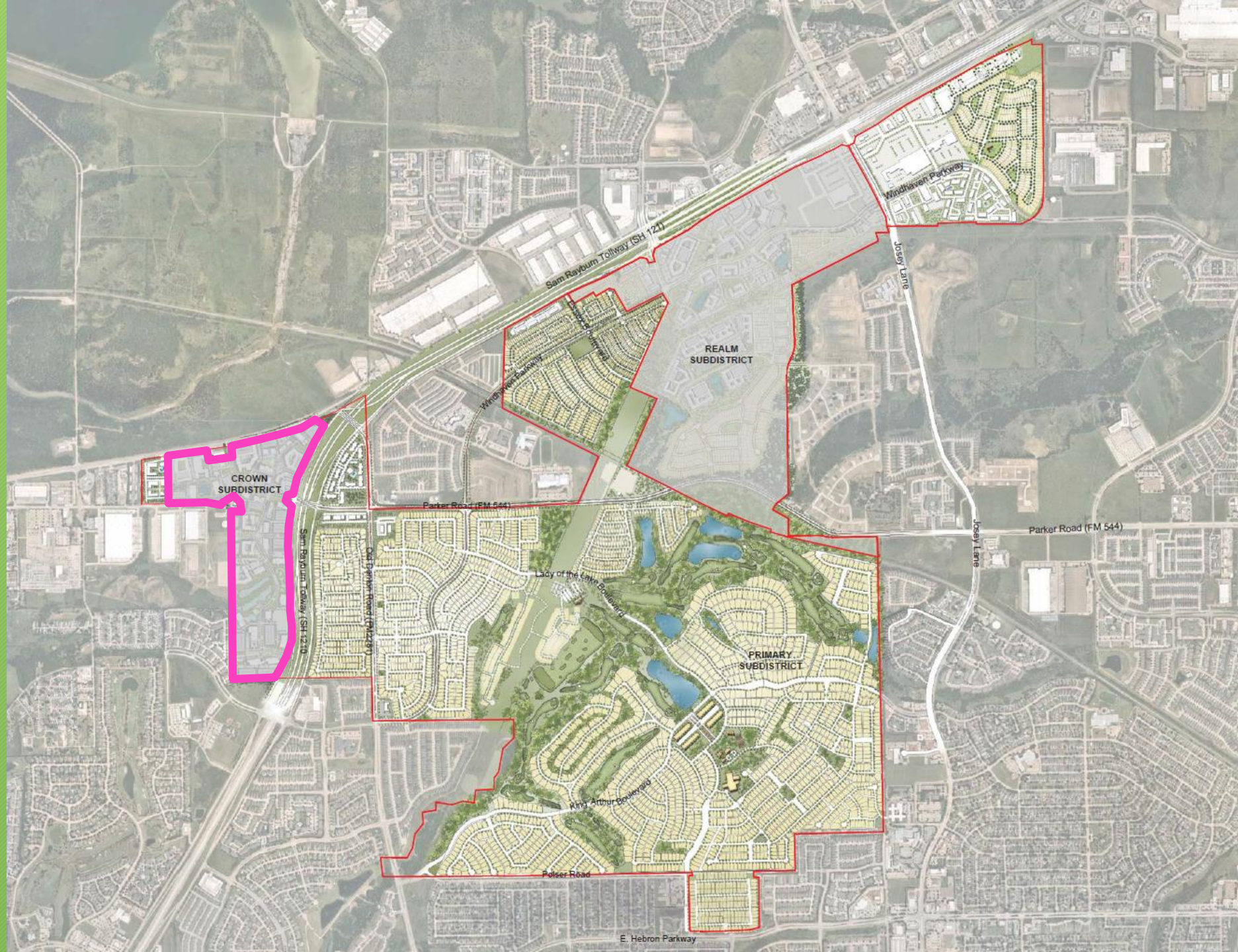


Proposed Crown Centre Planned Development Amendments

Lewisville City Council Presentation
Monday, April 6, 2026

Context of Crown Centre Subdistrict within the Castle Hills Planned Development (PD)



Crown Centre Timeline

- February 17, 2020 - Crown Centre Variance Request to the Castle Hills Agreement adopted by City Council
- January 3, 2022 - Castle Hills Planned Development District Adopted with establishment of three subdistricts, including the Crown Centre Subdistrict
- Tuesday, March 3, 2026, P&Z Public Hearing to consider proposed amendments
- Monday, April 6, 2026, City Council Public Hearing to consider proposed amendments

Two Components of the Proposed Crown Centre PD Amendments

1. Text Amendments to the Crown Centre Subdistrict, which are the key development regulations for the subdistrict (appears as separate agenda item)
2. Amended Exhibits (appears as separate agenda item)
 - Exhibit 4B - Concept Plan
 - Exhibit 4C Framework Plan
 - Exhibit 4D Cross-Sections

Purpose of proposed amendments is to address sharp changes in the office and retail markets since COVID-19 and to aide in the activation of the southern area of Subarea 3

Proposed Text Amendments:

- Added concept plan amendment language from The Realm Subdistrict
- Removed Extended Stay Hotels as uses permitted with SUP from the use table
- Allow unlimited multi-family (MF) units above the 5th floor of building with SUP approval instead of the current 10th floor
- Allow 720 MF units in Subarea 3 for immediate construction
- Beyond the initial construction of 1,320 MF units, allow groups of 300 MF units after completion of additional 75,000 square-feet of non-residential uses instead of after 250,000 square feet of non-residential uses
- Reduced minimum MF height minimum to 4 stories instead of 5 stories
- Added options for primary pedestrian frontages adjacent to parking facilities
- Added specific guidelines for ground floor uses of MF, which was borrowed from The Realm Subdistrict

Current Concept Plan:



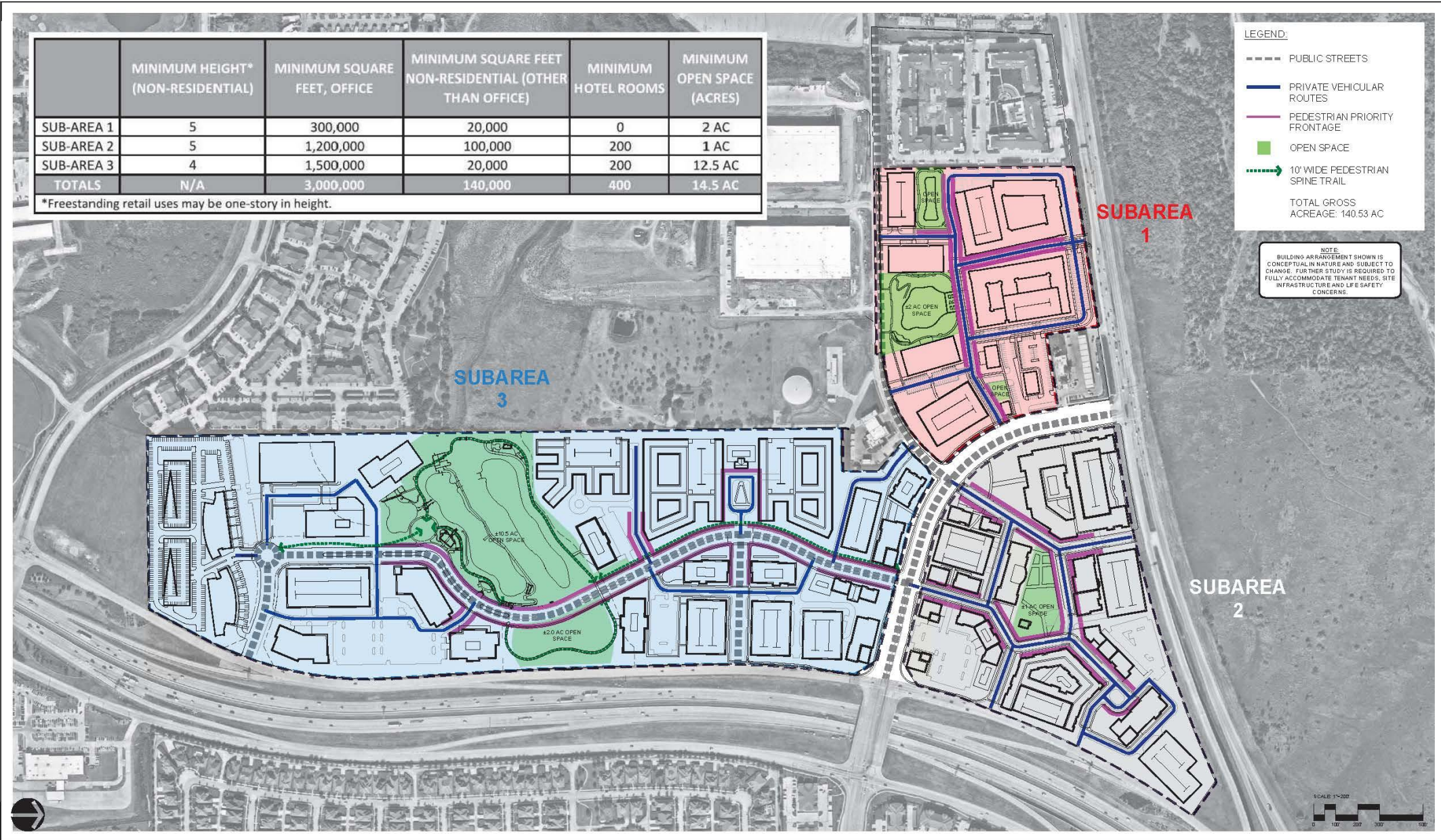
CROWN CENTRE AT CASTLE HILLS • CONCEPT PLAN - EXHIBIT 4B
PN1018328 | 02.11.2020 | BRIGHT REALTY

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Proposed Concept Plan:



Current Framework Plan:



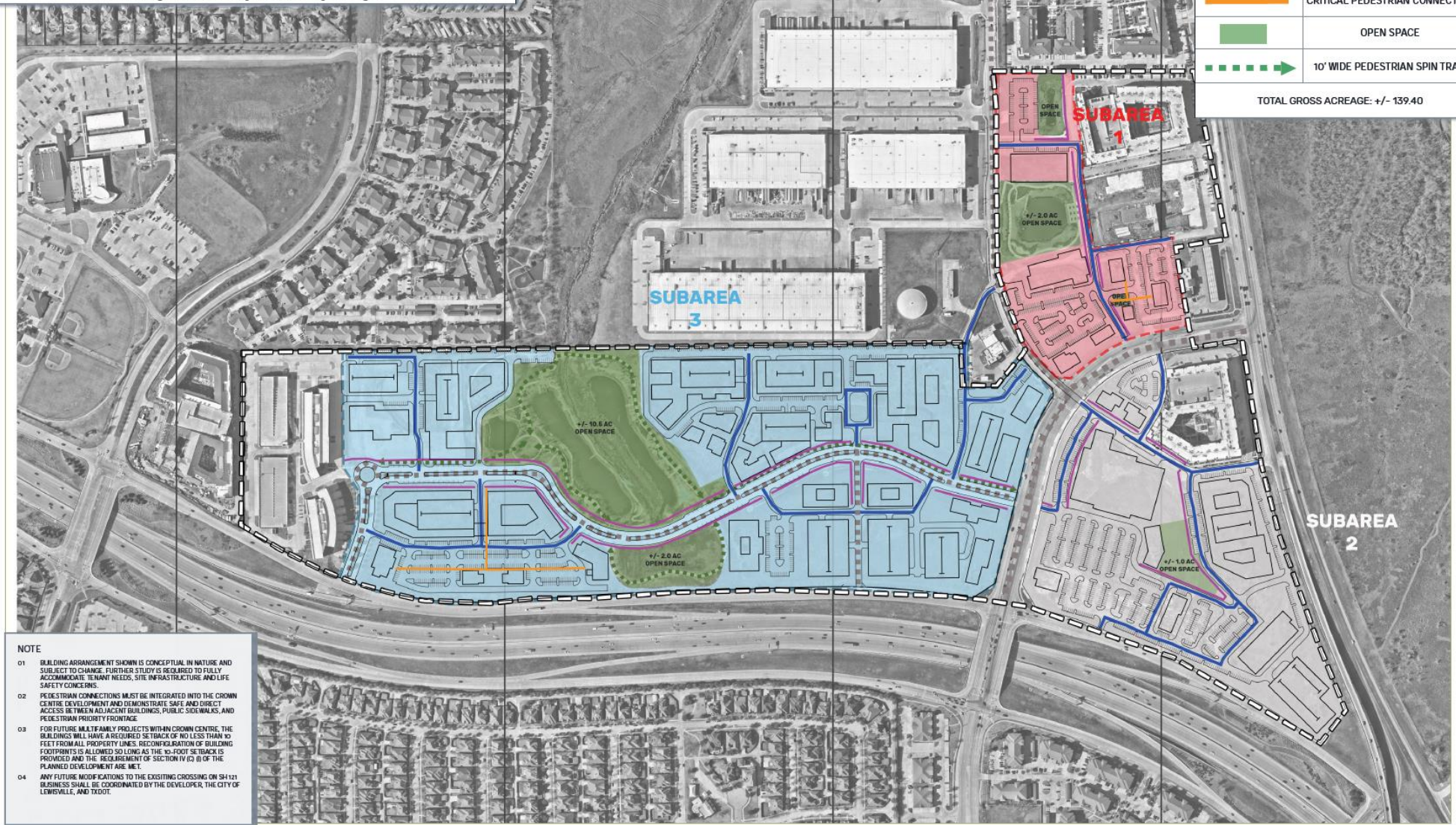
Proposed Framework Plan:

SITE DATA TABLE			
ALREADY CONSTRUCTED NON RESIDENTIAL	APPROXIMATE SQUARE FEET OF PROPOSED NON RESIDENTIAL	MINIMUM HEIGHT* (NON-RESIDENTIAL)	MINIMUM OPEN SPACE (ACRES)
250,000	+/- 750,000	3	15.5 AC

*Freestanding retail uses may be one-story in height.

LEGEND	
	PUBLIC STREETS
	PRIVATE VEHICULAR ROUTES
	PEDESTRIAN PRIORITY FRONTAGE
	CRITICAL PEDESTRIAN CONNECTION
	OPEN SPACE
	10' WIDE PEDESTRIAN SPIN TRAIL

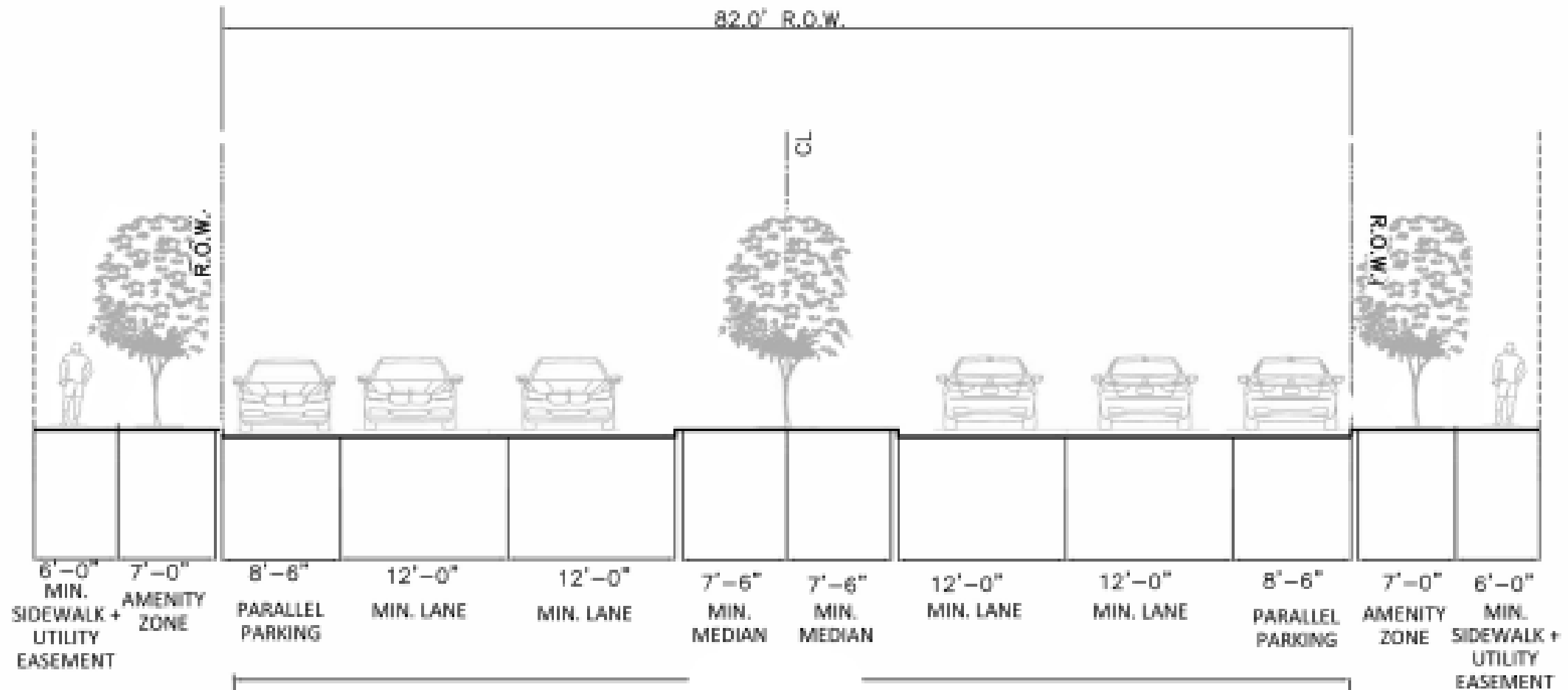
TOTAL GROSS ACREAGE: +/- 139.40



NOTE

- BUILDING ARRANGEMENT SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. FURTHER STUDY IS REQUIRED TO FULLY ACCOMMODATE TENANT NEEDS, SITE INFRASTRUCTURE AND LIFE SAFETY CONCERNS.
- PEDESTRIAN CONNECTIONS MUST BE INTEGRATED INTO THE CROWN CENTRE DEVELOPMENT AND DEMONSTRATE SAFE AND DIRECT ACCESS BETWEEN ADJACENT BUILDINGS, PUBLIC SIDEWALKS, AND PEDESTRIAN PRIORITY FRONTAGE.
- FOR FUTURE MULTIFAMILY PROJECTS WITHIN CROWN CENTRE, THE BUILDINGS WILL HAVE A REQUIRED SETBACK OF NO LESS THAN 10 FEET FROM ALL PROPERTY LINES. RECONFIGURATION OF BUILDING FOOTPRINTS IS ALLOWED SO LONG AS THE 10-FOOT SETBACK IS PROVIDED AND THE REQUIREMENT OF SECTION IV (C) (I) OF THE PLANNED DEVELOPMENT ASSESSMENT IS MET.
- ANY FUTURE MODIFICATIONS TO THE EXISTING CROSSING ON SH 121 BUSINESS SHALL BE COORDINATED BY THE DEVELOPER, THE CITY OF LEWISVILLE, AND TxDOT.

Proposed New Cross Section:



Questions?