

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Michele Berry, AICP, Planning Manager

DATE: April 15, 2025

SUBJECT: **Public Hearing: Consideration of a Zone Change Request Amending Ordinance No. 0428-22-ZON to Amend the Planned Development Concept Plan set Forth in Exhibit 5B The Realm Subdistrict Concept Plan Thereto for 3.459 Acres Located South of the Intersection of Essex Boulevard and Parker Road (FM 544), Legally Described as Castle Hills H3, Lot 2, Block A, as Requested by Patricia Fant, of McAdams, on Behalf of Eric Stanley, of Breco Lands CH LLC, the Property Owner. (Case No. 24-04-2-PZ)**

BACKGROUND:

On January 3, 2022, the City Council adopted the Castle Hills Planned Development (PD) District, Ordinance No. 0428-22-ZON, that incorporated all provisions of the Castle Hills Development Agreement along with the variances to the agreement approved since 1996. The PD was adopted to ensure that zoning in Castle Hills was tailored to match existing development, and that future development is compatible and consistent with existing development. A previous request similar to this was made in 2024. City Council denied (5-0) the previous concept plan amendment for the 3.459-acre area south of Parker Road (FM 544) on August 19, 2024. Since that denial, the applicant has met with the neighborhood and provided some additional information on the development.

ANALYSIS:

Concept Plan Amendments

The Lewisville zoning ordinance that existed when the Castle Hills PD was established required a concept plan be attached to a planned development district. Like in all planned development districts in Lewisville, the concept controls development, but can always be amended. Since the Castle Hills developer did not have a final plan for many of the undeveloped parcels within The Realm Subdistrict and since the need to move different components around was highly likely on these parcels, greater flexibility was built into The Realm Subdistrict with regard to the concept plan amendment processes. A process was provided that allowed staff to approve minor modifications to the concept plan. Major modifications to the concept plan would need to be amended like all other PDs in the City of Lewisville, with a zoning amendment plus public hearings before approval. According to Section V.C.2. of the PD, a major modification includes the addition or removal of buildings and changes to site circulation patterns that impact connectivity within the site and to surrounding development. The Planning Director determines if a proposed modification is a major or a minor modification. The Planning Director determined that the proposed changes constitute a major modification because the proposed project removes

buildings and changes site circulation and traffic patterns that impact connectivity within the site and to surrounding development.

The Concept plan for the southern subarea of The Realm Subdistrict is being amended in its entirety per Ordinance No. 0428-22-ZON and notices were sent out accordingly. Many of the attached exhibits show only the areas proposed for changes for better clarity though the entire concept plan with amendments is also provided. This item pertains only to the area below south of FM 544 (Parker Road).

During the adoption of the original PD, it was uncertain as to what would be built on this property. The concept plan showed eight pad site lots, each containing a commercial building. The site has several development challenges including an odd shape, floodplain, grade, limited access on FM 544, limited visibility, adjacency to railroad right-of-way and utility easements.

The proposed revisions show a single building with ground floor commercial and four stories of multifamily residential above. The building footprint is 14,631 square feet and covers less than 10 percent of the lot area. The proposed height is five stories of just over 60 feet in height to accommodate 61 proposed multifamily housing units. Residential units above commercial uses in The Realm Subdistrict do not count toward the 5,000-unit multifamily cap for the entirety of Castle Hills. In August of 2024, the height of the building as a concern for nearby residents. The applicant has included a sight line analysis to better understand the visual impacts. The proposed building is 350 feet from the nearby single-family structures. Based on the change in use and addition of residential, the developer has committed to installing a traffic signal at FM 544.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the zone change as set forth in the caption above.