

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: December 15, 2025

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 35.694 Acres 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; Lot 1X, Block N; Lots 1-23 & 24X, Block O; Lot 1, Block P; Lot 1X, Block Q; Lots 1-30 & 31X-32X, Block R; and Lot 1X, Block S; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E and the East Side of McGee Lane; From Planned Development Mixed Use (PD-MU) District Zoning to Planned Development Mixed Use (PD-MU) District Zoning; Correcting the Official Zoning map; 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 Hannah Haber, McAdams, on Behalf of Mehrdad Moayedi, MM Fronterra LLC, and WBWT LS Fronterra LLC, the Property Owners (Case No. 25-08-4-PZ).**

BACKGROUND

A planned development (PD) 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 envisioned as a 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. Staff has worked 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 PD has a base zoning of Mixed Use (MU). The property is adjacent to and north of Popeye’s Louisiana Kitchen, QuikTrip, McDonald’s, Spec’s Wines, Spirits and Finer Foods, the former 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 PD 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 districts were created within the PD for this transition: the Mixed-Use District, which is adjacent to IH-35E, the Urban Living District, which is central to the property, and the Townhome District, which is along the southwestern and western portion of the property. The proposed PD amendment is not making changes to the Townhome District.

The PD has been revised twice since its initial adoption: first in December of 2021 as mentioned above, and again in October of 2022 to allow a variable setback for the townhomes facing McGee Lane and to relocate the dog park amenity. The applicant proposes the following distinct changes to the Urban Living and Mixed-Use Districts:

- Allowing up to 10,000 square feet of the Mixed-Use District to be built as retail ready, but initially used for residential (leaving 20,000 square feet of actual retail and restaurant uses)
- Reducing the multi-family count in the Urban Living District from 794 units to 680 units with an updated concept plan
- Adding a new section in the PD to allow staff approval of minor amendments

The Planning and Zoning Commission recommended unanimous approval (6-0) on November 18, 2025.

ANALYSIS

Mixed Use Subdistrict Amendments

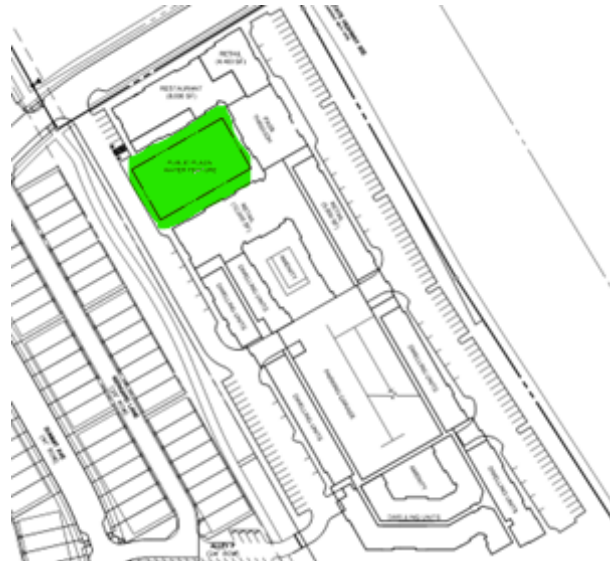
The current PD requires ground floor retail with residential above along the IH-35E frontage. In total, 30,000 square feet of commercial space is provided on the concept plan, 8,000 of which will be specifically reserved for restaurant spaces. The ground floor commercial is centered around a publicly accessible but privately maintained open space that contains a large water feature or 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 District 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 additional 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. The commercial spaces and open space has shifted from the central portion of this area to the northern-most portion to take advantage of the access and exposure along Moccasin Trail. Regional drainage challenges also contributed to this shift in the location of the commercial uses.



Original Layout



Proposed Layout

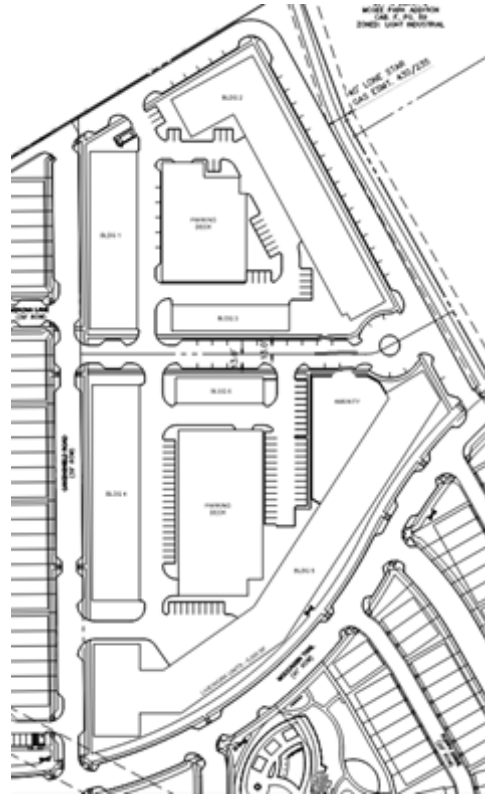
The applicant is proposing to amend this district to allow 10,000 square feet of commercial space to be built for retail ready. Retail ready is a designation that is required in Lewisville's Old Town Design District for all multi-family uses located adjacent to certain streets. This will allow flexibility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

Urban Living District Amendments

This original district included two buildings with structured parking garages directly connected to the multi-family buildings. The applicant is proposing to reduce the total unit count to accommodate a parking deck surrounded by a single aisle of surface parking. The proposed parking deck will still be surrounded by multi-family buildings and will not be visible from the surrounding streets. The parking minimum has also been increased from 1.45 per unit to 1.6 per unit to alleviate potential future parking shortages.



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 is proposing similar language in the PD Standards related to minor amendments as outlined below:

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 authorize amendments.
Other changes as determined by City staff or designee and in alignment with the parameters of major and minor amendments as defined by the Unified Development Code.	N/A

These changes will allow flexibility when amendments are necessary and highly reduce the development timeframe of the various components of the project.

Summary

The purpose of the Planned Development zoning district is to accommodate innovative design concepts and provide flexibility 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 Mixed-Use District, Urban Living District and concept plan allow the PD to evolve while still remaining consistent with the original vision.

CITY STAFF’S RECOMMENDATION:

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