

## MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** March 3, 2026

**SUBJECT:** **Public Hearing: Consideration of an Amendment to Ordinance 0428-22-ZON, Known as the Castle Hills Planned Development, by Amending Section IV, Crown Centre Subdistrict, to Modify the Concept Plan, Framework Plan, and Circulation Cross-Sections; on an Approximately 114.133-Acre Tract of Land out of the Samuel H. Hayden Survey, A-537, the J. E. McWhorter Survey, A-1690, and the B.B.B. And C.R.R. Co. Survey, A-180, Harrison Young Survey, A-1448, With Portions Legally Described as Crown Centre Tract A Phase 1 Addition, Block A, Lots 5x, 6, 7x, and 9; and Crown Centre Tract B Phase I Addition, Block A, Lot 2; Located on the Southwest Corner of State Highway 121 Business and State Highway 121 (Sam Rayburn Tollway) as Requested by Marissa Brewer, McAdams, On Behalf of Bright Realty, the Property Owner (Case No 25-12-5-PZ).**

### **BACKGROUND:**

Crown Centre is a specific area located within Castle Hills that was first brought forth to City Council as a variance package in 2020. It has since been adopted in the Castle Hills Planned Development (PD) as a subdistrict within the overall PD with its own unique set of development standards. It consists of approximately 140 acres located at the southwest corner of SH 121 Business and the SH 121 Frontage Road (Sam Rayburn Tollway) and is bisected by FM 544. Crown Centre, which has three subareas, was originally proposed to provide a pedestrian-oriented, mixed-use urban development environment, with a high concentration of office uses. The office market has shifted since Crown Centre's development layout was originally adopted and, as such, the developer is seeking to amend the associated exhibits to reflect this shift. The applicant is proposing amendments to following Crown Centre Subdistrict exhibits:

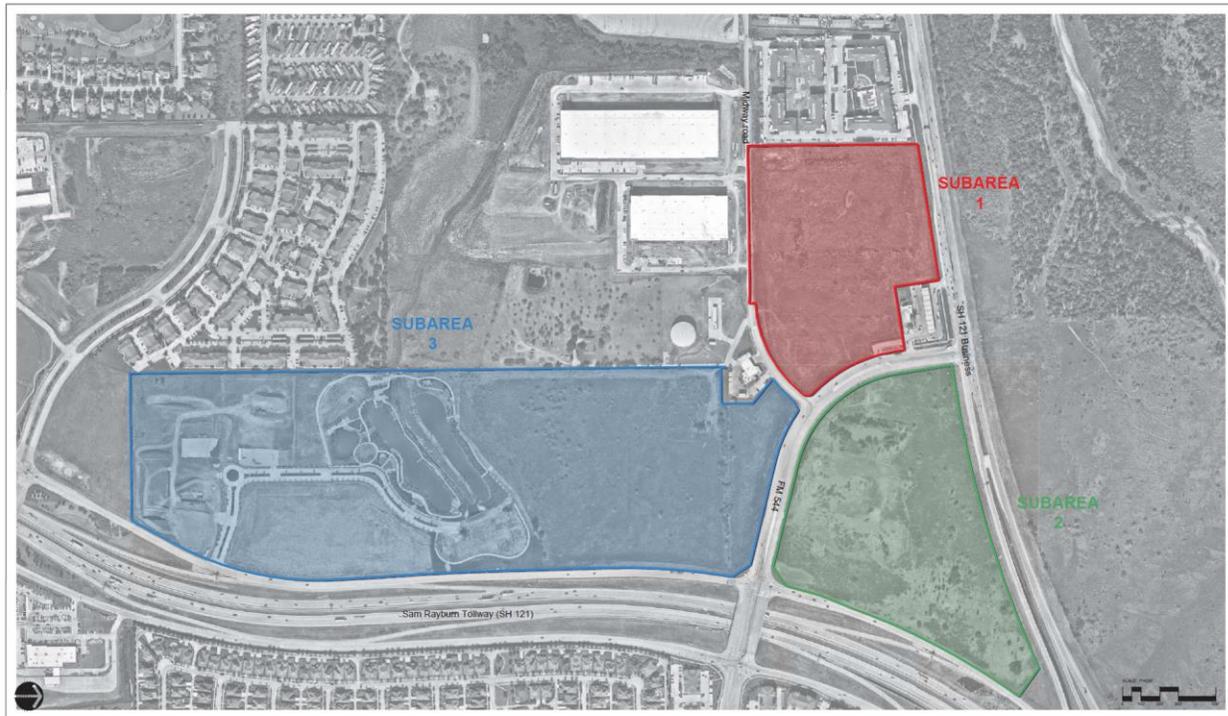
1. Concept Plan Exhibit 4B
2. Framework Plan Exhibit 4C
3. Circulation Cross-Section Exhibit 4D

### **ANALYSIS:**

The Castle Hills PD is written to allow changes to the Crown Centre Subdistrict exhibits such as the Concept Plan, Framework Plan, and Circulation Cross-Sections following the standard zoning process outlined in the Unified Development Code, Section II.A. Base District Rezoning and Amendments. The proposed amendments are discussed in detail below.

*Concept Plan/Framework Plan Amendments*

The Concept Plan and Framework plan for the Crown Centre Subdistrict are being amended within 114.133 acres of the overall 139.429-acre subdistrict and public hearing notices were sent out accordingly. The current concept and framework plans are provided side-by-side with the proposed concept and framework plans for comparative purposes and divided between the three subareas to provide a more in-depth view. Exhibit 4A of the PD is provided below to show the location of each of the subareas. The legends for both current and proposed concept and framework plans are also provided below for reference. Please note that in all illustrations, north is oriented to the right side of the page and west is oriented to the top of the page.



CASTLE HILLS • LEWISVILLE, TX • EXHIBIT 4A - CROWN CENTRE SUBDISTRICT MAP  
 PMS10329 | 11.22.2021 | BRIGHT REALTY

NOTE:  
 THIS SKETCH IS CONCEPTUAL IN NATURE  
 AND SUBJECT TO CHANGE. FURTHER  
 STUDY IS REQUIRED TO FULLY  
 ACCOMMODATE MARKET DEMANDS,  
 TENANT NEEDS, SITE INFRASTRUCTURE  
 AND LIFE SAFETY CONCERNS.



LEGEND:	
<span style="display:inline-block; width:15px; height:10px; background-color:orange;"></span>	PRIMARY RESIDENTIAL USES
<span style="display:inline-block; width:15px; height:10px; background-color:red;"></span>	FREESTANDING RETAIL USES
<span style="display:inline-block; width:15px; height:10px; background-color:purple;"></span>	PRIMARY NON-RESIDENTIAL USES (OTHER THAN OFFICE)
<span style="display:inline-block; width:15px; height:10px; background-color:blue;"></span>	PRIMARY OFFICE USES

Current Concept Plan

LEGEND	
<span style="display:inline-block; width:20px; height:10px; background-color:yellow;"></span>	PRIMARY RESIDENTIAL USES
<span style="display:inline-block; width:20px; height:10px; background-color:orange;"></span>	FREESTANDING RETAIL USES
<span style="display:inline-block; width:20px; height:10px; background-color:purple;"></span>	PRIMARY NON-RESIDENTIAL USES

Proposed Concept Plan

LEGEND	
<span style="display:inline-block; width:20px; height:5px; background-color:gray; border:1px dashed gray;"></span>	PUBLIC STREETS
<span style="display:inline-block; width:20px; height:5px; background-color:blue;"></span>	PRIVATE VEHICULAR ROUTES
<span style="display:inline-block; width:20px; height:5px; background-color:purple;"></span>	PEDESTRIAN PRIORITY FRONTAGE
<span style="display:inline-block; width:20px; height:5px; background-color:orange;"></span>	CRITICAL PEDESTRIAN CONNECTION
<span style="display:inline-block; width:20px; height:10px; background-color:green;"></span>	OPEN SPACE
<span style="display:inline-block; width:20px; height:5px; background-color:green; border-bottom:1px dashed green;"></span>	10' WIDE PEDESTRIAN SPIN TRAIL

Current and Proposed Framework Plan

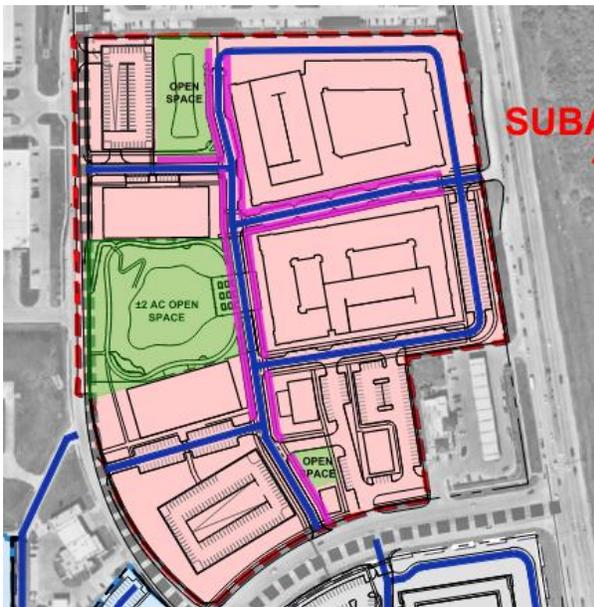
**Subarea 1:** Approximately half of this subarea, located adjacent to SH 121 Business to the north, Midway Road to the south and FM 544 to the east, is already built to the concept and framework plan's specifications. Proposed changes to the southeastern properties show a surface parked retail area in lieu of a structure-parked development.



Current Subarea 1 Concept Plan



Proposed Subarea 1 Concept Plan



Current Subarea 1 Framework Plan



Proposed Subarea 1 Framework Plan

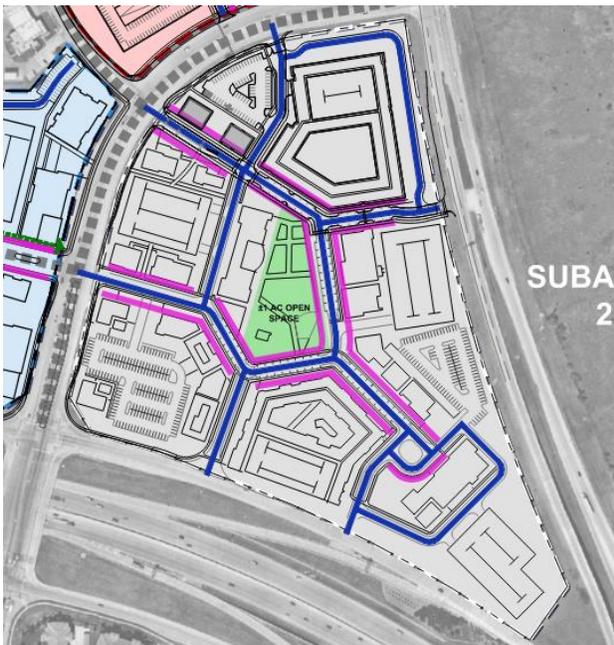
**Subarea 2:** This subarea, bounded by SH 121 Business, SH 121 and FM 544, is modified to allow for a large retail use such as a grocery store where smaller retail sites and office uses were once situated.



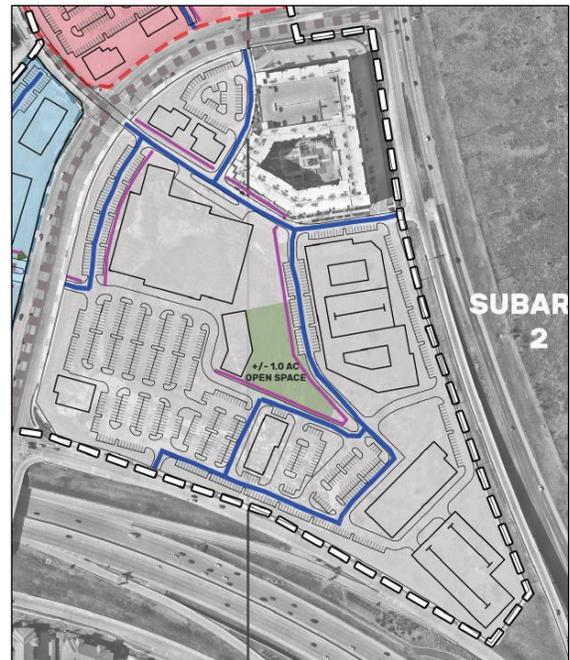
Current Subarea 2 Concept Plan



Proposed Subarea 2 Concept Plan



Current Subarea 2 Framework Plan



Proposed Subarea 2 Framework Plan

**Subarea 3:** This subarea is bounded by the SH 121 service road on the east and FM 544 on the north. The northern portion of this subarea south of FM 544 remains largely unchanged except for the addition of a retail/restaurant cluster on the north side of the large central open space and west of the central spine road. The area south of the large central open space has changed significantly with the addition of multi-family and commercial buildings on each side of the central spine road and retail/restaurant buildings along the SH 121 frontage road. These changes are being made to activate the existing and proposed office buildings situated at the southern end of this subarea. The inspiration for this change is the portion of The Realm Subdistrict of the Castle Hills PD along SH 121 where the addition of multi-family and retail/restaurant uses activated activity in the adjacent 9-story office building. The proposed framework plan shows areas where critical pedestrian connectivity is required to these new sites.



Current Subarea 3 Concept Plan



Proposed Subarea 3 Concept Plan



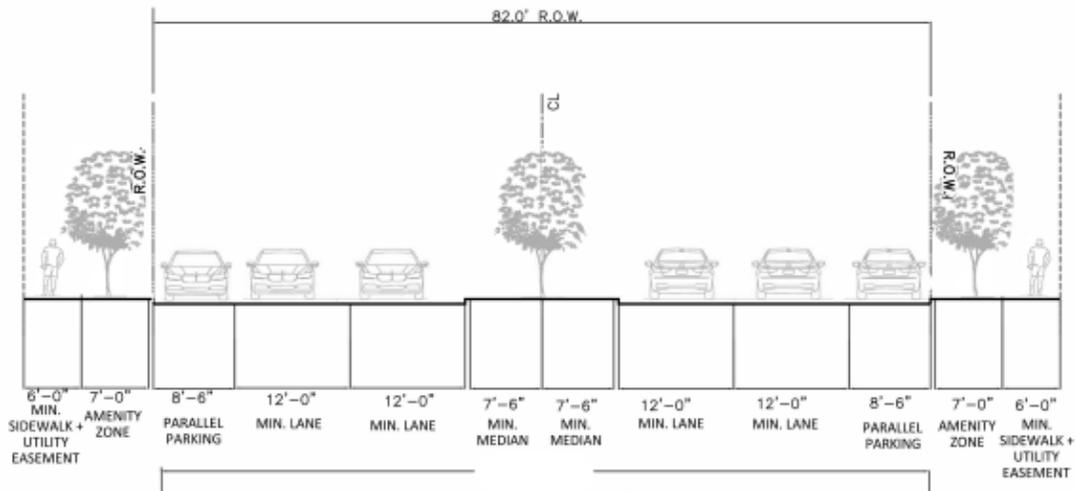
Current Subarea 3 Framework Plan



Proposed Subarea 3 Framework Plan

*Street Sections Amendments:*

The applicant has proposed a new 82-foot street section for the Crown Centre Subdistrict as shown below. This street section will allow parallel parked vehicles and locates landscaping, sidewalks and utilities to easements outside of the public right-of-way.



**CITY STAFF'S RECOMMENDATION:**

That Planning and Zoning Commission recommend approval of the proposed amendments to the Crown Centre Subdistrict concept plan, framework plan, and street sections as set forth in the caption above.