



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, March 3, 2026

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of the January 6, 2026 Regular Meeting.](#)

C. Public Hearings

2. [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 Concept Plan Requirements, List of Permitted Uses, Multi-Family Requirements, and Various Site Design and Development Standards. \(Case No 25-12-5-PZ\).](#)
3. [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 \(Case No 25-12-5-PZ\).](#)

D. Announcements

E. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2026 at _____ AM.

Planning Department

MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 6, 2026

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, January 6, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Vice Chair Erum Ali, Rick Lewellen, Jack Tidwell, Ainsley Stelling, Francisca Al-waely

Members absent: Joshua Peterson

Staff members present: Richard E. Luedke, Planning Director; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider the minutes of the December 16, 2025, Regular Meeting.

A motion was made by Jack Tidwell to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0).

Item C: Regular Hearing

2. Consideration of an Alternative Standard Associated With Parking for a Community Center on a 1.00-Acre lot; Legally Described as The Corral, Block 1, Lot 1; Located at 195 West Corporate Drive as Requested by Merriman Anderson Architects, the Applicant, on Behalf of Boys & Girls Clubs of Greater Tarrant County Inc., the Property Owner. (25-04-5-ALTSTD)

Jon Beckham, Senior Planner, gave a brief overview and corrected the request to reflect 23 parking spaces instead of 21, resulting in a 20% reduction. Because the request falls within a specific deviation range, the Commission has the authority to approve without a City Council recommendation. Staff recommended approval. Both the applicant, Jennifer Picquet-Reyes with Merriman Anderson Architects and property owner, John Rosales with Boys and Girls Club were present and available for questions. A question was raised regarding overflow parking for large assemblies; the applicant clarified the building is for youth programming, minimizing public events. John Rosales (Boys and Girls Club) also stated peak hours are 3:30 p.m. to 6:30 p.m. during the school year and 7:30 a.m. to 6:00 p.m. in the summer. There were no further questions. *A motion was made by Rick Lewellen to approve the alternative standard with the correction, seconded by Ainsley Stelling. The motion passed unanimously (6-0).*

Item D: Public Hearing

3. Public Hearing: Consider a Zone Change From Public Use (PU) District to General Business District (GB); on a 1.00-Acre lot, Legally Described as The Corral, Block 1, Lot 1; Located at 195 West Corporate Drive, as Requested by Merriman Anderson Architects, the Applicant, on Behalf of Boys & Girls Clubs of Greater Tarrant County Inc., the Property Owner. (Case No. 25-12-11-Z)

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. Both the applicant, Jennifer Picquet-Reyes with Merriman Anderson Architects and property owner, John Rosales with Boys and Girls Club were present and available for questions. Commissioner Tidwell inquired about pedestrian traffic. Staff noted that pedestrian flow at the Corporate Drive and State Highway 121 Business intersection is currently being studied as part of the entire Business 121 Plan. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. A motion was made by Erum Ali to recommend approval of the zone change as presented, seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, January 26, 2026, at 7:00 p.m. for a second public hearing and final decision.

Item E: Announcements

- There were no announcements.

Item F: Adjournment

A motion was made by Francisca Al-waely to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:40 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

Richard E. Luedke, AICP
Planning Director

Karen Locke, Chair
Planning and Zoning Commission

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 Concept Plan Requirements, List of Permitted Uses, Multi-Family Requirements, and Various Site Design and Development Standards. (Case No 25-12-5-PZ).**

BACKGROUND:

Crown Centre is subdistrict 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 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. The Crown Centre Subdistrict has three subareas. Crown Centre was originally proposed to provide a pedestrian-oriented, mixed-use urban development environment, with convenient access to regional highways, shopping, employment, housing, and regional retail services.

The Castle Hills Planned Development Ordinance, 0428-22-ZON, allows for text amendments following the same process as text amendments to the Unified Development Code. The office market has shifted since Crown Centre's development standards were originally adopted and, as such, the developer is seeking to amend the standards to reflect this shift.

ANALYSIS:

The proposed text amendments are shown below in red strike-out/underline:

Amendments to the Concept Plan:

These text amendments allow the Planning Director to approve minor amendments to the concept plan.

- A. Concept Plan: The Crown Centre Subdistrict Conceptual Plan and illustrative renderings (collectively referred to as the "Concept Plan") shall be as established in Exhibit 4B.

I. Amendments to the Concept Plan:

1. **For the purpose of Concept Plan amendments, the Crown Centre Subdistrict shall be considered as three subareas. The concept plan for each subarea may be amended**

independently through the rezoning process set forth in the City of Lewisville Zoning Ordinance, as amended.

2. The Planning Director may approve minor modifications to the concept plan such as changes in the location of buildings, changes to the size of building footprints, and minor changes to the site circulation pattern that do not impact the site or surrounding development. Major modifications such as the addition or removal of buildings and changes to the site circulation pattern that impacts connectivity within the site and to surrounding development shall be amended through the rezoning process set forth in the Unified Development Code, as amended. The Planning Director shall determine if a proposed modification to the concept plan is a minor or major modification.

Uses and Minimum Parking

Mentions of Extended Stay facilities are removed from the Crown Centre use table.

Additional Standards Applicable to Multi-Family Dwellings:

The original language created a cap of multifamily development that relied on a certain amount of non-residential development to be constructed before additional multifamily development could occur. These text amendments allow more multifamily units to be built with less non-residential development. The overall cap of 2,000 units is not changing.

3. Additional Standards Applicable to Multi-Family Dwellings:

a. Crown Centre Subdistrict Multi-Family Cap.

- 1) A maximum of 2,000 Multi-Family Dwelling (“MF”) units shall be allowed within the Crown Centre Subdistrict and shall not count toward the 5,000-unit cap for Castle Hills.
- 2) Of the 2,000 MF units allowed by the Crown Centre MF Cap, a maximum of 600 MF units shall be allowed in Subarea 1, and a maximum of 600 MF units shall be allowed in Subarea 2 (“Subarea MF Cap”). Construction of these MF units must comply with Subsection (b), below.
- 3) MF units located above the 5th ~~10th~~ floor of any building shall be considered on a case-by-case basis and will not count towards the Crown Centre Subdistrict MF Cap if approved with an SUP.

b. Construction of MF Units.

- 1) Of the 2000 units allowed by the Crown Centre Subdistrict MF Cap, 300 MF units shall be available for immediate construction in Subarea 1, ~~and~~ 300 MF units shall be available for immediate construction in Subarea 2, and 720 MF units shall be available for immediate

construction in Subarea 3.

- 2) Beyond these initial 1320 ~~600~~ MF units which are available for immediate construction (i.e., the 300 MF units in Subarea 1 ~~and~~ the 300 MF units in Subarea 2, and 720 MF units in Subarea 3 in the area immediately north of Castle Hills Crown Centre Addition, Block A, Lots 1 and 2), additional MF units, per the Crown Centre Subdistrict MF Cap and the Subarea MF Cap, shall only be allowed in groups of 300 MF units for each 75,000 ~~250,000~~ square feet of non-residential uses built (and not otherwise counted towards a previous group) or which have received a permit to begin construction or are under construction.
- 3) After the construction of a cumulative total of 325,000 ~~1,000,000~~ square feet of non- residential uses, all remaining unbuilt MF units still available under the Crown Centre Subdistrict MF Cap and the Subarea MF Cap are allowed.
- 4) No amendment to the framework plan shall be required for modifications that are made in order to meet City or TxDot requirements.
- c. Parking. A minimum of 80% of the provided parking for all MF units shall be located in a Parking Structure.
- d. Height. All MF buildings shall be a minimum of 4 ~~5~~ stories in height. Podium Parking may count towards the four ~~five~~-story minimum. Maximum building height shall be limited by Federal Aviation Administration (FAA) regulations due to proximity to area airports.
- e. Development Standards. All MF developments shall be part of and governed by development standards established by the Castle Hills Commercial Association.
- f. Minimum MF Unit Size. MF units must be an average of 700 square feet in size, but no MF unit shall be less than 500 square feet in size. Up to 10% of the units provided in any one project may be a minimum of 400 square feet but the average of 700 square feet for all units shall be maintained.

Additional Standards Applicable to Hotels, Motels, and Inns

These text amendments remove extended stay facilities as uses allowed with the approval of an SUP.

1. Additional Standards Applicable to Hotels, Motels, and Inns ~~and Extended Stay Facilities~~:
 - a. These uses shall comply with the requirements set forth in the City of Lewisville Code of Ordinances, as amended, applicable to Hotels, Motels, Inns, and Extended Stay Facilities.
 - ~~b. In addition, any lodging facility that has rooms with ovens or cooktops shall require an SUP.~~

Parking adjacent to Pedestrian Priority Frontages

These text amendments allow ground floor parking along a Pedestrian Priority Frontage if there is additional vegetation included.

- a. Parking adjacent to Pedestrian Priority Frontages.
 - 1) No ground floor parking (in a Parking Structure or surface parking lot) or any service areas described in the Commercial Design Guidelines shall be permitted along a Pedestrian Priority Frontage. This standard shall not apply to on street parking along Crown Parkway, nor Subarea 2. In Subarea 2, ground floor parking (in a Parking Structure or surface parking lot) and service areas described in the Commercial Design Guidelines may be permitted along a Pedestrian Priority Frontage provided that the parking is separated from the walkway with a either a five foot (5') vegetative barrier such as shrubs or screening trees, or a masonry barrier such as a low masonry wall or masonry screening wall, or a combination thereof.
 - 2) The above is standard shall not apply to include perpendicular, angled, or parallel on-street parking on Private or Public Vehicular Routes. ~~For clarification on street parking shall not be permitted on Public Streets as shown in the CCS Circulation Cross Sections attached as Exhibit 4D~~

Setbacks

These text amendments remove setback requirements from open space lots.

3. Setbacks.
 - a. Front setback along Pedestrian Priority Frontages
 - 1) Minimum of 0 feet.
 - 2) Maximum of 20 feet measured from back of adjacent Sidewalk, Pedestrian Passage, or the Pedestrian Spine Trail.
 - 3) Setback shall not apply to Open Space lots adjacent to pedestrian priority frontage.

Height

A change in the height requirements is proposed allowing multi-family buildings to be 4-stories in height, a reduction from the previously required 5-stories.

Live Work Units

The following live/work language is added to the Crown Centre standards providing additional flexibility for the first story of each building. These are the same standards that were adopted for multi-family development in The Realm Subdistrict of the Castle Hills PD, and have been a base for other planning developments in the city.

Live/work units:

- a. A minimum of 50% of the exterior frontage of each live/work unit allowed in Section IV.1.IV.2., above, shall consist of the commercial/office component. The remaining exterior frontage of the unit may consist of the residential component on the ground floor.

b. The residential and the commercial/office components must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.

c. Residential component:

1. Residential component of live/work units are permitted above the commercial/office component, to the side, or in back of the commercial/office component, provided that there is internal access between the residential and commercial/office components.

d. Commercial/office component:

1. The commercial/office component of live/work units are intended for use by the following occupations: accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; hair stylists; homebased office workers; insurance, real estate and travel agents; one-on-one instructors; photographers; retail sales; and similar occupations.

2. In addition to the permitted occupations above, the Planning Director may authorize other commercial/office occupations using reasonable discretion, as long as such other occupations are not otherwise precluded by law.

3. The commercial/office component of live/work units may not include the following:

(A) The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales or mail order

(B) Entertainment, drinking, and public eating establishments.

(C) Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or sale.

(D) Businesses that involve the use of prescription drugs.

(E) Adult-oriented businesses, astrology, palmistry, head shops, massage, and similar uses.

(F) Sales, repair, or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.

(G) Trade or private schools. This excludes private instruction of up to two students at any one time (e.g., music lessons, tutoring).

4. The commercial/office component shall be restricted to the live/work unit and shall not be conducted in the garage or any accessory structure.

5. The total number of occupations at one address is not limited, except the cumulative impact of all such occupations shall not exceed the 40% non-residential use limit set forth in Section IV.1.IV.2., above, for a live/work unit.

6. The external access for the commercial/office component shall be oriented to the public street, private vehicular route, or an adjacent open space and should have at least one external entrance/exit separate from the external entrance/exit for the residential component.

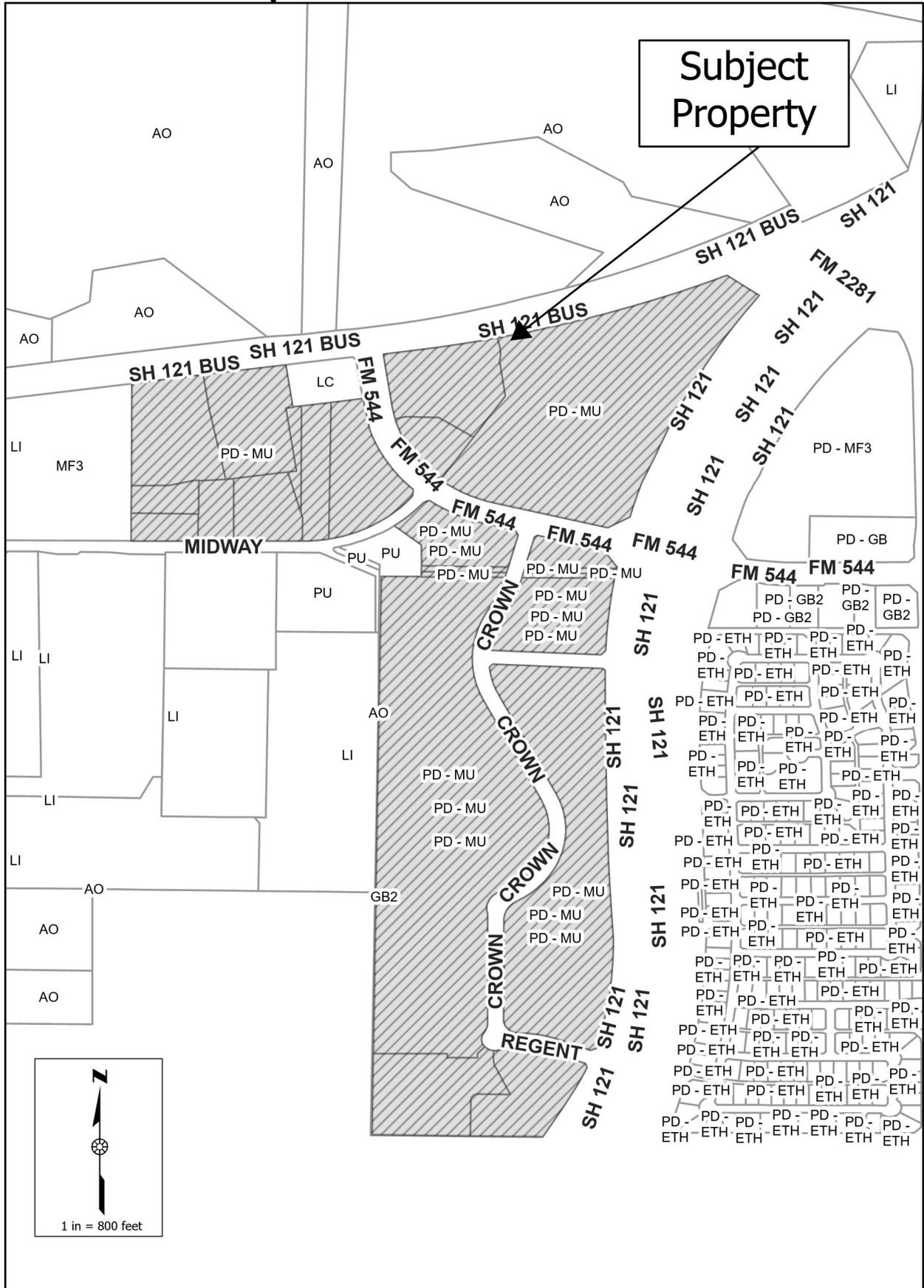
(A) The entrance/exit to the commercial/office component shall be located on the ground level.

- (B) Access to the commercial/office component of each live/work unit shall be clearly separate from the common walkways or entrances/exits to other residential units within the development, or other residential units in adjacent developments.
7. No more than three employees (excluding residents of the live/work unit) shall work or report to work at the live/work unit or its premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.
8. The commercial/office component shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
9. No explosive, toxic, combustible, or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used at the live/work unit or its premises.

CITY STAFF’S RECOMMENDATION:

That Planning and Zoning Commission recommend approval of the proposed framework plan, concept plan, and street section amendments as set forth in the caption above.

Location Map - Crown Centre Subdistrict



Aerial Map - Crown Centre Subdistrict





4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

BRL25001

December 3, 2025

Planning Services Division
City of Lewisville
151 W Church Street
Lewisville, Texas

RE: Crowne Centre - Planned Development Amendment Narrative

On behalf of Bright Realty, please accept this letter as an explanation of the proposed Planned Development (PD) Amendment Application. We are seeking to amend the current Castle Hills regulations, specifically those governing the Crown Centre subdistrict, which received entitlement approval in February 2020. The site encompasses approximately 139.4 acres and is located at the southwest corner of SH 121 and Bypass 121 (Sam Rayburn Tollway) and FM 544. This project was envisioned as a premier mixed-use development with a predominant focus on office uses, complemented by residential, retail, and open spaces. Our vision emphasizes a walkable, connected community with active open spaces integrated throughout, creating a vibrant environment for residents and businesses alike. The surrounding area consists of industrial and multifamily uses, consistent with traditional highway frontage that supports higher density and complementary land uses.

Market Reality

Since the onset of COVID-19 and the widespread adoption of work-from-home policies, the office market has slowed dramatically. Across the DFW region, office vacancies have increased significantly, and new office construction projects are minimal. Under the current Crown Centre regulations, the feasibility of developing the remainder of the project is increasingly concerning. Therefore, we are proposing revisions to certain regulations that will allow us to respond to current market conditions and provide the flexibility necessary to remain competitive in an ever-evolving economic landscape.

Project Description

The Crown Centre Subdistrict was designed to foster a pedestrian-oriented, mixed-use urban environment with convenient access to regional highways, shopping, employment centers, housing, and retail services. Current regulations require a minimum of 3,000,000 square feet of office development. Additionally, these regulations stipulate that a minimum of 250,000 square feet of non-residential buildings must be permitted for construction before an additional 300 multifamily units can be built.

To date, the development has successfully delivered 250,000 square feet of office space and 900 multifamily units. The PD allows for a total of 2,000 multifamily units; however, in order to build the remaining 1,100 units, nearly one million square feet of non-residential space would need to be permitted for construction. This requirement poses a significant challenge to the viability of the project, particularly given that half of the existing office space remains vacant. This lack of activation makes it difficult to attract new tenants and users.

Creating activation within Crown Centre is critical to attracting prospects and fostering a dynamic environment. This can be achieved by allowing additional multifamily units without requiring further non-residential construction, which would

only exacerbate the vacancy issue. Therefore, we are requesting amendments to the PD that would “unlock” multifamily development opportunities. Our overarching goal is to establish a vibrant destination where people can **Work, Live, and Play**, forming part of a larger, connected hub that offers expanded opportunities for employment, entertainment, shopping, dining, and residential living. We firmly believe these proposed changes will enable us to realize this vision. A Traffic Impact Analysis (TIA) was previously conducted for the original PD and indicated minimal impact, as all major roadways for this development have already been constructed and the proposed uses remain consistent with those previously approved.

Our Request

We respectfully request your support for this amendment, which we believe is essential to ensuring the long-term success and vitality of Crown Centre. Your approval will allow us to adapt to current market realities while delivering on the original vision of a thriving, mixed-use community that benefits the City and its residents. Thank you for your time and thoughtful consideration of this request. Should you have any questions or require additional information, please do not hesitate to reach out to us. We look forward to working collaboratively to make Crown Centre a premier destination for our region.

Sincerely,

McAdams

Marisa Brewer, AICP

Planner III, Planning + Entitlement

I. CROWN CENTRE SUBDISTRICT

- A. Purpose & Intent: The purpose of the Crown Centre Subdistrict (CCS) is to support development of Crown Centre into a pedestrian-oriented, mixed-use urban development environment, with convenient access to regional highways, shopping, employment, housing, and regional retail services. The CCS also is to promote an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; and provide a more functional and attractive community through the use of recognized principles of urban design.
- B. Geographic Limits: The boundaries of the Crown Centre Subdistrict shall be established in Exhibit 1C. Within the limits of the Crown Centre Subdistrict are three subareas: Subarea 1, Subarea 2 and Subarea 3, as described in Exhibit 4A.
- C. Concept Plan: The Crown Centre Subdistrict Conceptual Plan and illustrative renderings (collectively referred to as the “Concept Plan”) shall be as established in Exhibit 4B.
 - I. Amendments to the Concept Plan:
 - 1. For the purpose of Concept Plan amendments, the Crown Centre Subdistrict shall be considered as three subareas. The concept plan for each subarea may be amended independently through the rezoning process set forth in the City of Lewisville Zoning Ordinance, as amended.
 - 2. The Planning Director may approve minor modifications to the concept plan such as changes in the location of buildings, changes to the size of building footprints, and minor changes to the site circulation pattern that do not impact the site or surrounding development. Major modifications such as the addition or removal of buildings and changes to the site circulation pattern that impacts connectivity within the site and to surrounding development shall be amended through the rezoning process set forth in the Unified Development Code, as amended. The Planning Director shall determine if a proposed modification to the concept plan is a minor or major modification.
- D. Regulatory Exhibits: The following exhibits shall be regulatory, and all development in the Crown Centre Subdistrict shall comply with the requirements in:
 - I. Exhibit 4C: Crown Centre Subdistrict Framework Plan (“Framework Plan”)
 - II. Exhibit 4D: Crown Centre Subdistrict Circulation Cross-Sections (“Circulation Cross-Sections”)
 - III. Exhibit 4E: Crown Centre Traffic Impact Analysis (“TIA”)
- E. Open Space: Open spaces in the CCS shall be established as set forth in the Concept Plan for this Subdistrict in Exhibit 4B and 4C (Concept Plan and Framework Plan).
 - I. Maintenance: The City of Lewisville shall not be responsible for any maintenance or repairs of any improvements or Open Space in the Crown Centre Subdistrict unless otherwise expressly agreed to in writing by the City of Lewisville.
- F. Base Zoning: The base zoning district within the Crown Centre Subdistrict shall be the Mixed Use District.
- G. Development Standards: In addition to the Zoning District Standards established in Section IV.H of this PD, below, the following additional requirements shall apply to the standards in the City of Lewisville General Development Ordinance and, therefore, shall apply to development in the Crown Centre Subdistrict:
 - I. Framework Plan: The Framework Plan (Exhibit 4C) applies to all development within the Crown Centre Subdistrict.
 - 1. Public Streets, Private Vehicular Routes, a Pedestrian Spine Trail and Open Spaces.
 - a. The Framework Plan establishes the location of Public Streets, Private Vehicular Routes, a Pedestrian Spine Trail and Open Spaces.

- b. The Public Streets, Private Vehicular Routes, Pedestrian Spine Trail and Open Spaces shall be located as shown on the Framework Plan, except as may be otherwise allowed herein.
- c. Modifications. Modifications which meet the requirements herein may be approved by the Planning Director.
 - 1) Private Vehicular Routes may be modified if the newly proposed Private Vehicular Route:
 - (i) Meets the intent of the CCS Concept Plan, as determined by the City ARC Member;
 - (ii) Connects to other Public Streets or Private Vehicular Routes within the Crown Centre Subdistrict and its perimeter streets;
 - (iii) Does not create a Block Perimeter that is greater than 2,000 feet, unless grade issues, creeks, drainage facilities, or TxDOT driveway spacing requirements make such limits unfeasible, as determined by the City Engineer;
 - (iv) Does not create any Block Faces greater than 600 feet in length unless bisected by a Pedestrian Passage; and
 - (v) Does not reduce the linear length of the Pedestrian Priority Frontage as shown on the Framework Plan for the respective subarea.
 - 2) Pedestrian Priority Frontage may be modified if Private Vehicular Routes are modified pursuant to subsection 1) above.
 - 3) Open Space shall be provided as shown in the Framework Plan except that:
 - (i) The location of the Open Space in Subarea 1 may be modified as long as it meets the requirements of these CCS standards and is a minimum of 2 acres in size.
 - (ii) The location of the Open Space in Subarea 2 may be modified as long as it meets the requirements of these CCS standards, is centrally located within Subarea 2, and is at least 1 acre in size.
- 2. Minimum Non-Residential Development. The Framework Plan also establishes the approximate required minimum square footage for non-residential uses.

II. Circulation Network:

- 1. The Circulation Network consists of Public Streets, Private Vehicular Routes, and a Pedestrian Spine Trail and shall be located as shown in the Framework Plan (Exhibit 4C), unless modified in accordance with Subsection IV.G.1.i.c. above.
- 2. When the Pedestrian Spine Trail is located within 10 feet of a Public Street measured from back of curb, the trail shall be separated from vehicular traffic by a vertical curb, grade separation, a landscape buffer, or a similar treatment.
- 3. No gates shall be permitted across any elements of the Circulation Network identified on the Framework Plan.

III. Open Space:

- 1. All Open Space must be publicly accessible during City of Lewisville Park hours of operation and must be designed for outdoor recreation uses (*i.e.*, designed as squares,

greens, sports fields, pedestrian or bicycle trails, or greenways, and may be associated with City buildings).

2. An irrevocable public access easement shall run across all Open Space. For Open Space in Subarea 3, said public access easement shall be filed in the Denton County property records within thirty days (30) after the City of Lewisville City Council approves this PD ordinance. For Open Space in Subarea 1 and 2, the public access easement shall be provided at the time of final plat.
- IV. Circulation Cross-Sections: The design of the Public Streets, Private Vehicular Routes and Pedestrian Passages shall comply with the requirements set forth in the Circulation Cross-Sections, as shown in Exhibit 4D.
 - V. Traffic Impact Analysis (TIA) Requirements: Developer shall make the designated improvements in the TIA within the designated timeframes as identified in the TIA in Exhibit 4E.
 - VI. Stormwater Management: Stormwater management shall comply with the standards set forth in the Exhibit 2B.
 1. For Subarea 1 and Subarea 2, regional detention and/or a combination of detention facilities will be provided for on-site stormwater runoff so that the post-development stormwater runoff from Subareas 1 and 2 shall not exceed the pre-development stormwater runoff from those Subareas.
 2. For Subarea 3, stormwater detention shall not be required based on the Midway Branch Drainage Study performed by O'Brien Engineering, Inc., dated April 28, 2014.
 - VII. Utilities:
 1. On-site public utility waterlines may be located under street pavement in private access and utility easements. The real property owner shall be responsible for replacement of such street pavement should maintenance or repair be required to the waterline.
 2. Setbacks from and widths of public utility easements may be adjusted based on the type and size of the underground public utility but will not exceed current City of Lewisville public easement utility requirements.
 3. Required backflow prevention devices may be allowed to be located internal to the building they serve so long as the internal location is not more than 50 feet from the street right-of-way or an easement line.
 - VIII. Off-Street Parking and Loading shall comply with:
 1. Standards in Table 4.1 of this PD ordinance for the number of off-street parking spaces required,
 2. Standards in the City of Lewisville Land Development Regulations, as amended, for the design of parking lots, and
 3. Loading standards shall comply with the requirements set forth in Exhibit 5E of this PD ordinance.
- H. Zoning District Regulations: Crown Centre Mixed Use
- I. Uses:

1. All uses listed in Table 4.1, below, are permitted by right in all subareas, subject to approval as provided for in this PD ordinance, the Commercial Design Guidelines (Exhibit 3), and any specific provisions provided for herein.
2. Any use not listed in Table 4.1 is not permitted in the Crown Centre Subdistrict.

Table 4.1 CCS Schedule of Uses and Minimum Parking Requirements

USE	OFF-STREET PARKING (Min. required based on gross square footage unless otherwise noted)
ACCESSORY USES AND STRUCTURES	
Accessory Building, Structure, or Use	NA
Day Care, In-Home	NA
Home Occupation	NA
Solar Energy System	NA
AGRICULTURAL AND ANIMAL USES	
Animal Care (Indoor)	1:300
Veterinarian (Indoor Pens)	1:300
EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL USES	
Business or Commercial School or other Institution of Education	1 space for every 4 students, teachers, and staff
Governmental Office and Service	1:300
Public Park and Playground	NA
Public Utility Facility	1:300
Religious Facility	1 space for every 4 seats or worship spaces in main sanctuary
School, Private	<ul style="list-style-type: none"> ▪ Elementary and Middle School – 1 space for each classroom plus 1 space for each 15 students, based on design capacity. ▪ High School – 1 space per 4 students, faculty, and staff, based on design capacity.
School, Public or Parochial	
MANUFACTURING AND INDUSTRIAL USES	
Brewery, Distillery or Winery	1:1000 for manufacturing space; 1:300 for tasting rooms
OFFICE AND PROFESSIONAL USES	
Medical Office and Clinic	1:300
Professional and Administrative Office	1:300
RESIDENTIAL USES	
Multi-Family Dwelling (Standards in Section IV (H) (1) (iii) shall apply)	1.5 spaces per unit
RETAIL USES	
Bakery/Food Production with Retail Sales	1:300
Bar	1:300
Building Material Sales (no outdoor storage)	1:300
Grocery Store	1:300

USE	OFF-STREET PARKING (Min. required based on gross square footage unless otherwise noted)
Restaurant	1:300
Retail Store or Shop	1:300
SERVICE & ENTERTAINMENT USES	
Bank or Financial Institution	1:300
Commercial Amusement (Indoor)	1:300
Day Care Center	1:300
Dry Cleaning and Laundry Service	1:300
Hotel, Motel or Inn (Additional standards in Section IV (H) (1) (iv) shall apply)	1 space per guestroom
Licensed Massage Therapy	1:300
Personal Service	1:300
Theater	1 space for every 4 seats
TEMPORARY USES	
Temporary Construction Building	NA
VEHICLE AND RELATED USES	
Automobile Parking Structure	NA

3. Additional Standards Applicable to Multi-Family Dwellings:

a. Crown Centre Subdistrict Multi-Family Cap.

- 1) A maximum of 2,000 Multi-Family Dwelling (“MF”) units shall be allowed within the Crown Centre Subdistrict and shall not count toward the 5,000-unit cap for Castle Hills.
- 2) Of the 2,000 MF units allowed by the Crown Centre MF Cap, a maximum of 600 MF units shall be allowed in Subarea 1, and a maximum of 600 MF units shall be allowed in Subarea 2 (“Subarea MF Cap”). Construction of these MF units must comply with Subsection (b), below.
- 3) MF units located above the 5th floor of any building shall be considered on a case-by-case basis and will not count towards the Crown Centre Subdistrict MF Cap if approved with an SUP.

b. Construction of MF Units.

- 1) Of the 2000 units allowed by the Crown Centre Subdistrict MF Cap, 300 MF units shall be available for immediate construction in Subarea 1, 300 MF units shall be available for immediate construction in Subarea 2, and 720 MF units shall be available for immediate construction in Subarea 3.
- 2) Beyond these initial 1320 MF units which are available for immediate construction (i.e., the 300 MF units in Subarea 1 the 300 MF units in Subarea 2, and 720 MF units in Subarea 3 in the area immediately north of Castle Hills Crown Centre Addition, Block A, Lots 1 and 2), additional MF units, per the Crown Centre Subdistrict MF Cap and the Subarea MF Cap, shall only be allowed in groups of 300 MF units for each 75,000 square feet of non-residential uses built (and not otherwise counted

towards a previous group) or which have received a permit to begin construction or are under construction.

- 3) After the construction of a cumulative total of 325,000square feet of non-residential uses, all remaining unbuilt MF units still available under the Crown Centre Subdistrict MF Cap and the Subarea MF Cap are allowed.
 - 4) No amendment to the framework plan shall be required for modifications that are made in order to meet City or TxDot requirements.
- c. Parking. A minimum of 80% of the provided parking for all MF units shall be located in a Parking Structure.
 - d. Height. All MF buildings shall be a minimum of 4 stories in height. Podium Parking may count towards the four-story minimum. Maximum building height shall be limited by Federal Aviation Administration (FAA) regulations due to proximity to area airports.
 - e. Development Standards. All MF developments shall be part of and governed by development standards established by the Castle Hills Commercial Association.
 - f. Minimum MF Unit Size. MF units must be an average of 700 square feet in size, but no MF unit shall be less than 500 square feet in size. Up to 10% of the units provided in any one project may be a minimum of 400 square feet but the average of 700 square feet for all units shall be maintained.
4. Additional Standards Applicable to Hotels, Motels, and Inns:
 - a. These uses shall comply with the requirements set forth in the City of Lewisville Code of Ordinances, as amended, applicable to Hotels, Motels, Inns, and Extended Stay Facilities.

II. Site Design & Development Standards

1. Pedestrian Priority Frontages:

- a. Build-To Requirements.
 - 1) Buildings on lots with Pedestrian Priority Frontage shall have a Front Facade facing the Pedestrian Priority Frontage.
 - 2) The Front Facade of said buildings shall contain 70 percent of the width of the lot facing the Pedestrian Priority Frontage.
 - 3) Required driveways, stairs to access entrance, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall all count towards the required building frontage percentage in Subsection a.2) above when designed so that the building better engages the pedestrian environment, as determined by the City ARC Member.
 - 4) Build-to requirements shall not apply to Open Space lots that are adjacent to a Pedestrian Priority Frontage.
- b. Parking adjacent to Pedestrian Priority Frontages.
 - 1) No ground floor parking (in a Parking Structure or surface parking lot) or any service areas described in the Commercial Design Guidelines shall be permitted along a Pedestrian Priority Frontage. This standard shall not apply to on street parking along Crown Parkway, nor Subarea 2. In Subarea 2, ground floor parking (in a Parking Structure or surface parking lot) and service areas described in the Commercial Design Guidelines may be permitted along a Pedestrian Priority Frontage provided that the parking is separated from the walkway with a either a five foot (5') vegetative barrier such as shrubs or screening trees, or a masonry barrier

such as a low masonry wall or masonry screening wall, or a combination thereof.

- 2) The above standard shall not apply to perpendicular, angled, or parallel on-street parking on Private or Public Vehicular Routes. .
 2. Lot Coverage. Buildings shall cover no more than 90% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.
 3. Setbacks.
 - a. Front setback along Pedestrian Priority Frontages
 - 1) Minimum of 0 feet.
 - 2) Maximum of 20 feet measured from back of adjacent Sidewalk, Pedestrian Passage, or the Pedestrian Spine Trail.
 - 3) Setback shall not apply to Open Space lots adjacent to pedestrian priority frontage.
 - b. Front setback along all other Public Streets and Private Vehicular Routes
 - 1) Minimum of 0 feet.
 - 2) No Maximum.
 - c. Rear setback: Minimum of 0 feet to the property line.
 - d. Side setback: Minimum of 0 feet to the property line.
 - e. Stoops, balconies, and porches may encroach into setbacks as long as they do not encroach over any parking or vehicular travel lanes.
 4. Height.
 - a. Stand-alone MF buildings shall be a minimum of 4 stories in height.
 - b. Non-residential uses shall be a minimum height as designated in the Framework Plan.
 - c. No building height maximum, except that maximum building height shall be limited to Federal Aviation Administration (FAA) regulations due to proximity to area airports.
 5. Modifications to Site Design and Development Standards: Any numerical standard above may be adjusted to be $\pm 10\%$ of the established requirement if City staff makes the determination that the intent of the requirement is still met but the modification is required to address site specific conditions such as required easements, fire lanes, driveways, topography, or existing vegetation on a site. In no case may City staff modify any standard to allow more residential units beyond the Multi-Family cap established in this PD ordinance.
- I. Architectural and Site Design Standards
 - I. Building and Site Design. Building and site design (including screening, landscaping, and perimeter treatments) shall comply with the provisions outlined in Section II.D, above.
 - II. Parking Structures.
 1. Parking Structures shall have a facade utilizing colors and materials complementary to the building or buildings the Parking Structure services. When possible, Parking Structures shall be located behind buildings to minimize their visibility from adjacent portions of the Circulation Network.
 2. Parking Structures shall not be located with ground floor frontage along any Pedestrian Priority Frontage.
 3. Where a Parking Structure is located adjacent to a Public Street or Private Vehicular Route, and which is not a Pedestrian Priority Frontage:

- a. Parking Structure facades shall be designed with vertical articulation such as changes in planes, columns, pilasters, etc. at least every 40 linear feet.
 - b. The Parking Structure shall be designed incorporating elements to provide visual interest to the facade(s) closest to and facing the adjacent street. Design elements may include items such as decorative metal panels, murals, landscaping, or a combination thereof. Parking Structure ramps shall not be visible from any street. Ramps shall not be located on the perimeter of the Parking Structure.
- III. Bird Collision Prevention. The north facades of buildings fronting Highway 121 Business that are greater than twenty feet (20') above grade will include avian-deterrent architectural elements related to minimizing exterior glazing.
- IV. In addition to the above, Multi-family development shall have these specific standards:
- 1. MF units may be allowed on portions of the ground floor that have limited visibility and access from public streets and private vehicular routes such as areas within courtyards, areas fronting interior circulation drives, or areas facing buildings on adjacent properties.
 - 2. Portions of the building that have adequate visibility and access from a public street or private vehicular route:
 - a. must be composed of the following uses on the ground floor:
 - a. Minimum 40% allowed non-residential uses
 - b. Maximum 40% live/work units
 - c. Maximum 20% MF units
 - b. shall be built to the specifications found in the Unified Development Code, as amended, Section VII.3.22-Multi-Family Dwelling.
 - 3. The Planning Director shall determine which areas of the ground floor of the building qualify as having limited visibility and access or adequate visibility and access.
 - a. To do so, a site plan shall be submitted to the Planning Director that illustrates the visibility and access from the public streets and private vehicular routes of the portions of buildings at issue.
 - b. The Planning Director shall consider the specific site, surrounding development, traffic patterns, general circulation patterns, and other relevant information in making the determination.
 - 4. Live/work units:
 - a. A minimum of 50% of the exterior frontage of each live/work unit allowed in Section IV.1.IV.2, above, shall consist of the commercial/office component. The remaining exterior frontage of the unit may consist of the residential component on the ground floor.
 - b. The residential and the commercial/office components must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
 - c. Residential component:
 - 1. Residential component of live/work units are permitted above the commercial/office component, to the side, or in back of the commercial/office component, provided that there is internal access between the residential and commercial/office components.
 - d. Commercial/office component:
 - 1. The commercial/office component of live/work units are intended for use by the following occupations: accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; hair stylists; homebased office workers; insurance, real estate and travel agents; one-on-one instructors; photographers; retail sales; and similar occupations.

2. In addition to the permitted occupations above, the Planning Director may authorize other commercial/office occupations using reasonable discretion, as long as such other occupations are not otherwise precluded by law.
3. The commercial/office component of live/work units may not include the following:
 - (A) The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales or mail order(B) Entertainment, drinking, and public eating establishments.
 - (C) Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or sale.
 - (D) Businesses that involve the use of prescription drugs.
 - (E) Adult-oriented businesses, astrology, palmistry, head shops, massage, and similar uses.
 - (F) Sales, repair, or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.
 - (G) Trade or private schools. This excludes private instruction of up to two students at any one time (e.g., music lessons, tutoring).
4. The commercial/office component shall be restricted to the live/work unit and shall not be conducted in the garage or any accessory structure.
5. The total number of occupations at one address is not limited, except the cumulative impact of all such occupations shall not exceed the 40% non-residential use limit set forth in Section IV.1.IV.2., above, for a live/work unit.
6. The external access for the commercial/office component shall be oriented to the public street, private vehicular route, or an adjacent open space and should have at least one external entrance/exit separate from the external entrance/exit for the residential component.
 - (A) The entrance/exit to the commercial/office component shall be located on the ground level.
 - (B) Access to the commercial/office component of each live/work unit shall be clearly separate from the common walkways or entrances/exits to other residential units within the development, or other residential units in adjacent developments.
7. No more than three employees (excluding residents of the live/work unit) shall work or report to work at the live/work unit or its premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.
8. The commercial/office component shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
9. No explosive, toxic, combustible, or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used at the live/work unit or its premises.

I. CROWN CENTRE SUBDISTRICT

- A. Purpose & Intent: The purpose of the Crown Centre Subdistrict (CCS) is to support development of Crown Centre into a pedestrian-oriented, mixed-use urban development environment, with convenient access to regional highways, shopping, employment, housing, and regional retail services. The CCS also is to promote an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; and provide a more functional and attractive community through the use of recognized principles of urban design.
- B. Geographic Limits: The boundaries of the Crown Centre Subdistrict shall be established in Exhibit 1C. Within the limits of the Crown Centre Subdistrict are three subareas: Subarea 1, Subarea 2 and Subarea 3, as described in Exhibit 4A.
- C. Concept Plan: The Crown Centre Subdistrict Conceptual Plan and illustrative renderings (collectively referred to as the "Concept Plan") shall be as established in Exhibit 4B.

I. Amendments to the Concept Plan:

- 1. For the purpose of Concept Plan amendments, the Crown Centre Subdistrict shall be considered as three subareas. The concept plan for each subarea may be amended independently through the rezoning process set forth in the City of Lewisville Zoning Ordinance, as amended.
- 2. The Planning Director may approve minor modifications to the concept plan such as changes in the location of buildings, changes to the size of building footprints, and minor changes to the site circulation pattern that do not impact the site or surrounding development. Major modifications such as the addition or removal of buildings and changes to the site circulation pattern that impacts connectivity within the site and to surrounding development shall be amended through the rezoning process set forth in the Unified Development Code, as amended. The Planning Director shall determine if a proposed modification to the concept plan is a minor or major modification.

C.D. Regulatory Exhibits: The following exhibits shall be regulatory, and all development in the Crown Centre Subdistrict shall comply with the requirements in:

- I. Exhibit 4C: Crown Centre Subdistrict Framework Plan ("Framework Plan")
- II. Exhibit 4D: Crown Centre Subdistrict Circulation Cross-Sections ("Circulation Cross-Sections")
- III. Exhibit 4E: Crown Centre Traffic Impact Analysis ("TIA")

D.E. Open Space: Open spaces in the CCS shall be established as set forth in the Concept Plan for this Subdistrict in Exhibit 4B and 4C (Concept Plan and Framework Plan).

- I. Maintenance: The City of Lewisville shall not be responsible for any maintenance or repairs of any improvements or Open Space in the Crown Centre Subdistrict unless otherwise expressly agreed to in writing by the City of Lewisville.

E.F. Base Zoning: The base zoning district within the Crown Centre Subdistrict shall be the Mixed Use District.

F.G. Development Standards: In addition to the Zoning District Standards established in Section IV.H of this PD, below, the following additional requirements shall apply to the standards in the City of Lewisville General Development Ordinance and, therefore, shall apply to development in the Crown Centre Subdistrict:

- I. Framework Plan: The Framework Plan (Exhibit 4C) applies to all development within the Crown Centre Subdistrict.
 - 1. Public Streets, Private Vehicular Routes, a Pedestrian Spine Trail and Open Spaces.
 - a. The Framework Plan establishes the location of Public Streets, Private Vehicular Routes, a Pedestrian Spine Trail and Open Spaces.

- b. The Public Streets, Private Vehicular Routes, Pedestrian Spine Trail and Open Spaces shall be located as shown on the Framework Plan, except as may be otherwise allowed herein.
- c. Modifications. Modifications which meet the requirements herein may be approved by the Planning Director.
 - 1) Private Vehicular Routes may be modified if the newly proposed Private Vehicular Route:
 - (i) Meets the intent of the CCS Concept Plan, as determined by the City ARC Member;
 - (ii) Connects to other Public Streets or Private Vehicular Routes within the Crown Centre Subdistrict and its perimeter streets;
 - (iii) Does not create a Block Perimeter that is greater than 2,000 feet, unless grade issues, creeks, drainage facilities, or TxDOT driveway spacing requirements make such limits unfeasible, as determined by the City Engineer;
 - (iv) Does not create any Block Faces greater than 600 feet in length unless bisected by a Pedestrian Passage; and
 - (v) Does not reduce the linear length of the Pedestrian Priority Frontage as shown on the Framework Plan for the respective subarea.
 - 2) Pedestrian Priority Frontage may be modified if Private Vehicular Routes are modified pursuant to subsection 1) above.
 - 3) Open Space shall be provided as shown in the Framework Plan except that:
 - (i) The location of the Open Space in Subarea 1 may be modified as long as it meets the requirements of these CCS standards and is a minimum of 2 acres in size.
 - (ii) The location of the Open Space in Subarea 2 may be modified as long as it meets the requirements of these CCS standards, is centrally located within Subarea 2, and is at least 1 acre in size.
- 2. Minimum Non-Residential Development. The Framework Plan also establishes the ~~approximate~~ required minimum square footage for non-residential uses, ~~and the number of hotel rooms by subarea.~~

II. Circulation Network:

- 1. The Circulation Network consists of Public Streets, Private Vehicular Routes, and a Pedestrian Spine Trail and shall be located as shown in the Framework Plan (Exhibit 4C), unless modified in accordance with Subsection IV.G.1.i.c.3, above.
- 2. When the Pedestrian Spine Trail is located within 10 feet of a Public Street measured from back of curb, the trail shall be separated from vehicular traffic by a vertical curb, grade separation, a landscape buffer, or a similar treatment.
- 3. No gates shall be permitted across any elements of the Circulation Network identified on the Framework Plan.

III. Open Space:

- 1. All Open Space must be publicly accessible during City of Lewisville Park hours of operation and must be designed for outdoor recreation uses (*i.e.*, designed as squares,

greens, sports fields, pedestrian or bicycle trails, or greenways, and may be associated with City buildings).

2. An irrevocable public access easement shall run across all Open Space. For Open Space in Subarea 3, said public access easement shall be filed in the Denton County property records within thirty days (30) after the City of Lewisville City Council approves this PD ordinance. For Open Space in Subarea 1 and 2, the public access easement shall be provided at the time of final plat.
- IV. Circulation Cross-Sections: The design of the Public Streets, Private Vehicular Routes and Pedestrian Passages shall comply with the requirements set forth in the Circulation Cross-Sections, as shown in Exhibit 4D.
 - V. Traffic Impact Analysis (TIA) Requirements: Developer shall make the designated improvements in the TIA within the designated timeframes as identified in the TIA in Exhibit 4E.
 - VI. Stormwater Management: Stormwater management shall comply with the standards set forth in the Exhibit 2B.
 1. For Subarea 1 and Subarea 2, regional detention and/or a combination of detention facilities will be provided for on-site stormwater runoff so that the post-development stormwater runoff from Subareas 1 and 2 shall not exceed the pre-development stormwater runoff from those Subareas.
 2. For Subarea 3, stormwater detention shall not be required based on the Midway Branch Drainage Study performed by O'Brien Engineering, Inc., dated April 28, 2014.
 - VII. Utilities:
 1. On-site public utility waterlines may be located under street pavement in private access and utility easements. The real property owner shall be responsible for replacement of such street pavement should maintenance or repair be required to the waterline.
 2. Setbacks from and widths of public utility easements may be adjusted based on the type and size of the underground public utility but will not exceed current City of Lewisville public easement utility requirements.
 3. Required backflow prevention devices may be allowed to be located internal to the building they serve so long as the internal location is not more than 50 feet from the street right-of-way or an easement line.
 - VIII. Off-Street Parking and Loading shall comply with:
 1. Standards in Table 4.1 of this PD ordinance for the number of off-street parking spaces required,
 2. Standards in the City of Lewisville Land Development Regulations, as amended, for the design of parking lots, and
 3. Loading standards shall comply with the requirements set forth in Exhibit 5E of this PD ordinance.

G.H. Zoning District Regulations: Crown Centre Mixed Use

- I. Uses:

1. All uses listed in Table 4.1, below, are permitted by right in all subareas, subject to approval as provided for in this PD ordinance, the Commercial Design Guidelines (Exhibit 3), and any specific provisions provided for herein.
2. Any use not listed in Table 4.1 is not permitted in the Crown Centre Subdistrict.

Table 4.1 CCS Schedule of Uses and Minimum Parking Requirements

USE	OFF-STREET PARKING (Min. required based on gross square footage unless otherwise noted)
ACCESSORY USES AND STRUCTURES	
Accessory Building, Structure, or Use	NA
Day Care, In-Home	NA
Home Occupation	NA
Solar Energy System	NA
AGRICULTURAL AND ANIMAL USES	
Animal Care (Indoor)	1:300
Veterinarian (Indoor Pens)	1:300
EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL USES	
Business or Commercial School or other Institution of Education	1 space for every 4 students, teachers, and staff
Governmental Office and Service	1:300
Public Park and Playground	NA
Public Utility Facility	1:300
Religious Facility	1 space for every 4 seats or worship spaces in main sanctuary
School, Private	<ul style="list-style-type: none"> ▪ Elementary and Middle School – 1 space for each classroom plus 1 space for each 15 students, based on design capacity. ▪ High School – 1 space per 4 students, faculty, and staff, based on design capacity.
School, Public or Parochial	
MANUFACTURING AND INDUSTRIAL USES	
Brewery, Distillery or Winery	1:1000 for manufacturing space; 1:300 for tasting rooms
OFFICE AND PROFESSIONAL USES	
Medical Office and Clinic	1:300
Professional and Administrative Office	1:300
RESIDENTIAL USES	
Multi-Family Dwelling (Standards in Section IV (H) (1) (iii) shall apply)	1.5 spaces per unit
RETAIL USES	
Bakery/Food Production with Retail Sales	1:300
Bar	1:300
Building Material Sales (no outdoor storage)	1:300
Grocery Store	1:300

USE	OFF-STREET PARKING (Min. required based on gross square footage unless otherwise noted)
Restaurant	1:300
Retail Store or Shop	1:300
SERVICE & ENTERTAINMENT USES	
Bank or Financial Institution	1:300
Commercial Amusement (Indoor)	1:300
Day Care Center	1:300
Dry Cleaning and Laundry Service	1:300
Extended Stay Facilities (Additional standards in Section IV (H) (1) (iv) shall apply)	1 space per guestroom
Hotel, Motel or Inn (Additional standards in Section IV (H) (1) (iv) shall apply)	1 space per guestroom
Licensed Massage Therapy	1:300
Personal Service	1:300
Theater	1 space for every 4 seats
TEMPORARY USES	
Temporary Construction Building	NA
VEHICLE AND RELATED USES	
Automobile Parking Structure	NA

3. Additional Standards Applicable to Multi-Family Dwellings:

a. Crown Centre Subdistrict Multi-Family Cap.

- 1) A maximum of 2,000 Multi-Family Dwelling (“MF”) units shall be allowed within the Crown Centre Subdistrict and shall not count toward the 5,000-unit cap for Castle Hills.
- 2) Of the 2,000 MF units allowed by the Crown Centre MF Cap, a maximum of 600 MF units shall be allowed in Subarea 1, and a maximum of 600 MF units shall be allowed in Subarea 2 (“Subarea MF Cap”). Construction of these MF units must comply with Subsection (b), below.
- 3) MF units located above the ~~5th~~ 10th floor of any building shall be considered on a case-by-case basis and will not count towards the Crown Centre Subdistrict MF Cap if approved with an SUP.

b. Construction of MF Units.

- 1) Of the 2000 units allowed by the Crown Centre Subdistrict MF Cap, 300 MF units shall be available for immediate construction in Subarea 1, ~~and~~ 300 MF units shall be available for immediate construction in Subarea 2, and 720 MF units shall be available for immediate construction in Subarea 3.
- 2) Beyond these initial ~~1320~~ 600 MF units which are available for immediate construction (i.e., the 300 MF units in Subarea 1 ~~and~~ the 300 MF units in Subarea 2, and 720 MF units in Subarea 3 in the area immediately north of Castle Hills Crown Centre Addition, Block A, Lots 1 and 2), additional MF units, per the Crown Centre Subdistrict MF Cap and the Subarea MF Cap, shall only be allowed in groups of 300 MF units for each

~~75,000~~^{250,000} square feet of non-residential uses built (and not otherwise counted towards a previous group) or which have received a permit to begin construction or are under construction.

3) After the construction of a cumulative total of ~~325,000~~^{1,000,000} square feet of non-residential uses, all remaining unbuilt MF units still available under the Crown Centre Subdistrict MF Cap and the Subarea MF Cap are allowed.

~~3)4) No amendment to the framework plan shall be required for modifications that are made in order to meet City or TxDot requirements.~~

- c. Parking. A minimum of 80% of the provided parking for all MF units shall be located in a Parking Structure.
 - d. Height. All MF buildings shall be a minimum of ~~4~~⁴⁵ stories in height. Podium Parking may count towards the ~~four~~^{five}-story minimum. Maximum building height shall be limited by Federal Aviation Administration (FAA) regulations due to proximity to area airports.
 - e. Development Standards. All MF developments shall be part of and governed by development standards established by the Castle Hills Commercial Association.
 - f. Minimum MF Unit Size. MF units must be an average of 700 square feet in size, but no MF unit shall be less than 500 square feet in size. Up to 10% of the units provided in any one project may be a minimum of 400 square feet but the average of 700 square feet for all units shall be maintained.
4. Additional Standards Applicable to Hotels, Motels, and Inns and Extended Stay Facilities:
- a. These uses shall comply with the requirements set forth in the City of Lewisville Code of Ordinances, as amended, applicable to Hotels, Motels, Inns, and Extended Stay Facilities.
 - ~~b. In addition, any lodging facility that has rooms with ovens or cooktops shall require an SUP.~~

II. Site Design & Development Standards

1. Pedestrian Priority Frontages:

- a. Build-To Requirements.
 - 1) Buildings on lots with Pedestrian Priority Frontage shall have a Front Facade facing the Pedestrian Priority Frontage.
 - 2) The Front Facade of said buildings shall contain 70 percent of the width of the lot facing the Pedestrian Priority Frontage.
 - 3) Required driveways, stairs to access entrance, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall all count towards the required building frontage percentage in Subsection a.2) above when designed so that the building better engages the pedestrian environment, as determined by the City ARC Member.
 - 4) Build-to requirements shall not apply to Open Space lots that are adjacent to a Pedestrian Priority Frontage.
- b. Parking adjacent to Pedestrian Priority Frontages.
 - ~~1) No ground floor parking (in a Parking Structure or surface parking lot) or any service areas described in the Commercial Design Guidelines shall be permitted along a Pedestrian Priority Frontage. This standard shall not~~

apply to on street parking along Crown Parkway, nor Subarea 2. In Subarea 2, ground floor parking (in a Parking Structure or surface parking lot) and service areas described in the Commercial Design Guidelines may be permitted along a Pedestrian Priority Frontage provided that the parking is separated from the walkway with either a five foot (5') vegetative barrier such as shrubs or screening trees, or a masonry barrier such as a low masonry wall or masonry screening wall, or a combination thereof.

1)

2) The above standard shall not apply to include perpendicular, angled, or parallel on-street parking on Private or Public Vehicular Routes. For clarification, on-street parking shall not be permitted on Public Streets as shown in the CCS Circulation Cross Sections attached as Exhibit 4D.

2. Lot Coverage. Buildings shall cover no more than 90% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.
3. Setbacks.
 - a. Front setback along Pedestrian Priority Frontages
 - 1) Minimum of 0 feet.
 - 2) Maximum of 20 feet measured from back of adjacent Sidewalk, Pedestrian Passage, or the Pedestrian Spine Trail.
 - 2)3) Setback shall not apply to Open Space lots adjacent to pedestrian priority frontage.
 - b. Front setback along all other Public Streets and Private Vehicular Routes
 - 1) Minimum of 0 feet.
 - 2) No Maximum.
 - c. Rear setback: Minimum of 0 feet to the property line.
 - d. Side setback: Minimum of 0 feet to the property line.
 - e. Stoops, balconies, and porches may encroach into setbacks as long as they do not encroach over any parking or vehicular travel lanes.
4. Height.
 - a. Stand-alone MF buildings shall be a minimum of 4.5 stories in height.
 - b. Non-residential uses shall be a minimum height as designated in the Framework Plan.
 - c. No building height maximum, except that maximum building height shall be limited to Federal Aviation Administration (FAA) regulations due to proximity to area airports.
5. Modifications to Site Design and Development Standards: Any numerical standard above may be adjusted to be $\pm 10\%$ of the established requirement if City staff makes the determination that the intent of the requirement is still met but the modification is required to address site specific conditions such as required easements, fire lanes, driveways, topography, or existing vegetation on a site. In no case may City staff modify any standard to allow more residential units beyond the Multi-Family cap established in this PD ordinance.

II. Architectural and Site Design Standards

- I. Building and Site Design. Building and site design (including screening, landscaping, and perimeter treatments) shall comply with the provisions outlined in Section II.D, above.
- II. Parking Structures.

1. Parking Structures shall have a facade utilizing colors and materials complementary to the building or buildings the Parking Structure services. When possible, Parking Structures shall be located behind buildings to minimize their visibility from adjacent portions of the Circulation Network.
2. Parking Structures shall not be located with ground floor frontage along any Pedestrian Priority Frontage.
3. Where a Parking Structure is located adjacent to a Public Street or Private Vehicular Route, and which is not a Pedestrian Priority Frontage:
 - a. Parking Structure facades shall be designed with vertical articulation such as changes in planes, columns, pilasters, etc. at least every 40 linear feet.
 - b. The Parking Structure shall be designed incorporating elements to provide visual interest to the facade(s) closest to and facing the adjacent street. Design elements may include items such as decorative metal panels, murals, landscaping, or a combination thereof. Parking Structure ramps shall not be visible from any street. Ramps shall not be located on the perimeter of the Parking Structure.

III. Bird Collision Prevention. The north facades of buildings fronting Highway 121 Business that are greater than twenty feet (20') above grade will include avian-deterrent architectural elements related to minimizing exterior glazing.

IV. In addition to the above, Multi family development shall have these specific standards:

1. MF units may be allowed on portions of the ground floor that have limited visibility and access from public streets and private vehicular routes such as areas within courtyards, areas fronting interior circulation drives, or areas facing buildings on adjacent properties.
2. Portions of the building that have adequate visibility and access from a public street or private vehicular route:
 - a. must be composed of the following uses on the ground floor:
 - a. Minimum 40% allowed non-residential uses
 - b. Maximum 40% live/work units
 - c. Maximum 20% MF units
 - b. shall be built to the specifications found in the Unified Development Code, as amended, Section VII.3.22-Multi-Family Dwelling.
3. The Planning Director shall determine which areas of the ground floor of the building qualify as having limited visibility and access or adequate visibility and access.
 - a. To do so, a site plan shall be submitted to the Planning Director that illustrates the visibility and access from the public streets and private vehicular routes of the portions of buildings at issue.
 - b. The Planning Director shall consider the specific site, surrounding development, traffic patterns, general circulation patterns, and other relevant information in making the determination.
4. Live/work units:
 - a. A minimum of 50% of the exterior frontage of each live/work unit allowed in [Section V.E.9.i.b](#) [Section IV.1.IV.2.](#), above, shall consist of the commercial/office component. The remaining exterior frontage of the unit may consist of the residential component on the ground floor.
 - b. The residential and the commercial/office components must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
 - c. Residential component:

1. Residential component of live/work units are permitted above the commercial/office component, to the side, or in back of the commercial/office component, provided that there is internal access between the residential and commercial/office components.

d. Commercial/office component:

1. The commercial/office component of live/work units are intended for use by the following occupations: accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; hair stylists; homebased office workers; insurance, real estate and travel agents; one-on-one instructors; photographers; retail sales; and similar occupations.

2. In addition to the permitted occupations above, the Planning Director may authorize other commercial/office occupations using reasonable discretion, as long as such other occupations are not otherwise precluded by law.

3. The commercial/office component of live/work units may not include the following:

(A) The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales or mail order.

(B) Entertainment, drinking, and public eating establishments.

(C) Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or sale.

(D) Businesses that involve the use of prescription drugs.

(E) Adult-oriented businesses, astrology, palmistry, head shops, massage, and similar uses.

(F) Sales, repair, or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.

(G) Trade or private schools. This excludes private instruction of up to two students at any one time (e.g., music lessons, tutoring).

4. The commercial/office component shall be restricted to the live/work unit and shall not be conducted in the garage or any accessory structure.

5. The total number of occupations at one address is not limited, except the cumulative impact of all such occupations shall not exceed the 40% non-residential use limit set forth in [Section IV.1.IV.2.section V.E.9.ii.a](#), above, for a live/work unit.

6. The external access for the commercial/office component shall be oriented to the public street, private vehicular route, or an adjacent open space and should have at least one external entrance/exit separate from the external entrance/exit for the residential component.

(A) The entrance/exit to the commercial/office component shall be located on the ground level.

(B) Access to the commercial/office component of each live/work unit shall be clearly separate from the common walkways or entrances/exits to other residential units within the development, or other residential units in adjacent developments.

7. No more than three employees (excluding residents of the live/work unit) shall work or report to work at the live/work unit or its premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.

8. The commercial/office component shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.

9. No explosive, toxic, combustible, or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used at the live/work unit or its premises.

~~4. Areas used for non-commercial uses shall be built to the specifications found in the Unified Development Code, as amended, Section VII.3.22 Multi-Family Dwelling.~~

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:

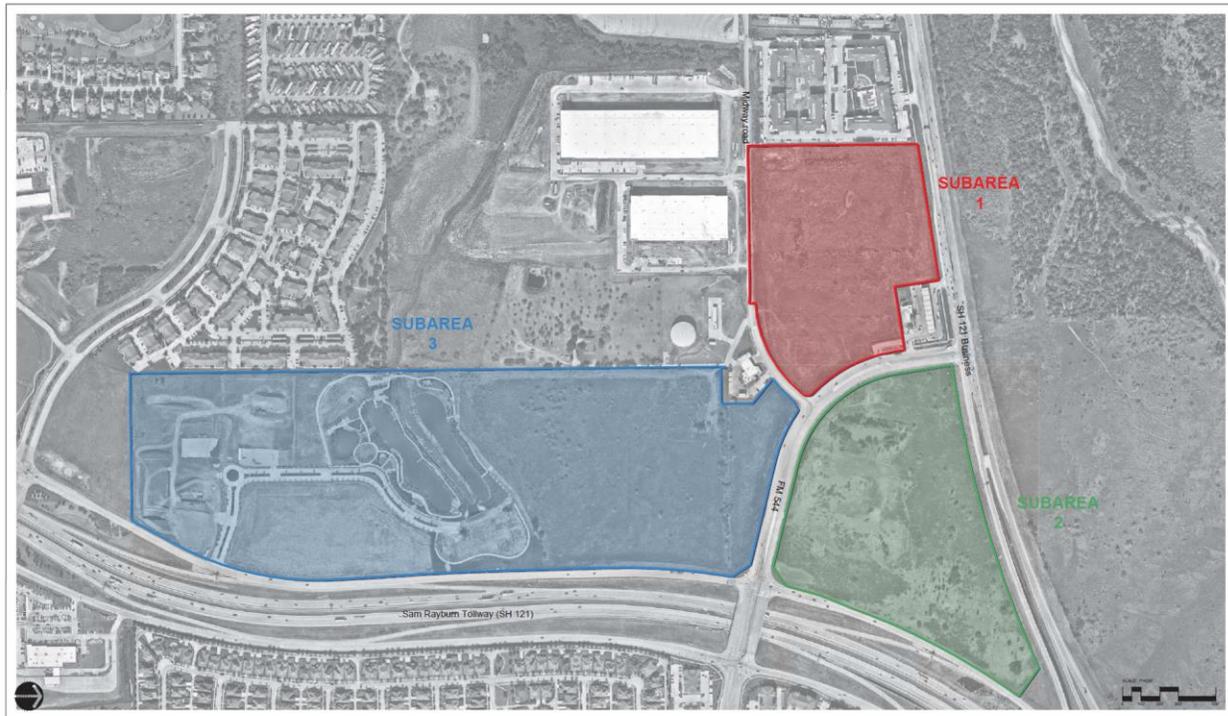
1. Concept Plan Exhibit 4B
2. Framework Plan Exhibit 4C
3. Circulation Cross-Section Exhibit 4D

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:	
	PRIMARY RESIDENTIAL USES
	FREESTANDING RETAIL USES
	PRIMARY NON-RESIDENTIAL USES (OTHER THAN OFFICE)
	PRIMARY OFFICE USES

Current Concept Plan

LEGEND	
	PRIMARY RESIDENTIAL USES
	FREESTANDING RETAIL USES
	PRIMARY NON-RESIDENTIAL USES

Proposed Concept Plan

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

Current and Proposed Framework Plan

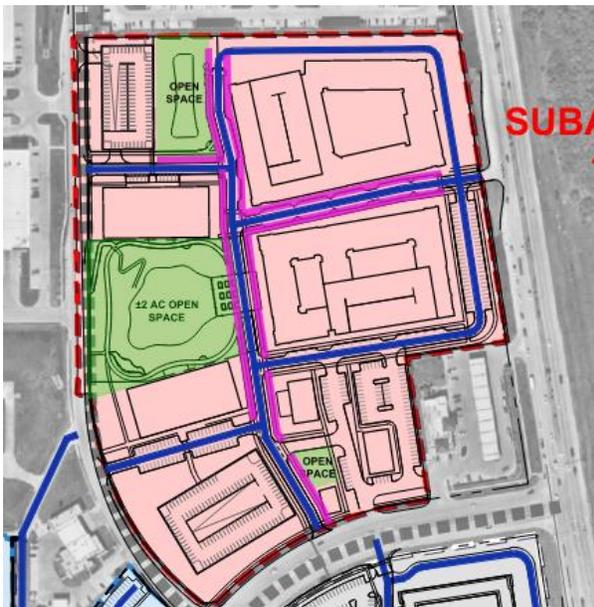
Subarea 1: Approximately half of this subarea, located adjacent to SH 121 Business to the north, Midway Road to the south and FM 544 to the east, is already built to the concept and framework plan’s specifications. Proposed changes to the southeastern properties show a surface parked retail area in lieu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

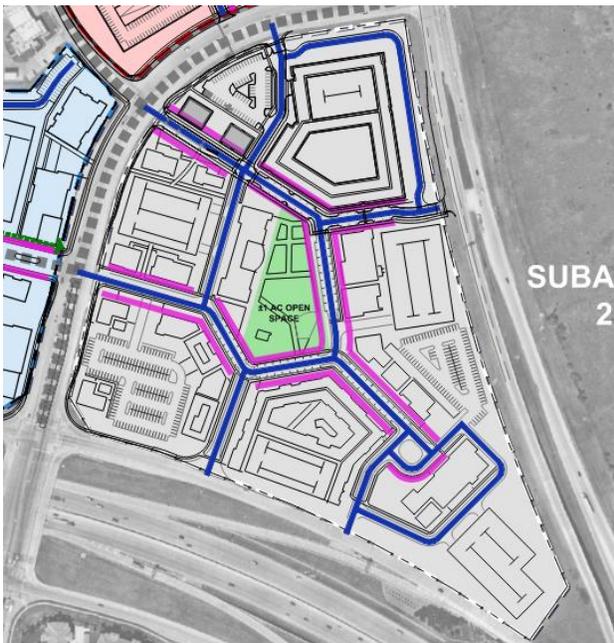
Subarea 2: This subarea, bounded by SH 121 Business, SH 121 and FM 544, is modified to allow for a large retail use such as a grocery store where smaller retail sites and office uses were once situated.



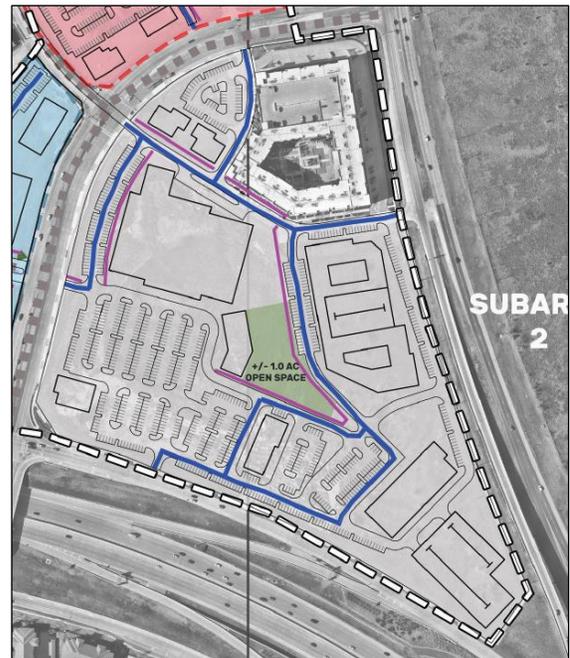
Current Subarea 2 Concept Plan



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



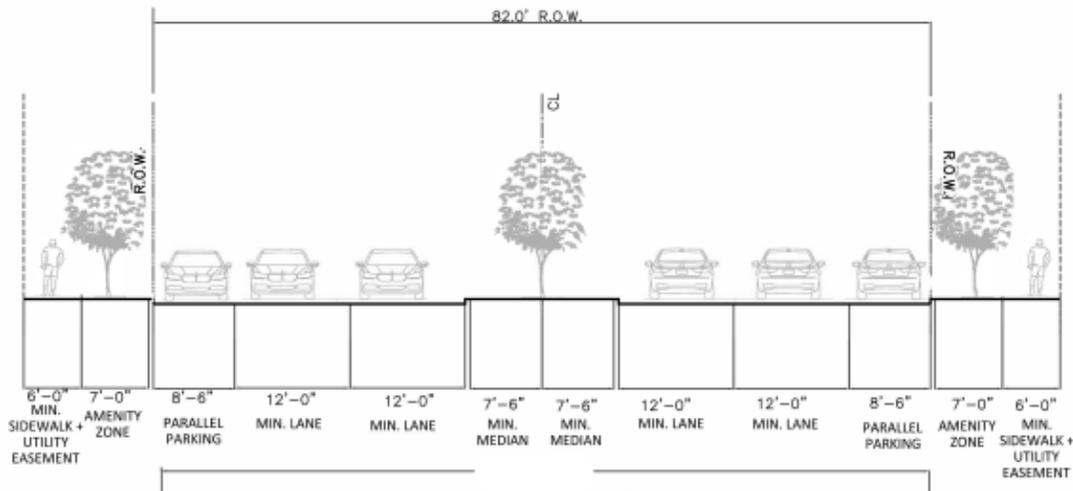
Current Subarea 3 Framework Plan



Proposed Subarea 3 Framework Plan

Street Sections Amendments:

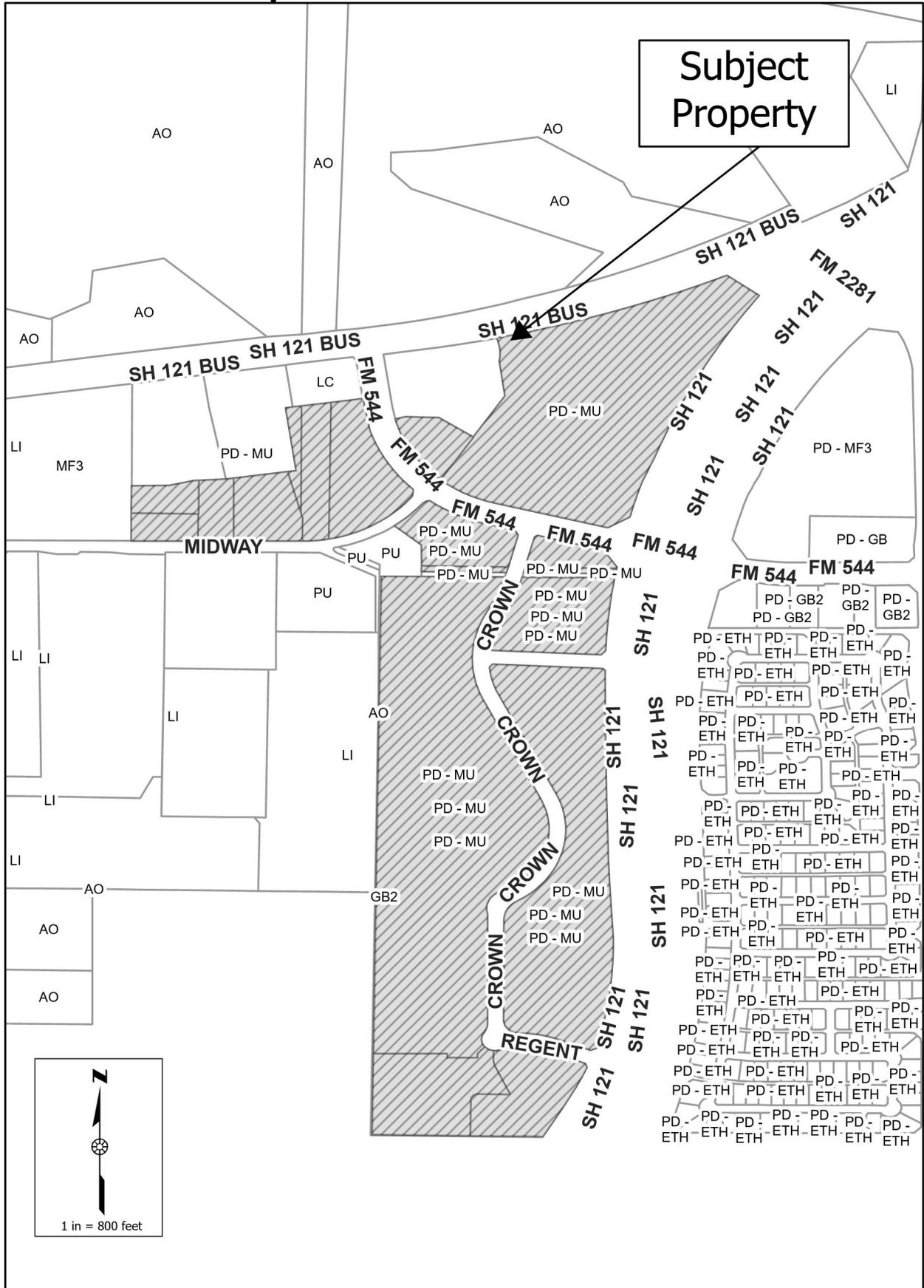
The applicant has proposed a new 82-foot street section for the Crown Centre Subdistrict as shown below. This street section will allow parallel parked vehicles and locates landscaping, sidewalks and utilities to easements outside of the public right-of-way.



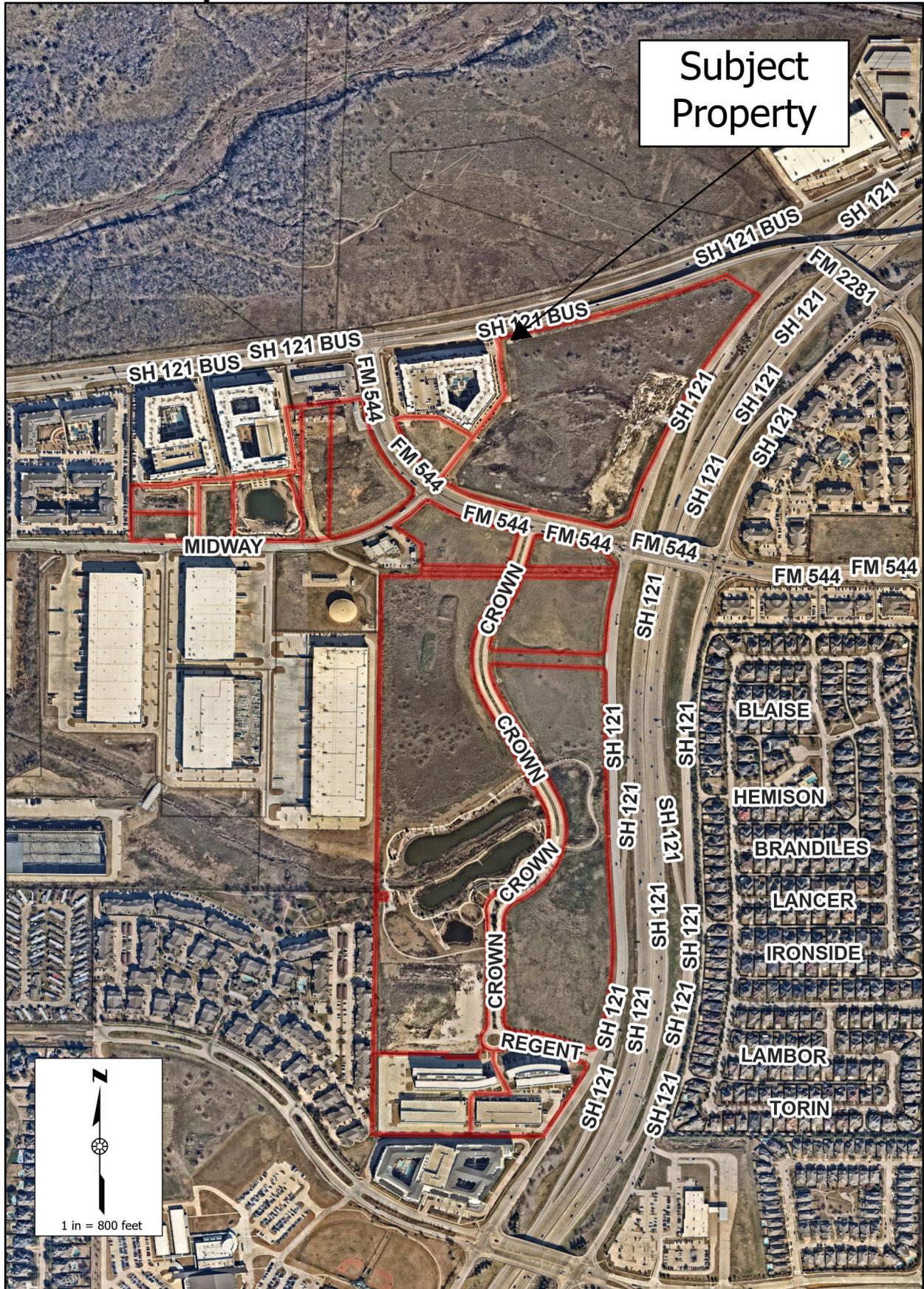
CITY STAFF'S RECOMMENDATION:

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.

Location Map - Crown Centre Subdistrict



Aerial Map - Crown Centre Subdistrict





4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

BRL25001

December 3, 2025

Planning Services Division
City of Lewisville
151 W Church Street
Lewisville, Texas

RE: Crowne Centre - Planned Development Amendment Narrative

On behalf of Bright Realty, please accept this letter as an explanation of the proposed Planned Development (PD) Amendment Application. We are seeking to amend the current Castle Hills regulations, specifically those governing the Crown Centre subdistrict, which received entitlement approval in February 2020. The site encompasses approximately 139.4 acres and is located at the southwest corner of SH 121 and Bypass 121 (Sam Rayburn Tollway) and FM 544. This project was envisioned as a premier mixed-use development with a predominant focus on office uses, complemented by residential, retail, and open spaces. Our vision emphasizes a walkable, connected community with active open spaces integrated throughout, creating a vibrant environment for residents and businesses alike. The surrounding area consists of industrial and multifamily uses, consistent with traditional highway frontage that supports higher density and complementary land uses.

Market Reality

Since the onset of COVID-19 and the widespread adoption of work-from-home policies, the office market has slowed dramatically. Across the DFW region, office vacancies have increased significantly, and new office construction projects are minimal. Under the current Crown Centre regulations, the feasibility of developing the remainder of the project is increasingly concerning. Therefore, we are proposing revisions to certain regulations that will allow us to respond to current market conditions and provide the flexibility necessary to remain competitive in an ever-evolving economic landscape.

Project Description

The Crown Centre Subdistrict was designed to foster a pedestrian-oriented, mixed-use urban environment with convenient access to regional highways, shopping, employment centers, housing, and retail services. Current regulations require a minimum of 3,000,000 square feet of office development. Additionally, these regulations stipulate that a minimum of 250,000 square feet of non-residential buildings must be permitted for construction before an additional 300 multifamily units can be built.

To date, the development has successfully delivered 250,000 square feet of office space and 900 multifamily units. The PD allows for a total of 2,000 multifamily units; however, in order to build the remaining 1,100 units, nearly one million square feet of non-residential space would need to be permitted for construction. This requirement poses a significant challenge to the viability of the project, particularly given that half of the existing office space remains vacant. This lack of activation makes it difficult to attract new tenants and users.

Creating activation within Crown Centre is critical to attracting prospects and fostering a dynamic environment. This can be achieved by allowing additional multifamily units without requiring further non-residential construction, which would

only exacerbate the vacancy issue. Therefore, we are requesting amendments to the PD that would “unlock” multifamily development opportunities. Our overarching goal is to establish a vibrant destination where people can **Work, Live, and Play**, forming part of a larger, connected hub that offers expanded opportunities for employment, entertainment, shopping, dining, and residential living. We firmly believe these proposed changes will enable us to realize this vision. A Traffic Impact Analysis (TIA) was previously conducted for the original PD and indicated minimal impact, as all major roadways for this development have already been constructed and the proposed uses remain consistent with those previously approved.

Our Request

We respectfully request your support for this amendment, which we believe is essential to ensuring the long-term success and vitality of Crown Centre. Your approval will allow us to adapt to current market realities while delivering on the original vision of a thriving, mixed-use community that benefits the City and its residents. Thank you for your time and thoughtful consideration of this request. Should you have any questions or require additional information, please do not hesitate to reach out to us. We look forward to working collaboratively to make Crown Centre a premier destination for our region.

Sincerely,

McAdams

Marisa Brewer, AICP

Planner III, Planning + Entitlement

January 17th, 2026

City of Lewisville
Mr. Jonathon Beckham
151 West Church Street
Lewisville, Texas

RE: Owner Authorization Letter – Crown Centre

Dear Mr. Beckham,

I hereby give my consent as the property owner, for McAdams to submit Development Applications related to the Crown Centre project. The property is covered by this letter includes the parcels identified below.

Sincerely,



Signature

ERIC D. STANLEY

President/CEO

Title

Parcel(s):

984754,984757,984755,984756,20011,18881,307730,1010116,308824,17144,216819,216820,136297,

BRECO LANDS CH LLC

1016849

CROWN CENTRE CH OFFICE II LLC

756579

CROWN CENTRE CH OFFICE LLC

4400 State Highway 121, Ste 900

Lewisville, Texas 75056

LEGEND



PRIMARY RESIDENTIAL USES



FREESTANDING RETAIL USES



PRIMARY NON-RESIDENTIAL USES



SITE DATA TABLE

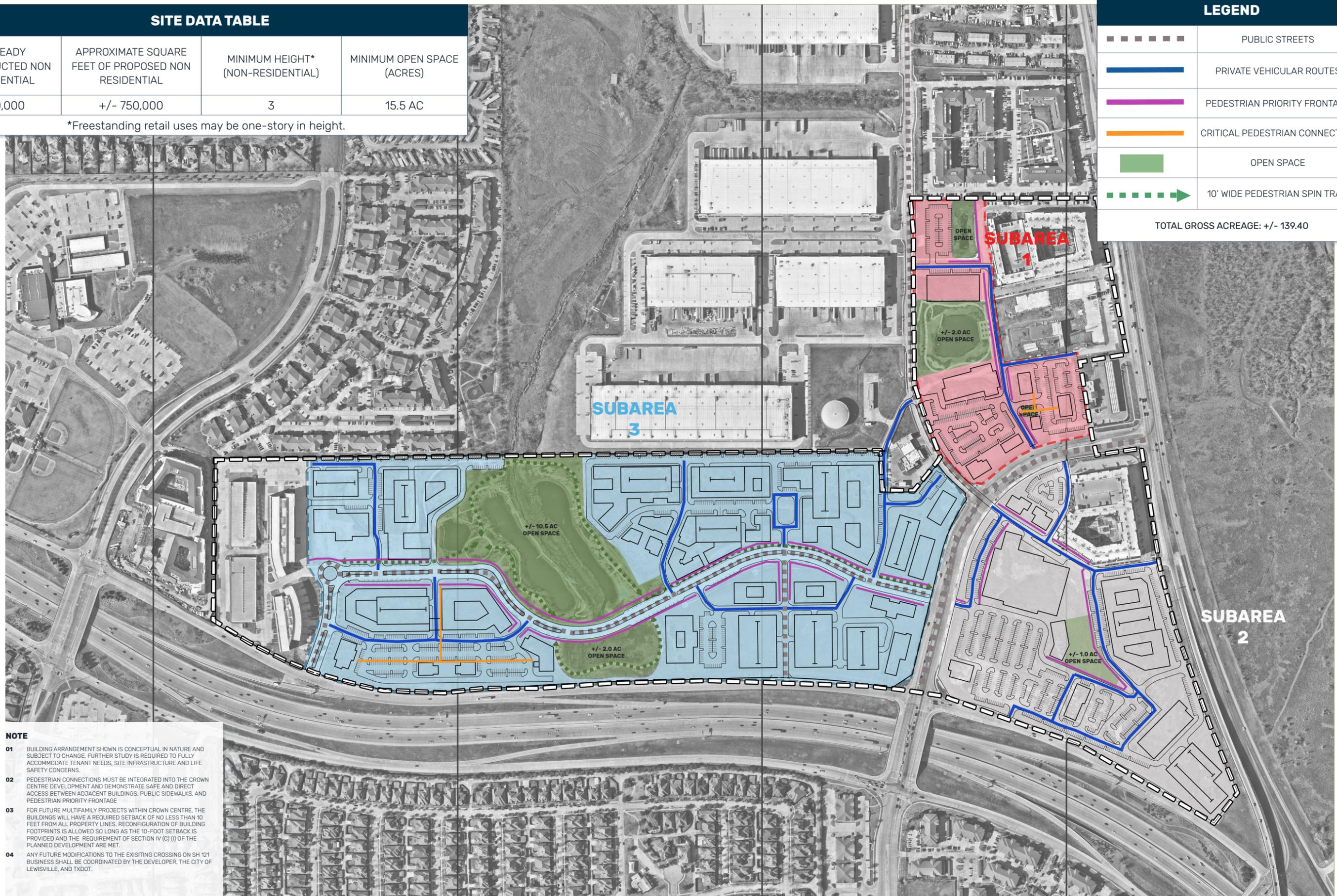
ALREADY CONSTRUCTED NON RESIDENTIAL	APPROXIMATE SQUARE FEET OF PROPOSED NON RESIDENTIAL	MINIMUM HEIGHT* (NON-RESIDENTIAL)	MINIMUM OPEN SPACE (ACRES)
250,000	+/- 750,000	3	15.5 AC

*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

- 01 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.
- 02 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
- 03 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 V (C) (I) OF THE PLANNED DEVELOPMENT ARE MET.
- 04 ANY FUTURE MODIFICATIONS TO THE EXISTING CROSSING ON SH 121 BUSINESS SHALL BE COORDINATED BY THE DEVELOPER, THE CITY OF LEWISVILLE, AND TXDOT.



McAdams

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187

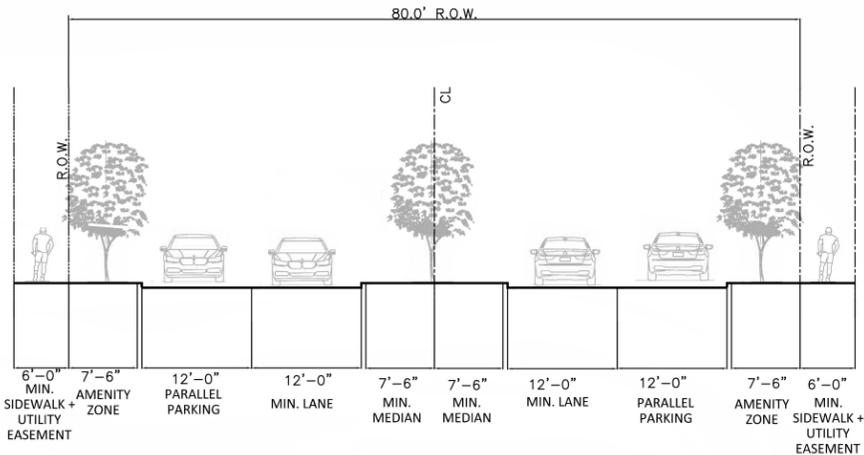
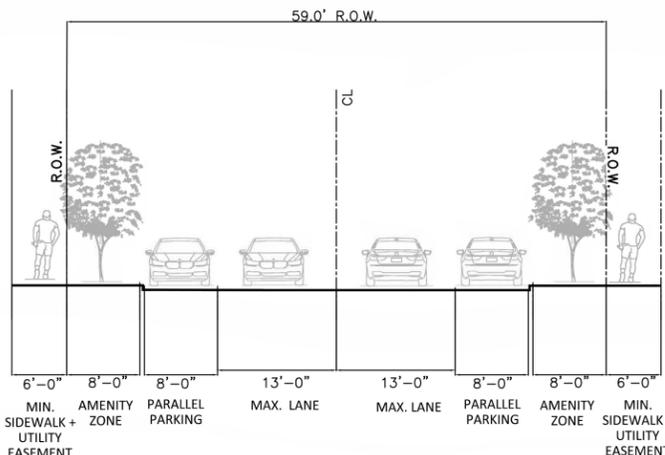
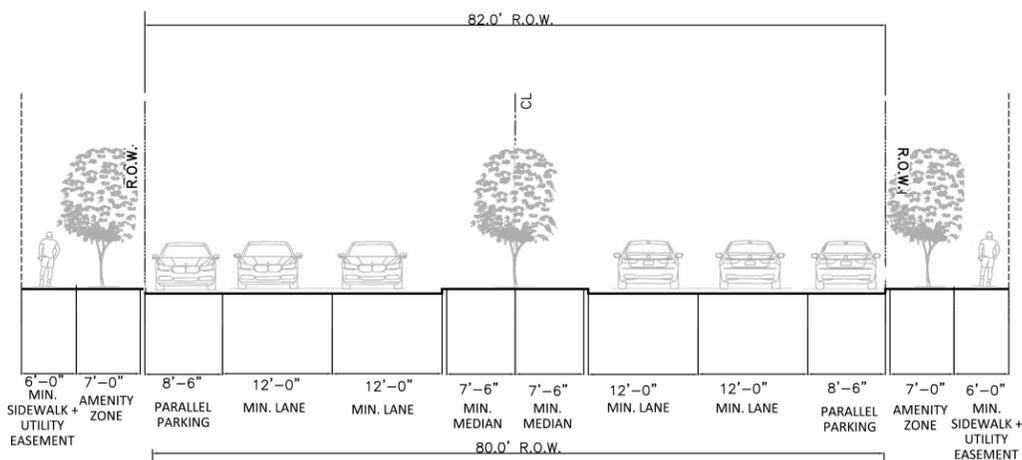
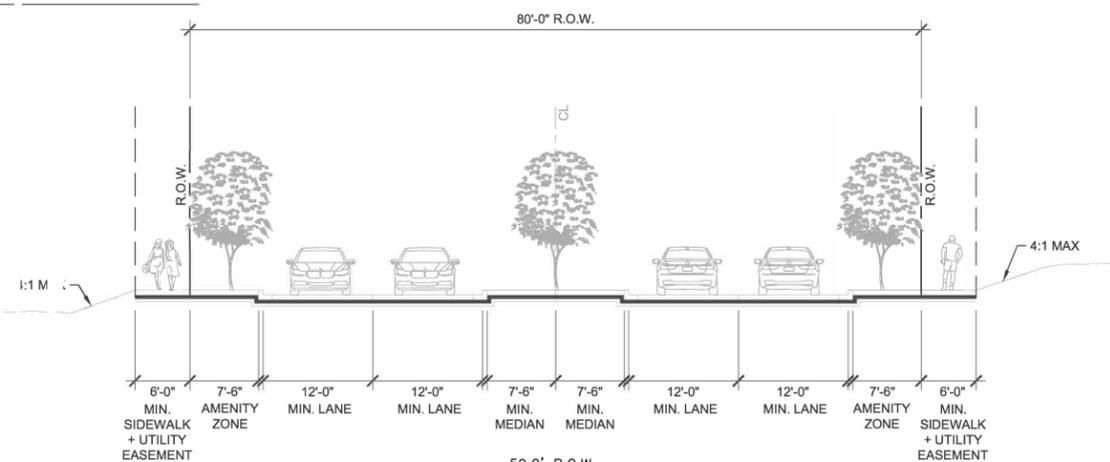
www.mcadamsco.com

CLIENT

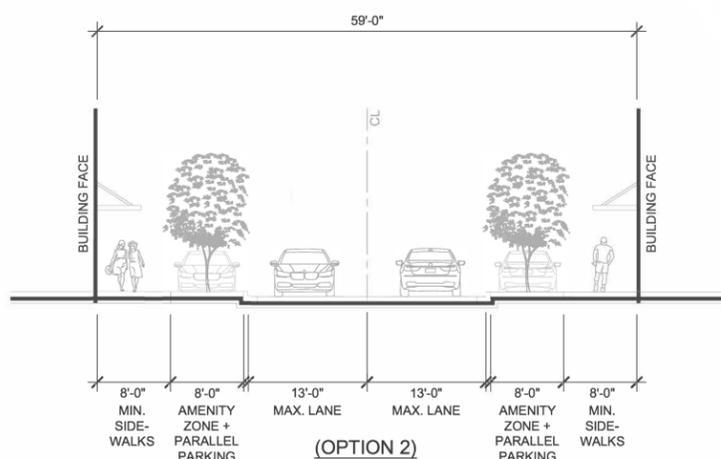
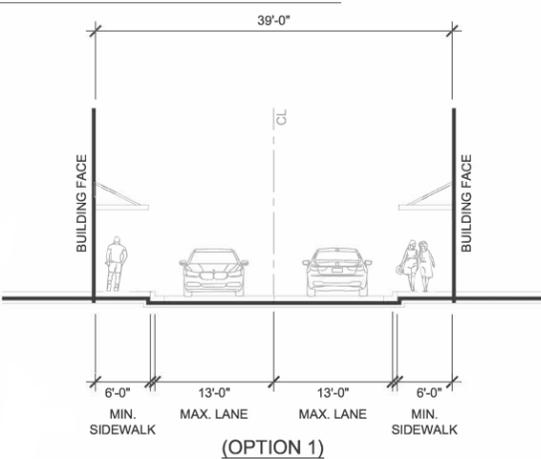
Bright Realty, LLC

CROWN CENTRE AT CASTLE HILLS
CIRCULATION CROSS-SECTION EXHIBIT 4D

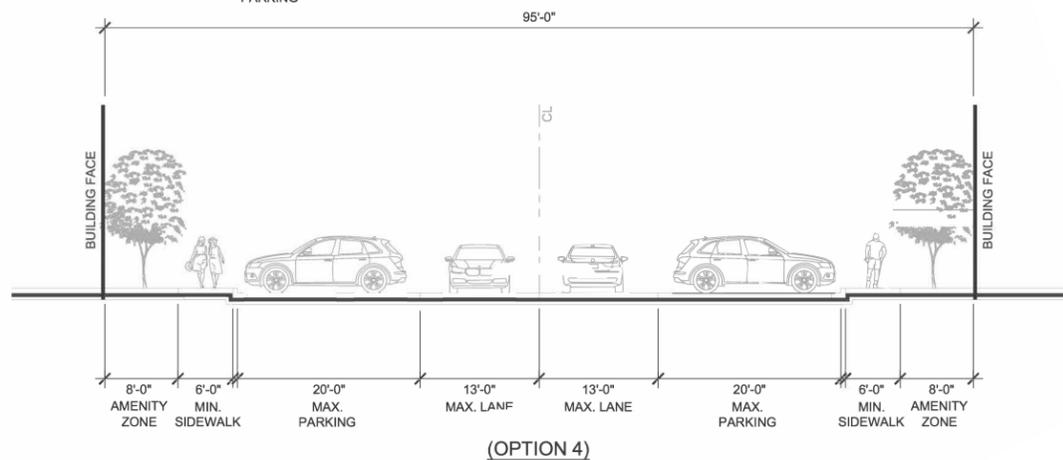
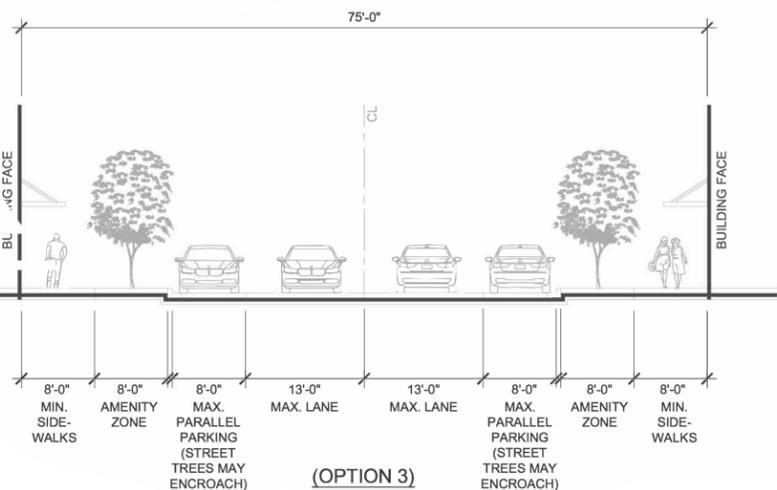
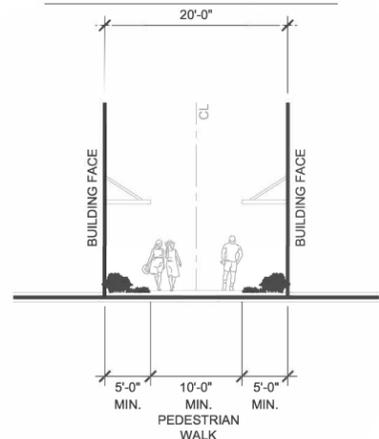
PUBLIC STREETS



PRIVATE VEHICULAR ROUTE



PEDESTRIAN PASSAGE



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. BRL25001
FILENAME
CHECKED BY rr
DRAWN BY mb
SCALE 1"=10'
DATE 12/03/2025

SHEET

CIRCULATION CROSS SECTION
EX.4⁴⁸

Z:\2025\Projects\BRL\BRL25001\04-Production\Engineering\Exhibits\2025-11-24\Cross Section Exhibit\2025-11-24\Crown Centre - McAdams - Cross Section Exhibit.dwg, 11/25/2025 8:39:18 AM, Marissa Brewer