

ORDINANCE NO. _____

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL, AMENDING ORDINANCE NUMBER 0428-22-ZON BY AMENDING SECTION IV, CROWN CENTRE SUBDISTRICT, TO INCLUDE NEW STANDARDS FOR CONCEPT PLAN AMENDMENTS THAT OUTLINE MAJOR AND MINOR CONCEPT PLAN MODIFICATION CRITERIA, A MODIFIED SCHEDULE OF USES THAT DELETES “EXTENDED STAY FACILITIES”, MODIFIED STANDARDS APPLICABLE TO MULTI-FAMILY DWELLINGS TO ADJUST THE ALLOWABLE UNIT COUNTS, BUILDING HEIGHT, AND NON-RESIDENTIAL SQUARE-FOOTAGE REQUIREMENTS, MODIFIED SITE DESIGN AND DEVELOPMENT STANDARDS FOR ON-STREET PARKING AND SCREENING TO PROVIDE ADDITIONAL PARKING AND SCREENING OPTIONS ALONG PEDESTRIAN PRIORITY FRONTAGES, AND NEW STANDARDS REGARDING GROUND FLOOR USES TO PROVIDE SPECIFIC REQUIREMENTS FOR LIVE/WORK UNITS; PROVIDING FOR A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lewisville desires to enact updates to Ordinance No. 0428-22-ZON relating to new standards for concept plan amendments that outline major and minor concept plan modification criteria, a modified schedule of uses that deletes “extended stay facilities”, modified standards applicable to multi-family dwellings to adjust the allowable unit counts, building height, and non-residential square-footage requirements, modified site design and development standards for on-street parking and screening to provide additional parking and screening options along pedestrian priority frontages, and new standards regarding ground floor uses to provide specific requirements for live/work units in the Crown Centre subdistrict of the area known as Castle Hills in order to facilitate consistent commercial and multi-family growth and promote orderly development; and

WHEREAS, Ordinance 0428-22-ZON for Castle Hills provides that text amendments to the Castle Hills Planned Development district ordinance shall be processed as a text amendment in accordance with the zoning regulations set forth in the City of Lewisville Zoning Ordinance, as amended, concerning text amendment procedures; and

WHEREAS, a petition for amendment to certain zoning regulations was sent to the Planning and Zoning Commission of the City of Lewisville, Texas, as required by state statutes and the Zoning Ordinance of the City of Lewisville, Texas, and said Planning and Zoning Commission has recommended that the zoning regulation amendments be **approved**, and all the legal requirements, conditions and prerequisites having been complied with, the zoning regulation amendments having come before the City Council of the City of Lewisville, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Lewisville, Texas, at a public hearing called by the City Council of the City of Lewisville, Texas, did consider the following factors in making a determination as to whether this requested amendment to the City's zoning regulations should be granted or denied: the sufficiency of space provided in appropriate areas for a variety of uses and open space; securing safety from fire, flood, panic and other natural and human-initiated disasters; promotes health and the general welfare; provision of adequate light, air and open spaces; promotion of a desirable visual environment; the establishment of appropriate population densities and concentrations; the appropriate sensible and effective expenditure of public funds; the conservation of open space and valuable natural resources and prevention of urban sprawl and degradation of the environment through improper use of land; the promotion of free flow of traffic

and prevention of congestion or blight; the efficiency of the land development process; and the protection and preservation of areas of environmental, historical, cultural, and architectural significance within the city; and

WHEREAS, the City Council further considered among other things the character of any affected district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Lewisville, Texas, does find that there is a public necessity for the zoning regulation amendment, that the public interest clearly requires the amendment, that the zoning regulations as amended do not unreasonably invade the rights of adjacent property owners; and

WHEREAS, the City Council of the City of Lewisville, Texas, does find that the zoning regulation amendment promotes the health, safety, morals and general welfare of the City by providing sufficient space in appropriate areas; securing safety from fire, flood, panic and other natural and human-initiated dangers; providing adequate light, air and open spaces; promoting a desirable visual environment; promoting the establishment of appropriate population densities and concentrations; encouraging the appropriate and efficient expenditure of public funds; promoting the conservation of open space and valuable natural resources and preventing urban sprawl and degradation of the environment; encouraging the location and design of transportation to promote the free flow of traffic and prevent congestion and blight; encouraging more effective land development; and protecting and preserving areas of environmental, historical, cultural and architectural significance within the City; and

WHEREAS, the City Council of the City of Lewisville, Texas, has determined that there is a necessity and need for this zoning regulation amendment, and that said amendment is in the best interest of the public at large, the citizens of the City of Lewisville, Texas, and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. Section IV, Crown Centre Subdistrict, of Ordinance 0428-22-ZON is hereby amended by deleting the current language in its entirety and in its place inserting new language as provided in **Exhibit A**, attached hereto and incorporated as if fully set forth herein.

SECTION 2. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

SECTION 3. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 4. PENALTY. Any person, firm or corporation who violates any provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the municipal court, shall be subject to a fine of not more than \$2,000.00 for each offense, and every day such offense is continued shall constitute a separate offense.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
LEWISVILLE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 6TH DAY OF
APRIL, 2026.**

APPROVED:

TJ Gilmore, MAYOR

ATTEST:

Jennifer Malone-Ippolito, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY

Exhibit A
Section IV. Crown Centre Subdistrict