

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, FAICP, Planning Director

DATE: April 6, 2026

SUBJECT: **Public Hearing:** Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Amending Exhibit B to Ordinance No. 0428-22-ZON to Amend the Planned Development Concept Plan set Forth in Exhibit 4B (the Crown Centre Subdistrict Conceptual Plan), the Planned Development Framework Plan set Forth in Exhibit 4C (the Crown Centre Subdistrict Framework Plan), and the Planned Development Circulation Cross-Sections set Forth in Exhibit 4D (the Crown Centre Subdistrict Circulation Cross-Sections) Therein, Thereto by Amending the Concept Plan, Framework Plan, and Circulation Cross-Sections for Approximately 114.133-Acres of Land, out of the Samuel H. Hayden Survey, A-537, the J. E. McWhorter Survey, A-1690, the B.B.B. and C.R.R. Co. Survey, A-180, and the Harrison Young Survey, A-1448, With Portions Legally Described as Crown Centre Tract A Phase 1 Addition, Block A, Lots 5X, 6, 7X, 9; and Castle Hills 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), Correcting the List of Existing Planned Development Districts; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date as Requested by 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:

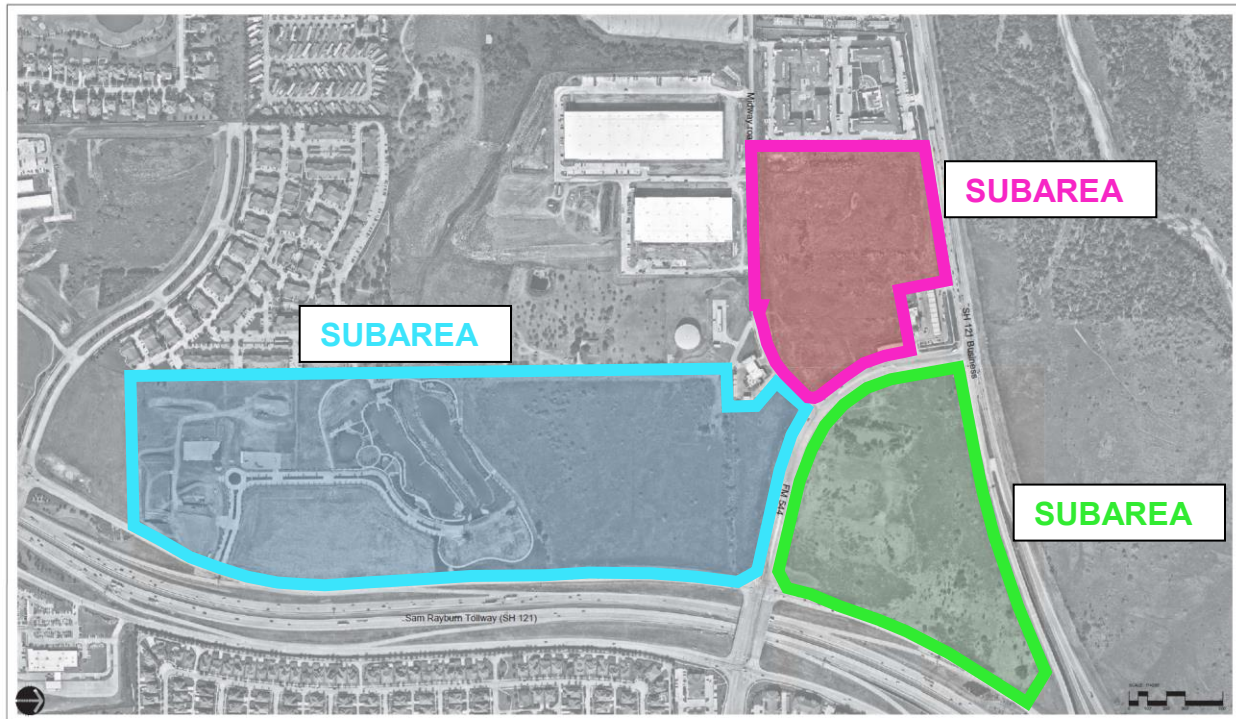
1. Concept Plan Exhibit 4B
2. Framework Plan Exhibit 4C
3. Circulation Cross-Section Exhibit 4D

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
PM813009 | 11.23.2021 | 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

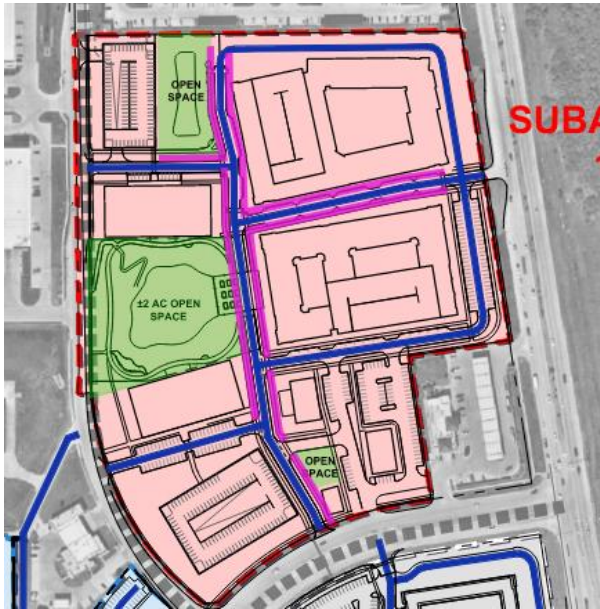
Subarea 1: Approximately half of this subarea, located adjacent to SH 121 Business to the north, Midway Road to the south and FM 544 to the east, is already built to the concept and framework plan's specifications. Proposed changes to the southeastern properties show a surface parked retail area in lieu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

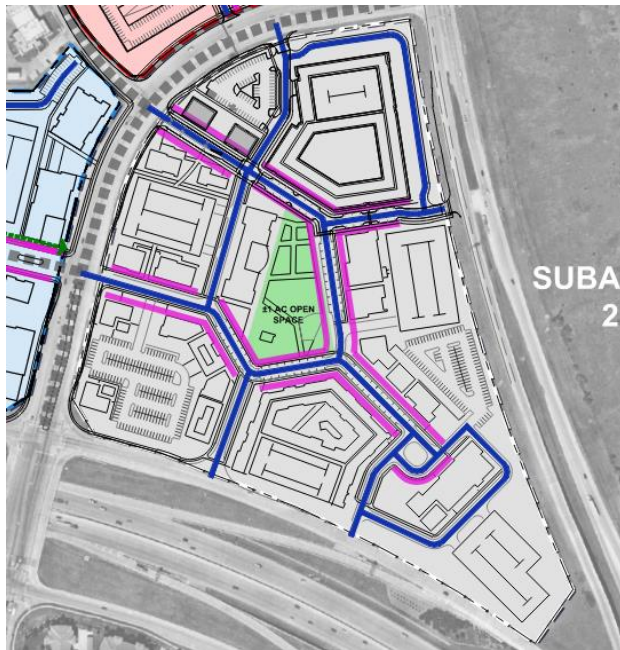
Subarea 2: This subarea, bounded by SH 121 Business, SH 121 and FM 544, is modified to allow for a large retail use such as a grocery store where smaller retail sites and office uses were once situated.



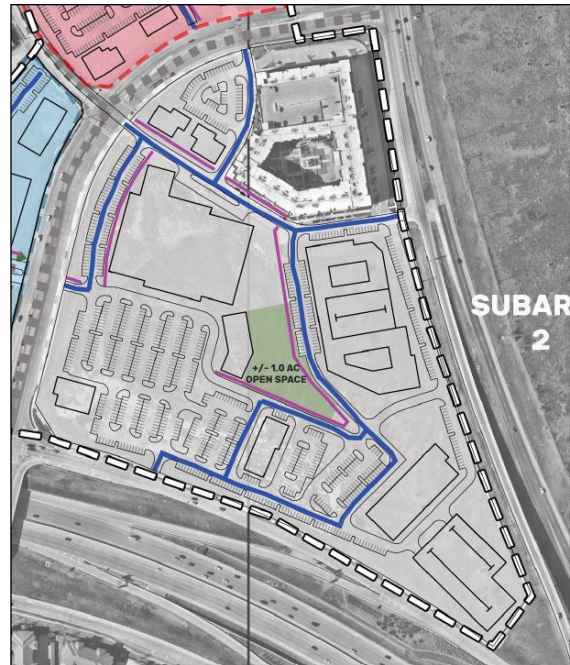
Current Subarea 2 Concept Plan



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



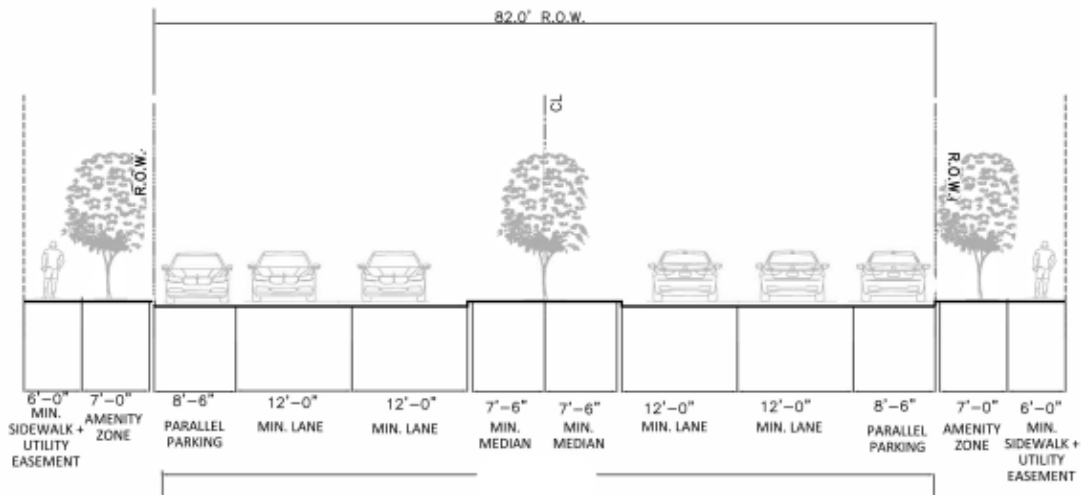
Current Subarea 3 Framework Plan



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