



Date: 09/09/2025

City of Lewisville Planning & Zoning Department  
Jonathan Beckham  
Senior Planner,  
151 W. Church Street, Lewisville, TX 75057

Subject: Authorization and Justification for Photometry Variance Request – Feathers Smash LLC Phase Two

Dear Mr. Beckham,

I hereby authorize AARI Engineering LLC to submit a photometry variance request to the Lewisville Planning & Zoning Department on behalf of Feathers Smash LLC for Phase Two of our development located at 400 W. Vista Ridge Mall Drive, Lewisville, TX 75067.

Section VIII.7.5 of the Unified Development Code (UDC) limits outdoor lighting to a maximum of 20 foot-candles. However, the USA Pickleball Association (USAPA), in partnership with LSI Lighting, recommends illumination levels of up to 53 foot-candles for outdoor courts to ensure optimal visibility, safety, and playability. AARI Engineering LLC's lighting design aligns with these nationally recognized standards.

To meet the functional requirements of our facility and deliver a high-quality experience for athletes and guests, we respectfully request approval for an alternative photometry standard allowing up to 53 foot-candles. This variance is essential for both construction feasibility and long-term operational compliance.

Thank you for your consideration and support of this request.

Sincerely,

Harish Reddy,  
Member Manager,  
Feathers Smash LLC.