



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

BRL 25002

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City of Lewisville

151 Church Street

Lewisville, Texas 75057

E: planning@cityoflewisville.com

P: 972. 219. 3455

RE: The Lakes at Castle Hills – Narrative

Please accept this letter, on behalf of Castle Hill Golf Club LLC, as an explanation of the proposed Specific Use Permit Application and Zone Change Application. The site of the proposed development lies within Castle Hills Golf Course Blk A Lot 2B (SE PT) as well as within Castle Hills Golf Course Blk A Lot 4R in the City of Lewisville, Denton County, Texas.

PROJECT DESCRIPTION

The existing site currently contains six (6) tennis courts. The proposed development includes the addition of two (2) new tennis courts and four (4) new dedicated pickleball courts, each equipped with appropriate netting, perimeter fencing, and lighting to meet current recreational and safety standards, ensure proper functionality and an enhanced user experience.

To support the increased recreational capacity of the facility, the existing parking lot will be expanded to accommodate an additional twenty-four (24) parking spaces. This parking expansion is intended to adequately serve the anticipated increase in users and the existing users while maintaining safe circulation patterns, accessibility compliance, and overall site efficiency.

STATEMENT OF EXPECTED IMPACT

The proposed addition of four (4) pickleball courts and two (2) tennis courts will result in a slight increase in traffic to the site and a minor increase in stormwater runoff. However, the development will not adversely impact public services, including police protection, educational facilities, water service, or sanitary sewer infrastructure.

The proposed expansion is consistent with and supportive of the City of Lewisville's long-range vision as outlined in the Lewisville 2025 Plan. The plan emphasizes the continued enhancement of parks, open space, and recreational amenities to improve quality of life and promote a healthy, active community. Expanding recreational facilities is a key component of this vision and reflects the City's commitment to investing in community-centered infrastructure.

The addition of tennis and pickleball courts directly advances these objectives by providing accessible, community-oriented recreational opportunities. These facilities encourage physical activity, foster social interaction, and contribute to the overall wellness of residents. As demand for pickleball and other court-based recreational uses continues to grow, the development responds to demonstrated community interest while strengthening the City's park and recreation system.



Existing tennis courts are currently located on the property, and the proposed expansion represents a continuation and enhancement of the established recreational use. The development is compatible with the surrounding area and complementary to nearby outdoor recreational amenities.

In summary, the proposed improvements align with the City's 2025 vision by enhancing recreational opportunities, supporting public health and wellness, and contributing to the continued growth of a connected and vibrant community.

ZONING

The tract 1 property is currently zoned PD-GB2 and tract 2 property is currently zoned PD-R12. Under the proposed request, Tract 1 will retain its existing PD-GB2 zoning designation, while Tract 2 is proposed to be rezoned from PD-R12 to PD-GB2.

For Tract 1, the proposed addition of pickleball courts does not require a zoning change. However, approval of a Specific Use Permit (SUP) is required to allow this recreational use within the PD-GB2 zoning district.

For Tract 2, the existing tennis courts located on this property are considered a nonconforming use within the PD-R12 zoning district. The addition of two (2) new tennis courts on this tract requires rezoning to the Castle Hills Planned Development district with a base zoning of General Business 2 (PD-GB2) with a Specific Use Permit.

Upon approval of the proposed rezoning, both the existing and proposed tennis courts will be brought into full compliance with all applicable zoning regulations. Additionally, no modifications are proposed to the Castle Hills Planned Development standards. As a result, no new or amended development standards are included with this submittal.

NEIGHBORHOOD OUTREACH

A virtual neighborhood meeting was held on Monday, April 13, where approximately twelve (12) residents attended and provide feedback regarding the proposed improvements. Based on discussions and comments received during the meeting, the following operational commitments and considerations were identified:

- Adjusting operating hours so the tennis facility will now close at 9:00 PM instead of 10:00 PM.
- Having an electrician come out and check all timers to ensure all lighting is fixed where they shut off the overhead lights by 9:00 PM.
- Whenever possible, prioritizing the use of courts located farther from nearby residences during early morning and late evening hours.
- Considering the installation of an entry gate to enhance security and limit late-night access by non-members, helping reduce noise and lighting concerns.

CONCLUSION

We are pleased to bring you this application and respectfully request your support for this specific use permit and zone change application for The Lakes at Castle Hills Courts Expansion. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS

A handwritten signature in dark ink, appearing to read "Hannah Haber", written in a cursive style.

Hannah Haber, AICP
Planning + Entitlement