

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: June 2, 2026

SUBJECT: **Public Hearing: Consideration of a Zone Change Request From Planned Development Single-Family Residential 12,000 Square Foot Lot (PD-R12) to Planned Development-General Business 2 District (PD-GB2); on 2.575-Acres out of Castle Hills Golf Course Block A, Lot 2B and a Portion of Lot 4B; Located in an Area Generally Bounded by Royal Minister Boulevard to the West, the Lake Boulevard to the North and Silver Table Drive to the East; as Requested by McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner. (Case No. 26-02-1-PZ)**

BACKGROUND:

The Lakes at Castle Hills currently operates a tennis facility featuring six courts, located within the golf course south of Lady of the Lake Boulevard. The original facility was constructed prior to the area's annexation into the City of Lewisville.

The property owner is now proposing an expansion of the facility to include:

- Two (2) new tennis courts
- Four (4) new pickleball courts
- 24 additional parking spaces

Because the facility predates annexation, a multi-step approval process is required to bring the expansion into compliance with Lewisville's current development standards:

- Rezoning: A portion of the existing golf course property must be rezoned to Planned Development-General Business 2 (PD-GB2) to establish uniform zoning across the site.
- Special Use Permit (SUP): The entire expanded facility will require an approved SUP for Commercial Amusement (Outdoor) to legally operate the tennis and pickleball complexes.

ANALYSIS:

Portions of the site are currently zoned for single-family residential use, which does not allow tennis or pickleball facilities, as these activities are defined under the code as Commercial Amusement (Outdoor).

To resolve this conflict, the applicant proposes to rezone the site to General Business 2 (GB2). This zoning district permits Commercial Amusement (Outdoor) uses, subject to the approval of a Special Use Permit (SUP).

Staff recommends approval of the proposed rezoning request, as it is a necessary step to bring the existing and proposed facilities into full compliance with current city development standards.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the zone change request as set forth in the caption above.