

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, Senior Planner

DATE: September 9, 2025

SUBJECT: **Consideration of an Alternative Standard Associated With Exterior Lighting for Feather Smash Outdoor Courts; on an Approximately 1.10-Acre Tract Out of the H.H. Smith Survey, Abstract No. 1576; Located on the South Side of East Vista Ridge Mall Drive, Approximately 200-Foot West of Highview Lane; Zoned Light Industrial (LI) District, as Requested by Saurabh Shah, PE, of AARI Engineering LLC, on Behalf of FEATHERS SMASH LLC, the Property Owner. (25-08-12-AltStd)**

BACKGROUND:

Feather Smash is an existing indoor badminton facility which recently had a Special Use Permit approved for commercial amusement (outdoor) to allow the facility to expand with outdoor courts. The property owner is seeking an alternative standard to allow the lighting of these outdoor courts to exceed Lewisville's exterior lighting requirements.

ANALYSIS:

- a) To allow up to 53-foot candles in lieu of the allowed 20-foot candles for a non-residential use

According to Section VIII.7.5 – Maximum Lighting Levels of the city's Unified Development Code (UDC), maximum lighting levels for non-residential uses cannot exceed 20 foot-candles on any portion of a property. While this section allows for up to 30 foot-candles for specific uses like gasoline service station canopies and automobile sales lots, it does not provide specific guidance for outdoor sports fields.

The applicant is requesting lighting levels of up to 53 foot-candles for their outdoor pickleball courts, a level recommended by USA Pickleball Association (USAPA). For comparison, Lewisville's Parks and Recreation Department measured the lighting levels on the city's outdoor tennis courts and found them to have a maximum reading of 49 foot-candles. The lighting is shielded and quickly diminishes approaching the property lines, as shown in the attach photometric plan. The poles will be 22 to 24 feet in height. There are no adjacent residential properties.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the alternative standard as presented.