

LEWISVILLE CITY COUNCIL

REGULAR SESSION

July 20, 2026

6:15 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

William Meridith, Mayor Pro Tem
Lonnie Tipton, Deputy Mayor Pro Tem
Brent Kuykendall
Ronni Cade
Kristin Green
Patrick Kelly

City Staff:

Claire Powell, City Manager - Absent
Gina McGrath, Deputy City Manager
Shante Akafia, Assistant City Manager
Liz Plaster, City Attorney
Lauren Crawford, Deputy City Attorney
Jennifer Malone-Ippolito, City Secretary

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 6:15 p.m. on Monday, July 20, 2026, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

WORKSHOP SESSION

Discussion of Regular Agenda Items and Consent Agenda Items

(Agenda Item A)

Mayor Gilmore led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff.

City Building Official Jeremy Booker answered questions regarding Item No. C-3. Staff is recommending that the City Council continue Item Nos. C-3, C-4, C-5 and C-6 to a date certain to determine which structures are remaining on the properties.

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Texas Mobile Food Vendor Regulations

(Agenda Item B)

At the request of Mayor Gilmore, Planning Manager Vashil Fernandez and Senior Sanitarian Pedro Martinez presented an update on Texas Mobile Food Vendor Regulations and responded to questions and comments from City Council.

Council members expressed support for requiring a Specific Use Permit (SUP) for mobile food vendors. A suggestion was made that any required SUP be tied to the property rather than an individual vendor. Staff clarified that the City currently has no enforcement mechanism or ability to recover costs associated with enforcement under the new regulations.

REGULAR SESSION

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Gilmore at 7:00 p.m. on Monday, July 20, 2026.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Mayor Pro Tem William Meridith gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Councilmember Brent Kuykendall led the pledge to the United States and Texas flags.

Closed Session

(Agenda Item I)

Mayor Gilmore RECESSED into Closed Session at 7:02 p.m.

In Accordance with Texas Government Code, Subchapter D,

Section 551.0074 (Consultation with Attorney)

Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.

Mayor Gilmore RECONVENED into Regular Session at 7:18 p.m.

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Visitors Forum

(Agenda Item D)

J. Frederick, Lewisville, Texas, was called to speak and spoke as the spokesperson for Castle Hills, Visitor's Forum, Traffic Calming project. Mr. Frederick was also speaking on behalf of the following Lewisville residents: Heidi Frederick, Tonya Garceau, Jeffrey Krotosky, Dawn Welch, Dee McGuire and Jeff McGuire.

Jen Wilder, Lewisville, Texas, was called to speak and spoke regarding King Arthur Traffic Calming.

Kristy Slaten, Lewisville, Texas, was called to speak and spoke regarding King Arthur Traffic Calming.

Jill Salzman, Lewisville, Texas, was called to speak and spoke regarding King Arthur Traffic Calming.

John Ferguson, Lewisville, Texas, was called to speak and spoke regarding King Arthur Traffic Calming.

PUBLIC HEARING

Public Hearing: Consideration of Ordinance No. 0856-26-SUP, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for Commercial Amusement (Outdoor) on Approximately 5.74 Acres Legally Described as Castle Hills Golf Course Block A, Lot 2B and a Portion of Lot 4R; Located Approximately 2,600 Feet South of the Intersection of Lady of the Lake Boulevard and The Lakes Boulevard and Approximately 860 Feet East of the Intersection of Royal Minister Boulevard and Ireland Avenue, and Zoned Planned Development General Business Two (PD GB 2) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner. (Case No. 26-02-3-SUP)

(Agenda Item C-1)

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. Because the facility predates annexation, a multi-step approval process is required to bring the expansion into compliance with Lewisville's current development standards. A portion of the property was first rezoned to PD General Business on July 6, 2026. A special use permit (SUP) now must be approved for the expanded commercial amusement (outdoor) use. An alternative standard to allow a maximum lighting level of 44.5 foot candles on the courts is incorporated as part of the zoning plan associated with this SUP request. The Planning and Zoning Commission recommended unanimous approval (7-0) on June 2, 2026.

The staff's recommendation was that the City Council approve the ordinance as set forth in the caption.

Richard E. Luedke, FAICP, Planning Director was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:35 p.m.

Hannah Haber with McAdams gave a presentation and answered questions from the City Council members.

Mike Boronski, Lewisville, Texas, was called to speak, but did not speak.

Stephen Tran, Lewisville, Texas, was called to speak and spoke in favor of the project.

William Darnell, Lewisville, Texas, was called to speak and spoke in favor of the project and requested that the community be able to set the hours.

Ms. Haber returned to the podium to answer questions from council members.

David Gerard, Lewisville, Texas, was called to speak and spoke in favor of the project and asked for removal of the 9 p.m. condition and allow a 10 p.m. close time.

Shawn Varkey, Lewisville, Texas, was called to speak and spoke in favor of the project and asked for approval of the special use permit and not permanently require a closure at 9 p.m. and allow the club to make their own hours and have a maximum 10 p.m. close time.

Tim Koressel, General Manager for The Lakes at Castle Hills Golf Club, Lewisville, TX, answered questions regarding hours of operation.

Council members discussed the time restrictions for the tennis courts.

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MOTION: Upon a motion made by Councilmember Cade and seconded by Councilmember Green, the Council voted six (6) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:54 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Deputy Mayor Pro Tem Tipton, the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0856-26-SUP** as set forth in the caption with a change to the hours of operation condition allowing the courts to stay open until 10 p.m. The motion carried.

Public Hearing: Consideration Ordinance No. 0857-26-ZON, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 7.082 Acres of Land, out of the S.M. Hayden Survey, Abstract Number 537 and Including Hurst Industrial Park Addition, Block A, Lot 1; Located at 1918 and 1926 1954 East State Highway 121 Business; From Light Industrial (LI) District Zoning to Planned Development Multi Family Three (PD MF 3) District Zoning; Correcting the Official Zoning Map and List of 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 ZoneDev, the Applicant, on Behalf of CP Lewisville MF, LLC. and Joey & Daphne D Hurst, the Property Owners (26-04-3-PZ).

(Agenda Item C-2)

In 2023, Chaparral Partners acquired two automotive salvage yards located west of the subject site at 1910 and 1914 East State Highway 121 Business, successfully redeveloping the properties into a multifamily community. Building on the success of that project, the applicant is now seeking a similar redevelopment for the properties located at 1918 and 1926 1954 East State Highway 121 Business. The subject site sits directly east of their previous multifamily development and currently operates under similar industrial/salvage/automotive uses. The Planning and Zoning Commission

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recommended unanimous approval (6-0) on June 23, 2026.

The staff's recommendation was that the City Council approve the ordinance as set forth in the caption.

Richard E. Luedke, FAICP, Planning Director was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 8:04 p.m.

Spence Miller with CP Lewisville MF, LLC, gave a presentation and answered questions from the City Council members.

MOTION: Upon a motion made by Councilmember Cade and seconded by Councilmember Kelly, the Council voted six (6) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 8:11 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Deputy Mayor Pro Tem Tipton, the Council voted six (6) "ayes" and no (0) "nays" to approve **Ordinance No. 0857-26-ZON** as set forth in the caption. The motion carried.

Public Hearing: In Accordance with Chapter 214 of the Local Government Code and Article VII, Chapter 4 of the Lewisville City Code, a Public Hearing is Required so that City Council Can Consider Whether the Structure Located at 2274 S Uecker Lane (A 1.31 Acre Tract (Tract 12) in the L. Burgois Survey Abstract 52A) Should be Declared a Substandard Structure and Whether the Structure Must Be Secured, Vacated, Repaired, Removed, or Demolished.

(Agenda Item C-3)

The property located at 2274 S Uecker Lane, owned by DMR Homes & Constructions LP, has been vacant for an extended period and has sustained extensive damage due to vandalism. Over time, the structure on the property became an attractive nuisance and a safety concern, with reports of unauthorized individuals occasionally occupying the vacant property. On February 3, 2026, the Building Official, alongside the Fire Marshal and Code Enforcement Officers, conducted a joint inspection of the property including the structure. During this inspection, staff observed that the

structure was uninhabitable. The interior drywall had been completely removed, doors and windows were broken or missing (leaving the structure open to the elements and unauthorized entry), and all mechanical, electrical, and plumbing systems had been stripped from the structure. Furthermore, the structure was not adequately secured to prevent continued unauthorized entry. It is the opinion of the Building Official that the structure is dangerous and constitutes a hazard to the public health, safety, and welfare. Further, based on the inspection, it is the Building Official's opinion that the repairs needed to bring the structure into compliance with current codes would significantly exceed ninety (90) days and that, due to the current condition of the structure, repair is not financially feasible as the cost of repairing the structure would exceed its market value after completion of the repairs. In accordance with the Local Government Code and City ordinance, this public hearing is for the City Council to determine if the structure is a substandard structure, and if so, declare it so and issue a compliance order so that abatement may begin.

The staff's recommendation was that the City Council continue the public hearing.

Chris McGinn, Director of Neighborhood & Inspection Services, Jeremy Booker, Building Official, Andy Barbara, Chief Code Enforcement Officer, and Beth Adams, Senior Code Enforcement Officer were available for questions posed by the City Council.

MOTION: Upon a motion made by Councilmember Cade and seconded by Mayor Pro Tem Meredith, the Council voted six (6) "ayes" and no (0) "nays" to continue the public hearing to the August 3, 2026 City Council meeting. The motion carried.

Public Hearing: In Accordance with Chapter 214 of the Local Government Code and Article VII, Chapter 4 of the Lewisville City Code, a Public Hearing is Required so that City Council Can Consider of Whether the Structure Located at 2304 S Uecker Lane (A 1.5 Acre Tract (Tract 14) in the L. Burgois Survey Abstract 52A) Should be Declared a Substandard Structure and Whether the Structure Must Be Secured, Vacated, Repaired, Removed, or Demolished.

(Agenda Item C-4)

The property located at 2304 S Uecker Lane, owned by DMR Homes & Constructions LP, has been vacant for an extended period and has sustained extensive damage due to vandalism. Over time, the structure on the property became an attractive nuisance and a safety concern, with reports of unauthorized individuals occasionally occupying the vacant property. On February 3, 2026, the Building Official, alongside the Fire Marshal and Code Enforcement Officers, conducted a joint

inspection of the property including the structure. During this inspection, staff observed that the structure was uninhabitable. The interior drywall had been completely removed, doors and windows were broken or missing (leaving the structure open to the elements and unauthorized entry), and all mechanical, electrical, and plumbing systems had been stripped from the structure. Furthermore, the structure was not adequately secured to prevent continued unauthorized entry. It is the opinion of the Building Official that the structure is dangerous and constitutes a hazard to the public health, safety, and welfare. Further, based on the inspection, it is the Building Official's opinion that the repairs needed to bring the structure into compliance with current codes would significantly exceed ninety (90) days and that, due to the current condition of the structure, repair is not financially feasible as the cost of repairing the structure would exceed its market value after completion of the repairs. In accordance with the Local Government Code and City ordinance, this public hearing is for the City Council to determine if the structure is a substandard structure, and if so, declare it so and issue a compliance order so that abatement may begin.

The staff's recommendation was that the City Council continue the public hearing.

Chris McGinn, Director of Neighborhood & Inspection Services, Jeremy Booker, Building Official, Andy Barbara, Chief Code Enforcement Officer, and Beth Adams, Senior Code Enforcement Officer were available for questions posed by the City Council.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Kelly, the Council voted six (6) "ayes" and no (0) "nays" to continue the public hearing to the August 3, 2026 City Council meeting. The motion carried.

Public Hearing: In Accordance with Chapter 214 of the Local Government Code and Article VII, Chapter 4 of the Lewisville City Code, a Public Hearing is Required so that City Council Can Consider Whether the Structure Located at 2316 S Uecker Lane (A 1.5 Acre Tract (Tract 15) in the L. Burgois Survey Abstract 52A) Should be Declared a Substandard Structure and Whether the Structure Must Be Secured, Vacated, Repaired, Removed, or Demolished.

(Agenda Item C-5)

The property located at 2316 S Uecker Lane, owned by DMR Homes & Constructions LP, has been vacant for an extended period and has sustained extensive damage due to vandalism. Over time, the structure on the property became an attractive nuisance and a safety concern, with reports of unauthorized individuals occasionally occupying the vacant property. On February 3, 2026, the

Building Official, alongside the Fire Marshal and Code Enforcement Officers, conducted a joint inspection of the property including the structure. During this inspection, staff observed that the structure was uninhabitable. The interior drywall had been completely removed, doors and windows were broken or missing (leaving the structure open to the elements and unauthorized entry), and all mechanical, electrical, and plumbing systems had been stripped from the structure. Furthermore, the structure was not adequately secured to prevent continued unauthorized entry. It is the opinion of the Building Official that the structure is dangerous and constitutes a hazard to the public health, safety, and welfare. Further, based on the inspection, it is the Building Official's opinion that the repairs needed to bring the structure into compliance with current codes would significantly exceed ninety (90) days and that, due to the current condition of the structure, repair is not financially feasible as the cost of repairing the structure would exceed its market value after completion of the repairs. In accordance with the Local Government Code and City ordinance, this public hearing is for the City Council to determine if the structure is a substandard structure, and if so, declare it so and issue a compliance order so that abatement may begin.

The staff's recommendation was that the City Council continue the public hearing.

Chris McGinn, Director of Neighborhood & Inspection Services, Jeremy Booker, Building Official, Andy Barbara, Chief Code Enforcement Officer, and Beth Adams, Senior Code Enforcement Officer were available for questions posed by the City Council.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Tipton and seconded by Mayor Pro Tem Meridith, the Council voted six (6) "ayes" and no (0) "nays" to continue the public hearing to the August 3, 2026 City Council meeting. The motion carried.

Public Hearing: In Accordance with Chapter 214 of the Local Government Code and Article VII, Chapter 4 of the Lewisville City Code, a Public Hearing is Required so that City Council Can Consider Whether the Structure Located at 2328 S Uecker Lane (A 1.5 Acre Tract (Tract 16) in the L. Burgois Survey Abstract 52A) Should be Declared a Substandard Structure and Whether the Structure Must Be Secured, Vacated, Repaired, Removed, or Demolished.

(Agenda Item C-6)

The property located at 2328 S Uecker Lane, owned by DMR Homes & Constructions LP, has been vacant for an extended period and has sustained extensive damage due to vandalism. Over time, the structure on the property became an attractive nuisance and a safety concern, with reports

of unauthorized individuals occasionally occupying the vacant property. On February 3, 2026, the Building Official, alongside the Fire Marshal and Code Enforcement Officers, conducted a joint inspection of the property including the structure. During this inspection, staff observed that the structure was uninhabitable. The interior drywall had been completely removed, doors and windows were broken or missing (leaving the structure open to the elements and unauthorized entry), and all mechanical, electrical, and plumbing systems had been stripped from the structure. Furthermore, the structure was not adequately secured to prevent continued unauthorized entry. It is the opinion of the Building Official that the structure is dangerous and constitutes a hazard to the public health, safety, and welfare. Further, based on the inspection, it is the Building Official's opinion that the repairs needed to bring the structure into compliance with current codes would significantly exceed ninety (90) days and that, due to the current condition of the structure, repair is not financially feasible as the cost of repairing the structure would exceed its market value after completion of the repairs. In accordance with the Local Government Code and City ordinance, this public hearing is for the City Council to determine if the structure is a substandard structure, and if so, declare it so and issue a compliance order so that abatement may begin.

The staff's recommendation was that the City Council continue the public hearing.

Chris McGinn, Director of Neighborhood & Inspection Services, Jeremy Booker, Building Official, Andy Barbara, Chief Code Enforcement Officer, and Beth Adams, Senior Code Enforcement Officer were available for questions posed by the City Council.

MOTION: Upon a motion made by Mayor Pro Tem Meridith and seconded by Deputy Mayor Pro Tem Tipton, the Council voted six (6) "ayes" and no (0) "nays" to continue the public hearing to the August 3, 2026 City Council meeting. The motion carried.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Councilmember Green, and seconded by Councilmember Kelly, the Council voted six (6) "ayes" and no (0) "nays" to approve the Consent Agenda as presented.

7. APPROVAL OF MINUTES: City Council Minutes of the July 6, 2026, Workshop Session and Regular Session.

Reports

(Agenda Item G)

Councilmember Green commented that she appreciates people taking the time to come out and speak regarding items on the agenda.

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Return to Workshop if Necessary

(Agenda Item H)

Closed Session

(Agenda Item I)

Mayor Gilmore RECESSED into Closed Session at 7:02 p.m.

In Accordance with Texas Government Code, Subchapter D,

- 1. Section 551.072 (Real Estate): Property Acquisition*
- 2. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.*

**Reconvene and Consider Action, if any, on
Items Discussed in Closed Session**

(Agenda Item K)

Mayor Gilmore RECONVENED into Regular Session at 7:18 p.m.

There was no action taken on items discussed in Closed Session.

Adjournment

(Agenda Item L)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 8:17 p.m. on Monday, July 20, 2026.

These minutes approved by the Lewisville City Council on the 3rd day of August, 2026.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Jennifer Malone-Ippolito
CITY SECRETARY

Texas Mobile Food Vendor Law Updates:

What It Means for Lewisville



July 20, 2026



PURPOSE

- Introduce the legislative changes that took effect on July 1, 2026, impacting the regulation of mobile food vendors in Texas.
- Provide an overview of a remaining regulatory framework and options for land use regulation.



What is a Mobile Food Vendor

Definition

- Mobile Food Vendor MFV
 - A use meeting the state definition of “mobile food vendor ”Any person who dispenses food or beverages from a food vending vehicle for immediate service or consumption.





LEGISLATIVE CHANGES

Texas HB 2844

Official Name: Mobile Food Vendor Regulatory Consistency Act

- Creates statewide consistency for regulation of mobile food vendors in Texas.
- Limits the ability of cities and counties to require separate local permits or additional health regulations when a vendor already holds a valid state permit.
- Transfers primary regulatory authority for mobile food vendors to the Texas Department of State Health Services (DSHS).
- Prevents local governments from imposing requirements that conflict with state standards.



MUNICIPAL CODE UPDATES

- Provisions found in Chapter 7 of the Lewisville Code of Ordinances must be amended.

Examples Include: Sections 7-240, 7-241 and 7-245 of the Lewisville Code of Ordinances.



Impact of HB 2844 on Local Regulation

- Current Concerns
 - DSHS permit regulation enforcement
 - Mobile Food vendor can remain on any commercially zoned lot for an unspecified amount of time
 - Owner authorization and restroom access
- If regulations are adopted to address these concerns, include exceptions where needed.



CONTINUATION OF REGULATIONS

- Mobile Food Vendor still has to comply with:
 - Zoning - Unified Development Code (UDC) -
 - not allowed in a residential districts
 - Two or more, must have a SUP for food truck park
 - Required Parking - UDC – Off-Street Parking and Loading Standards
 - Fire lane - Chapter 5 – Fire Prevention and Protection, adopting the 2021 International Fire Code
 - Property Maintenance Code - International Property Maintenance Code (IPMC).



CONTINUATION OF REGULATIONS

- Mobile Food Vendor still has to comply with:
 - Distance from a school - Chapter 7 - Licenses and Business Regulations
 - Proximity to a special event regulations - Chapter 7 - Licenses and Business Regulations
 - No sales from right-of-way - Chapter 7 - Licenses and Business Regulations
 - Signage - Chapter 11 – Signs
 - Waste/ Grease (Generator) Disposal - Chapter 16 – Utilities



PROPOSED ADDITIONAL REGULATIONS

- Required to post DSHS License
- Required to post owner authorization with reasonable restroom access
- Create a mobile food vendor use in UDC - clarify prohibiting in all residential districts including OTMU-1
- Consideration of a Special Use Permit (SUP) requirement



Consideration of an SUP Requirement

- Require SUP after a certain duration on a site?
 - What an SUP does - site plan, zoning process, input from neighbors, adjacency impacts, conditions
 - Requirement applies to the property owner and not the Mobile Food Vendor
 - Appropriate time by which to trigger an SUP?



Applicable Exceptions

- Create exceptions for construction sites - w active building permit
- Create exceptions for ice cream trucks and push carts to sell in ROW if not stationary for more than 15 minutes.
- Create exceptions for special events - w permit
- Create exceptions for companies that bring in mobile food vendors for their employees for designated event.

COUNCIL DISCUSSION





The Lakes at Castle Hills Court Expansion

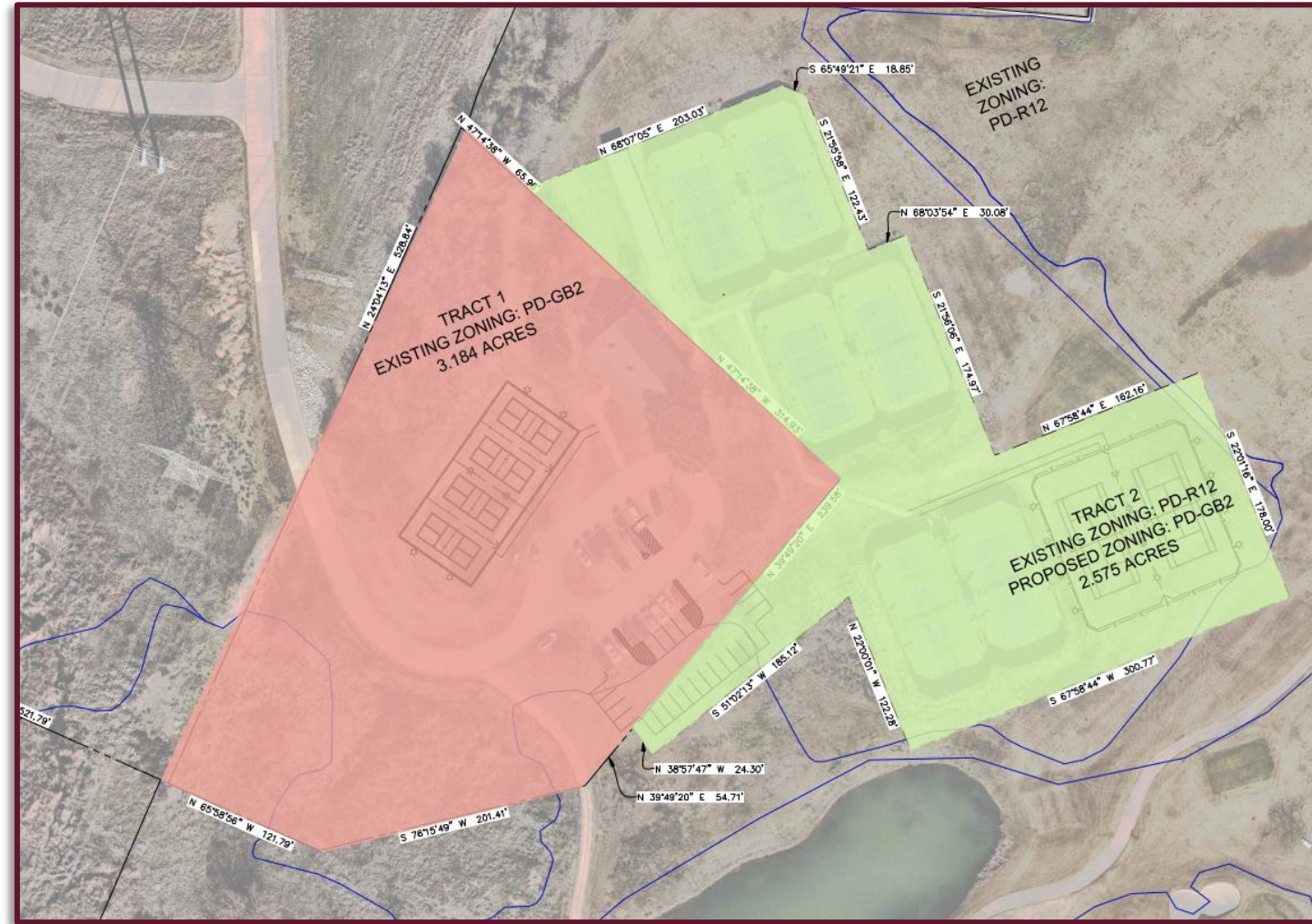
Council Meeting 07/20/2026



Zoning

The Lakes at Castle Hills Court Expansion

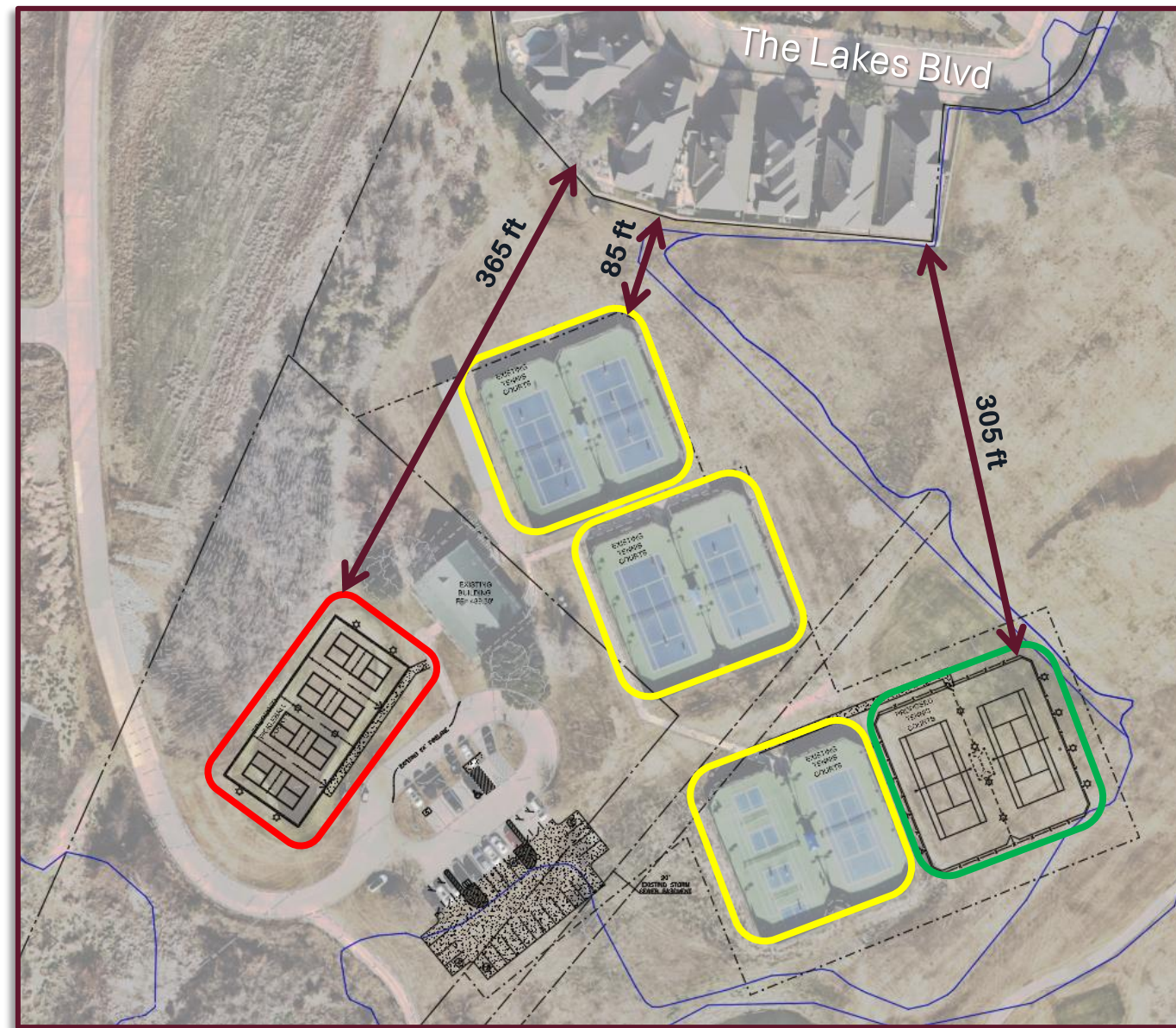
- Outdoor amenities is not a permitted use in the R12 district. A zoning change to GB2 is necessary to add more courts.
- Pickleball courts requires a SUP in the GB2 zoning district.



Project Overview

The Lakes at Castle Hills Court Expansion

- Intentional in the placement of courts to be further away from homes and outside of floodplain line.
- Pickleball courts located behind clubhouse and existing trees to help shield from homes.
 - More information on next slide*
- Proposed parking to support the additional courts.



LEGEND:



Existing
Tennis
Courts



Proposed
Tennis
Courts



Proposed
Pickleball
Courts



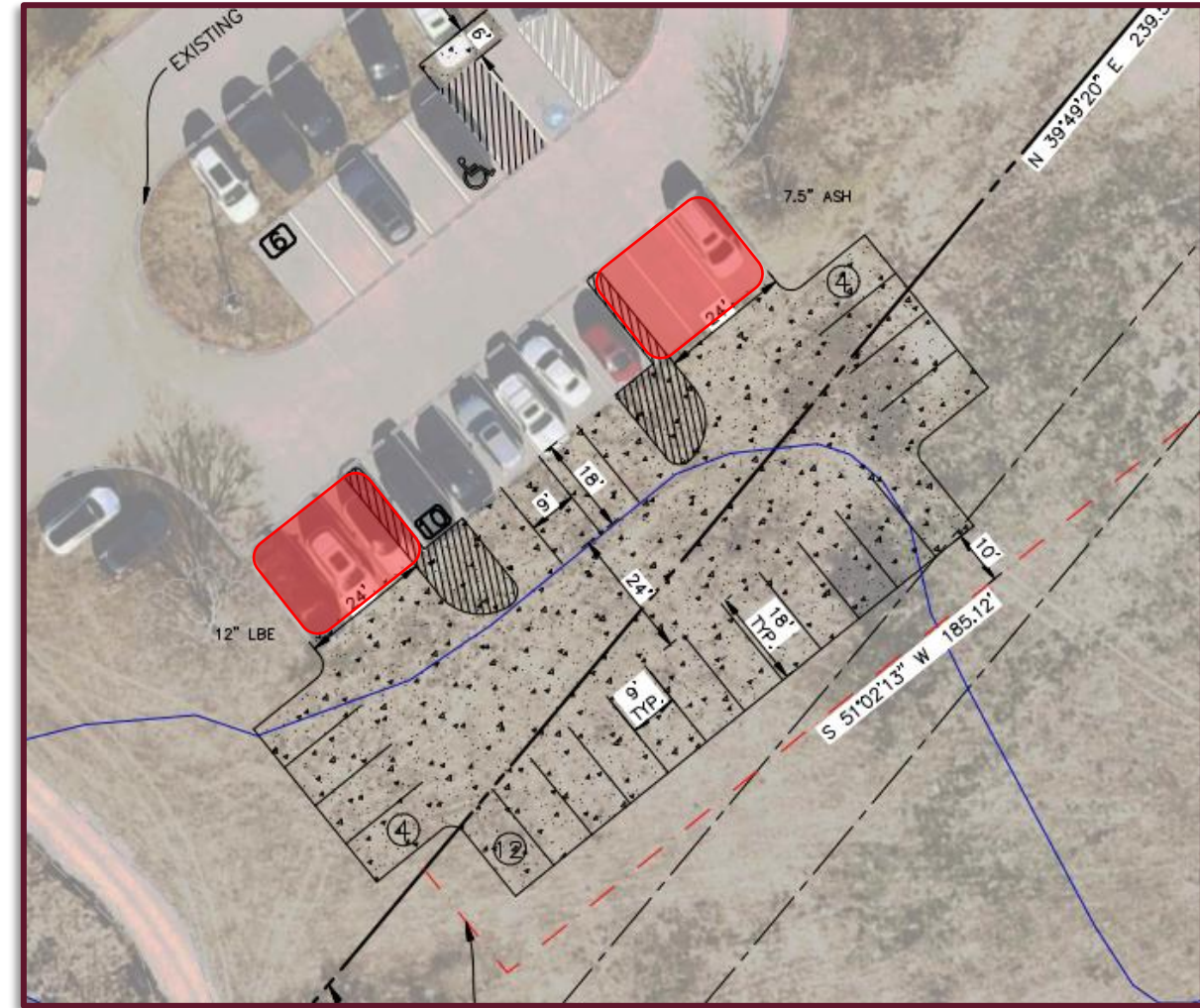
Floodplain
Line

Parking Overview

The Lakes at Castle Hills Court Expansion

Parking Information

Parking Spaces Required by Code Currently	10 Spaces
Existing Parking Spaces	19 Spaces
Parking Spaces Required by Code With Proposed Additions	18 Spaces
Total Parking Spaces Provided	36 Spaces



LEGEND:

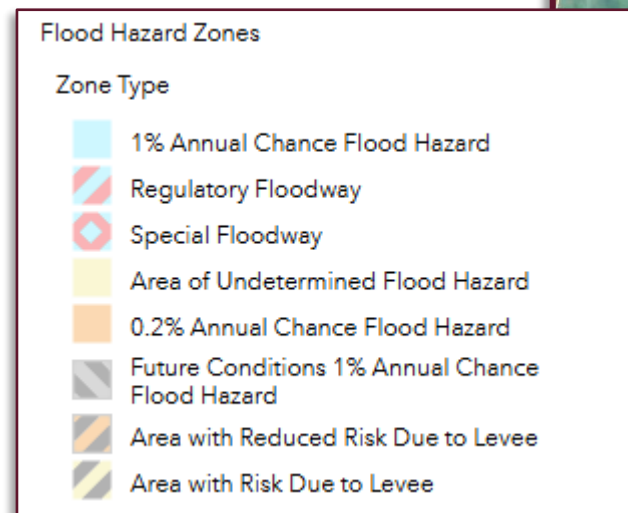


Parking
Spaces to be
Removed

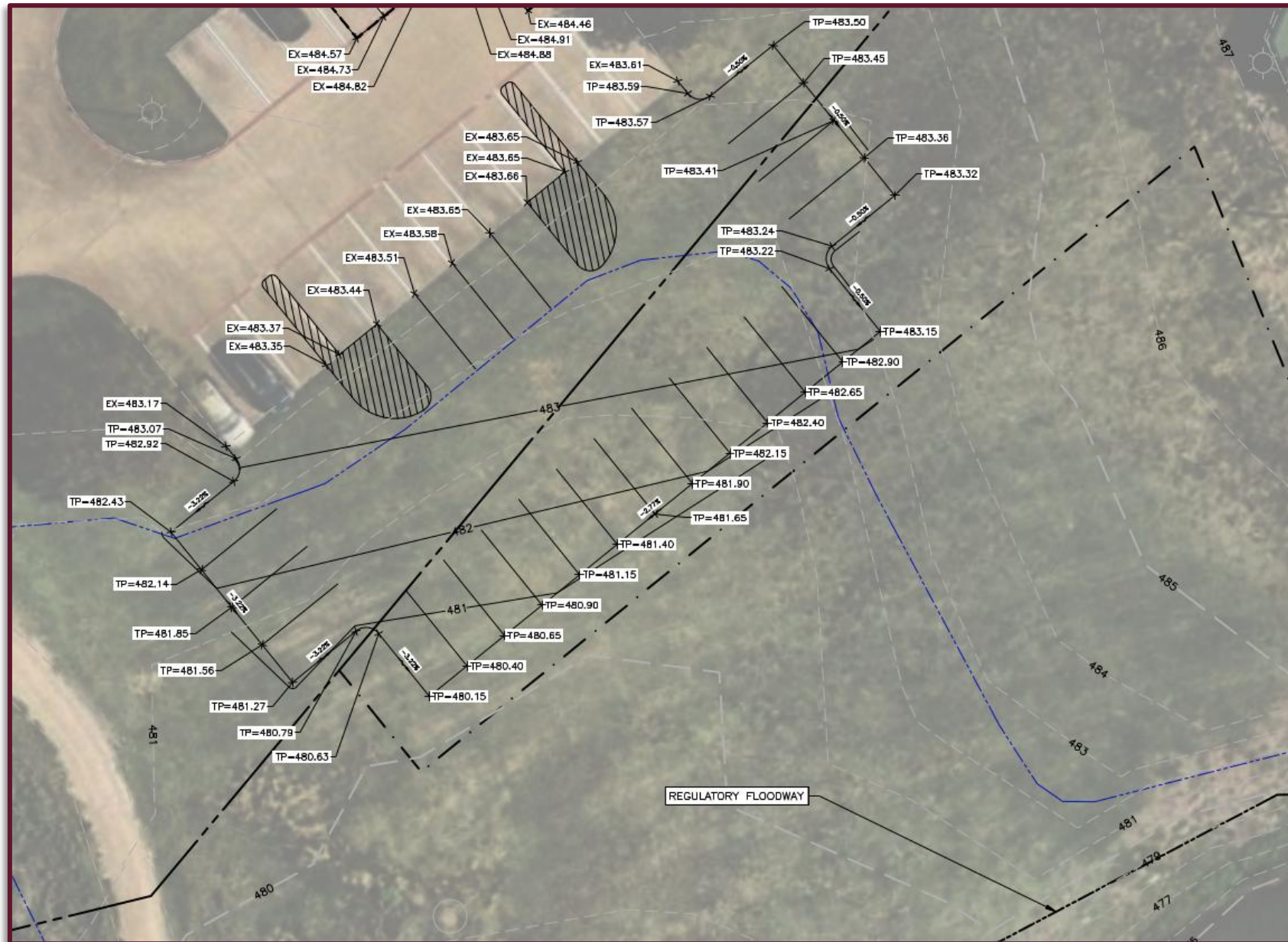
FEMA Map

The Lakes at Castle Hills Court Expansion

- Proposed parking will be located in the Zone AE floodplain area.



Grading Plan



Thank you



Timeline

The Lakes at Castle Hills Court Expansion

- | Tennis courts were established in 2013.
- | Expansion in 2021 added one tennis court and two pickleball courts.
- | Property annexed into City of Lewisville in November of 2021.



Why We are Here

The Lakes at Castle Hills Court Expansion

- | The Lakes at Castle Hills is looking to provide more opportunities for the growing community and its members.
- | Rezoning from Planned Development - R12 to Planned Development - GB2.
- | Two (2) additional tennis courts.
- | Four (4) additional pickleball courts.



Pickleball Court View

The Lakes at Castle Hills Court Expansion

- | Pickleball courts located behind clubhouse and existing trees to help shield from homes.



Landscape + Tree Preservation

The Lakes at Castle Hills Court Expansion

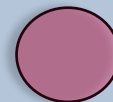
- | All existing trees on site are to remain.
- | Two proposed Cedar Elm trees will be planted with these proposed improvements.



LEGEND:



Existing
Trees to
Remain



Proposed
Trees

Neighborhood Engagement

- | Hosted a neighborhood meeting for residents within The Villas community.
- | Meeting was held on Monday 4/13 at 5:30pm.
- | About 13 residents signed up and joined the meeting.
- | During the meeting, the below items were discussed:
 - Proposed improvements
 - Reason for improvements
 - Resident's feedback



Neighborhood Engagement

The Lakes at Castle Hills Court Expansion

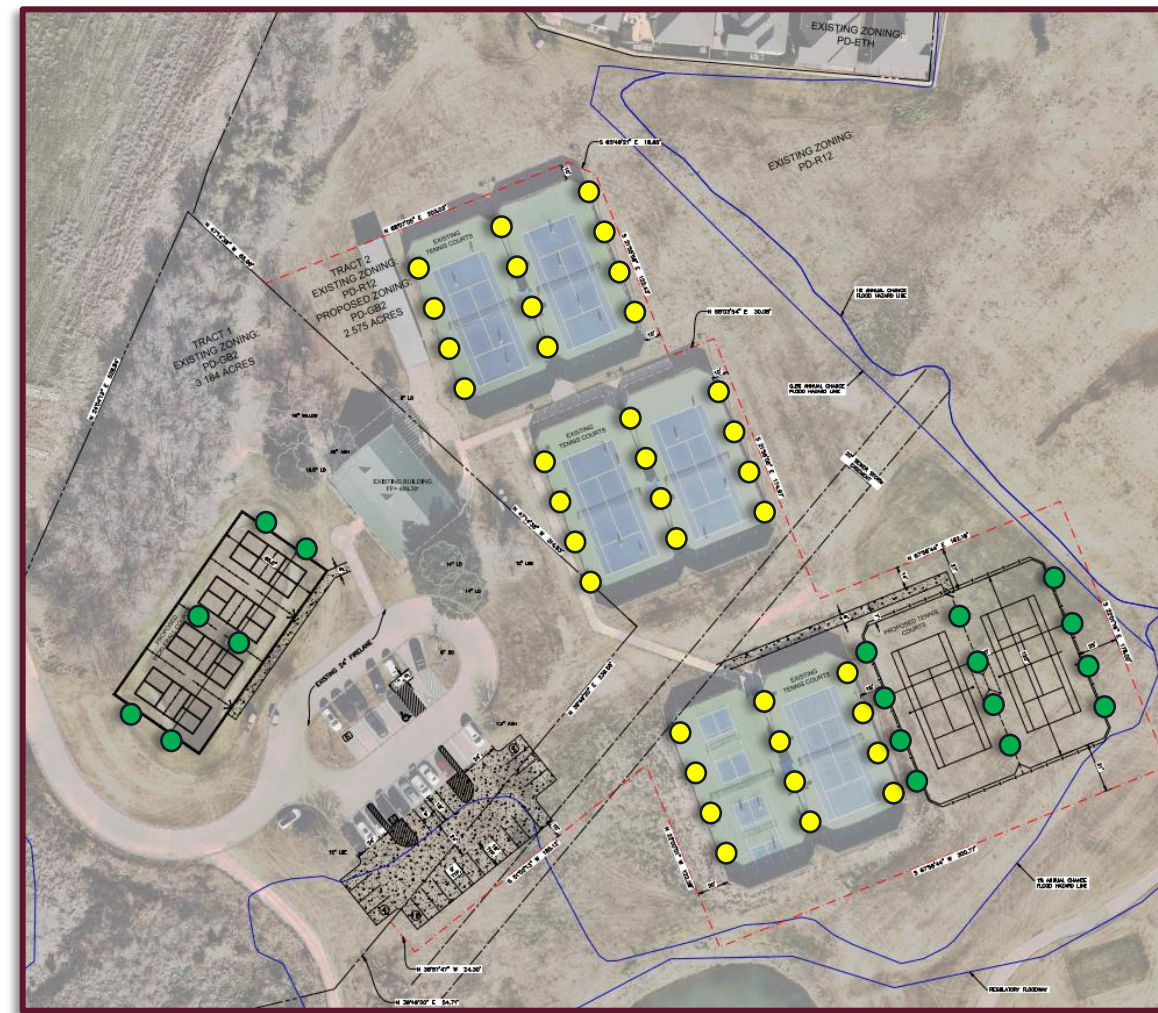
- I During the meeting, the below concerns were mentioned.
 - Lighting: Being on all night or past 10pm
 - Noise: Due to courts being operational past 10pm.
- I How we have addressed these concerns.
 - Changed hours of operation from 10pm to 9pm.
 - All lights to be turned off by 9pm.
 - Electrician out to check on light timers.
 - When possible, utilize courts that are farther away from residents turning early morning or later evening times.
 - Install light shields on all light poles
 - *More Information on next slide.*
- I Since the neighborhood meeting, I have been in communication with neighbors to check in regarding these changes.



Lighting

The Lakes at Castle Hills Court Expansion

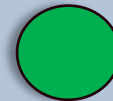
- | Previous photometric plan, we had around 90-foot candles. With revised plan we have around 40-foot candles.
- | Reason for the change is due to neighbors' concerns.
- | Light shields are being added to light poles.



LEGEND:



Existing
Light Poles



Proposed
Light Poles

