

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: June 2, 2026

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for Commercial Amusement (Outdoor); on 5.74-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, Zoned Planned Development-General Business District (PD-GB) and Planned Development Single-Family Residential 12,000 Square Foot Lot (PD-R12); as Requested by McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner. (Case No. 26-02-3-SUP)**

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:

The proposed site expansion details two new tennis courts located on the eastern portion of the site, and four pickle ball courts located south of the existing indoor lounge. A neighborhood meeting was held during the planning process to ensure the neighborhood to the north was included in the design process. Twelve residents attended this meeting, and the following 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.

Of these consideration, the property owner has agreed to close the Pickleball and Tennis courts at 9pm.

Lighting:

According to Section VIII.7.5 – Maximum Lighting Levels of the 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 USA Pickleball Association recommends lighting levels up to 53-foot candles for outdoor pickleball courts. For comparison, the Parks and Recreation Department measured the lighting levels on the City's outdoor tennis courts and found them to exceed the required 20-foot candles as well. The proposed lighting has a maximum of 44-foot candles is shielded and intensity levels quickly diminish as readings approach the property lines as shown in the attach photometric plan.

City Council approved an alternative standard to allow 53-foot candles for outdoor pickle ball courts on October 20, 2025.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

- A. Compatibility with surrounding uses and community facilities;
The property is already used as commercial amusement (outdoor). The applicant has included the surrounding neighborhood to the north during the planning process for this expansion to mitigate any conflicts.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
This project aligns with the Extending the Green and Thriving Neighborhood Big Moves by increasing the quality recreation in the area therefore improving the quality of life for residents and businesses in the area.
- C. Enhancement or promotion of the welfare of the area;
Investment in recreation and existing business enhances the welfare of the area.

- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
The applicant worked with the adjacent neighbor to ensure the expansion will not deter health, safety or welfare.
- E. Conformity with all zoning regulations and standards.
The use is currently legal non-conforming. The rezoning and special use permit will bring the existing use and its expansion to full compliance with Lewisville's development standards.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.