

## **MEMORANDUM**

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** October 20, 2025

**SUBJECT:** **Consideration of an Alternative Standard Associated With Exterior Lighting for Vistara Sports 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 West Vista Ridge Mall Drive, Approximately 200 Feet 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:**

Vistara Sports is an existing indoor badminton facility which recently received special use permit approval for a commercial amusement (outdoor) use to allow the facility to expand with outdoor pickleball courts. The property owner is seeking an alternative standard to allow the lighting intensity of these outdoor courts to exceed Lewisville's exterior lighting requirements. The Planning & Zoning Commission recommended unanimous approval (7-0) on September 16, 2025. This item was tabled at the October 6, 2025 City Council meeting.

### **ANALYSIS:**

The applicant has requested that the light intensity levels on the pickleball courts be allowed 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 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 is shielded and intensity levels quickly diminish as readings approach the property lines as shown in the attach photometric plan. The poles will be 22 to 24 feet in height. There are no residential properties adjacent to this site. Because of this request, staff is looking at a possible UDC amendment to address lighting levels at outdoor sports facilities.

### **CITY STAFF'S RECOMMENDATION:**

That the City Council approval the alternative standard as set forth in the caption above.