

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, FAICP, Planning Director

DATE: July 20, 2026

SUBJECT: **Public Hearing:** Consideration of 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)

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, the following multi-step approval process is required to bring the site and the proposed 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 Two (PD-GB-2) District to establish uniform zoning across the site. (Approved on July 6, 2026)
- Special Use Permit (SUP): The entire expanded facility will require an approved SUP for Commercial Amusement (Outdoor) use to legally operate the tennis and pickleball complex.

ANALYSIS:

The proposed site expansion includes two new tennis courts located in the eastern portion of the site and four pickleball courts located south of the existing indoor lounge and 24 additional parking

spaces. A neighborhood meeting was held during the planning process to ensure the surrounding neighborhood was included in the design process. Twelve residents attended this meeting, and the following requests were made:

- Adjustment of operating hours so that the expanded facility will close at 9:00 pm instead of 10:00 pm.
- Having an electrician check all timers to ensure all overhead lighting shuts off by 9:00 pm.
- Whenever possible, prioritize the use of courts located farther from nearby residences during early morning and late evening hours.
- Consider 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 requests, the property owner has agreed to close the Pickleball and Tennis courts at 9:00 pm. An electrician has already adjusted all timers to shut off the lights by 9:00 pm to address the second item listed above. For the third item above, the owner is willing to prioritize the use of courts located farther from nearby residents during early morning and late evening hours and expects that they will be able to do so most of the time but cannot guarantee this during busy periods; therefore, this would be a requirement that would be difficult to enforce if included in the SUP. The owner would like to evaluate and monitor the fourth item above since all the courts currently are fenced and all lights are turning off at 9:00 pm.

An issue brought up during the July 6, 2026 public hearing for the zone change associated with this site was related to drainage and the presence of floodplain on a portion of the proposed parking lot expansion. The applicant must demonstrate compliance with all drainage requirements of the Unified Development Code (UDC) at the time of engineering site plan. The UDC also contains provisions that allow parking lots to be placed within floodplains with specific criteria. This issue will also be addressed during the engineering site plan process.

Alternative Standard Related to Lighting:

According to Section VIII.7.5 – Maximum Lighting Levels of the 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. Staff plans to add provisions to this section of the UDC to address lighting levels for outdoor sports fields as part of upcoming UDC text amendments.

The USA Pickleball Association recommends lighting levels up to 53-foot candles for outdoor pickleball courts. The proposed lighting has a maximum of 44.5-foot candles, is shielded, and intensity levels quickly diminish as readings approach the property lines as shown in the attach photometric plan. An alternative standard allowing a maximum of 44.5-foot candles in lieu of the maximum of 20-foot candles allowed in the current UDC is incorporated as part of the zoning plan associated with this SUP request. The City Council approved an alternative standard to allow 53-foot candles for outdoor pickleball courts at a site on West Vista Ridge Mall Drive on October 20, 2025.

The light levels shown in the photometric plan illustrate compliance with the maximum light level of 0.2-foot candles at the property lines of adjacent residential properties.

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) use in the form of tennis courts and pickleball courts. The applicant has engaged the surrounding neighborhood during the planning process for this expansion to mitigate any conflicts. The new courts have been placed further away from the residential areas than the existing courts.
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
This project aligns with the Big Moves of Extending the Green and Diverse and Thriving Neighborhoods identified in the Lewisville 2025 Vision Plan by increasing the quality of recreational amenities 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 neighbors to ensure the expansion will not produce negative impacts to the health, safety or welfare of the area.
- E. Conformity with all zoning regulations and standards.
The use is currently legal non-conforming. The zone change previously approved and the SUP will bring the existing use and its expansion to full compliance with Lewisville's zoning and development standards.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.