



# City of Lewisville, TX

## Planning and Zoning Commission

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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Tuesday, June 2, 2026

6:30 PM

Council Chambers

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### Regular Session - 6:30 P.M.

**A. Call to Order and Announce that a Quorum is Present.**

**B. Approval of Minutes**

1. [Consider the Minutes of the May 19, 2026 Regular Meeting.](#)

**C. Public Hearings**

2. [Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Automobile Repair \(Minor\) and Automobile Sales and Leasing; on a Portion of an Approximately 1.5871-Acre Tract, Legally Described as Lot 9, Block A, Fairway Business Park; Located at 1504 Eagle Court, Zoned Light Industrial District \(LI\); as Requested by Austin Rea, of Alltrades, on Behalf of Over-Under Racing LLC, the Tenant, and AIP Eagle Court, LLC, the Property Owner. \(Case No. 26-03-6-SUP\)](#)
3. [Public Hearing: Consideration of a Zone Change Request From Planned Development Single-Family Residential 12,000 Square Foot Lot \(PD-R12\) to Planned Development-General Business 2 District \(PD-GB2\); on 2.575-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; as Requested by McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner. \(Case No. 26-02-1-PZ\)](#)

4. [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. \(Case No. 26-02-3-SUP\)](#)

**D. Announcements**

**E. Adjournment**

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

#### NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on \_\_\_\_\_, 2026 at \_\_\_\_\_ AM.

\_\_\_\_\_  
Planning Department

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**MAY 19, 2026**

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**Item A: Call to Order and Announce that a Quorum is Present**

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, May 19, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Vice Chair Erum Ali, Rick Lewellen, Ainsley Stelling, Joshua Peterson, Francisca Al-waely

Members absent: Jack Tidwell

Staff members present: Richard E. Luedke, Planning Director; Vashil Fernandez, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician; Lauren Cook, Planner I

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**Item B: Approval of Minutes**

1. Consider the minutes of the April 21, 2026, Regular Meeting.

*A motion was made by Joshua Peterson to approve the minutes as presented, seconded by Rick Lewellen. The motion passed unanimously (6-0).*

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**Item C: Public Hearings**

2. Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article II, Definitions, Article VII, Uses, Parking Requirements, and Supplemental Use Regulations and Certain Distance Requirements, and Article VIII, Off-Street Parking and Loading Standards, of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Adding a New Definition of "Data Center" to Section II.2.1; Adding "Data Center" to Exhibit VII.2.3-4, Non-Residential Zoning Districts, as a New Use in the Accessory and Warehouse and Storage Use Categories and Allowing Such Use in Certain Districts with a Special Use Permit ("SUP"); and Adding "Data Center" to the Parking Requirements Outlined in Exhibit VIII.1.4.1, Minimum Parking Requirement.

Jon Beckham, Senior Planner, gave a brief overview and staff's recommendation. The proposed amendments to the Unified Development Code, will officially define data centers and require new ones to obtain a special use permit. He noted that the city's two existing data centers were notified of the proposed changes and would become legal nonconforming uses if the amendment passed.

Chair Locke opened the public hearing.

Jonathan Vinson, 2323 Ross Ave Suite 600, Dallas, TX 7502, spoke in opposition on behalf of Digital Realty, which operates an existing data center at 2501 State Highway 121 Business. He expressed concern that reclassifying their property to a "legal nonconforming" status would

complicate commercial financing and hinder future expansion. He requested that the commission consider grandfathering existing data centers, implementing a five-year grace period, or exempting facilities under a specific size threshold, such as 250,000 square feet.

Victoria Morris, 2323 Ross Ave Suite 600, Dallas, TX 75201, spoke in opposition on behalf of Wells Fargo, which operates an air-cooled data center near Edmonds Lane and West Round Grove Road. She explained that the facility is currently undergoing a phased expansion and argued that the proposed amendment would halt construction by forcing them into a lengthy special use permit (SUP) process. She asked the commission to reconsider the amendment or provide a provision allowing existing centers and those already in the permitting process to remain legally conforming.

Richard E. Luedke (City staff), addressed questions regarding the impact on current construction, clarifying that existing code allows projects with permits already submitted to continue their work. He also reassured the commission that the city has successfully utilized the SUP process for 13 years and that many local businesses operate smoothly under legal nonconforming status.

With no one else indicating a desire to speak, the public hearing was then closed. *A motion was made by Rick Lewellen to recommend approval of the Unified Development Code amendments as presented, seconded by Joshua Peterson. The motion passed unanimously (5-0) with 1 abstained from voting.* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, June 15, 2026, at 7:00 p.m. for a second public hearing and final decision.

3. Public Hearing: Consideration of a Special Use Permit for Communication Antenna (Over 25 Feet in Height) and Communication Support Structure; on a 0.0826-Acre Portion of NEC 1171 & Valley Parkway Addition, Lot 3R2-B, Block B, Phase 1; Located at 1093 West Main Street, Zoned General Business District (GB); as Requested by Ralph Wyngarden, Faulk and Foster on Behalf of Hemphill LLC, the Operator, and TSCA-224 LTD P/S, the Property Owner. (Case No. 26-03-5-SUP)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. A special use permit (SUP) for this exact structure and project had already been approved previously in October 2025. The footprint of the tower had to be shifted by over 10 feet, which automatically triggered the need for a new SUP. Chair Locke opened the public hearing. Chris Patterson, 214 Expo Circle Suite 7, West Monroe, LA 71291, spoke on behalf of Hemphill LLC (the applicant), to explain the reason for the shift was to avoid fiber-optic cables. With no one else indicating a desire to speak, the public hearing was then closed. *A motion was made by Joshua Peterson to recommend approval of the special use permit as presented, seconded by Erum Ali. The motion passed unanimously (5-0) with 1 abstained from voting.* Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, June 15, 2026, at 7:00 p.m. for a second public hearing and final decision.

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**Item D: Announcements**

There were no announcements.

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**Item E: Adjournment**

*A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Ainsley Stelling. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:01 p.m.*

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

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Vashil Fernandez, AICP  
Planning Manager

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Karen Locke, Chair  
Planning and Zoning Commission

**MEMORANDUM**

**TO:** Planning & Zoning Commission  
**FROM:** Lauren Cook, Planner I  
**DATE:** June 2, 2026  
**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Automobile Repair (Minor) and Automobile Sales and Leasing; on a Portion of an Approximately 1.5871-Acre Tract, Legally Described as Lot 9, Block A, Fairway Business Park; Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by Austin Rea, of Alltrades, on Behalf of Over-Under Racing LLC, the Tenant, and AIP Eagle Court, LLC, the Property Owner. (Case No. 26-03-6-SUP)**

**BACKGROUND:**

Over-Under Racing is a Go Kart part supplier that also performs repair services. Additionally, they sell ready-built go karts at this location. The business will operate from 10:00 AM to 5:00 PM Monday through Friday, and 12:00 PM through 4:00 PM on the weekend. They will not store any vehicles outside the premises. This type of business is considered an Automobile Sales and Leasing and Automobile Repair (Minor) in Lewisville’s Unified Development Code.

Three previous SUPs were approved at this site. Ordinance No. 0317-21-SUP allowed Minor Automobile Services in suite 5 of the property and remains active. Ordinance No. 0712-24-SUP allowed for Automobile Repair (Minor) in no more than 1,800 contiguous square feet, and Ordinance No. 0719-24-SUP amended that ordinance to allow a second 1,800 contiguous square feet. One of these businesses has ceased operations, triggering the need for a new Special Use Permit. Additionally, an SUP is required for Automobile Sales and Leasing.

**ANALYSIS:**

*Site, Landscaping and Building*

The proposed business will be located in the Alltrades Industrial Park located off of Eagle Court. The Industrial Park was developed in 2019 and met all of Lewisville’s development regulations. Over-Under Racing is not making any changes to the site and will only be operating in one of the tenant spaces. The site, landscaping and building will not be altered from what was approved in 2019. As a part of this Special Use Permit the applicant is committing to not storing any customer cars outside after business hours. No additional free-standing signage is proposed with this Special Use Permit.

*Compatibility Criteria for Approval*

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff's analysis for each criterion is outlined below:

**A. Compatibility with surrounding uses and community facilities.**

The surrounding uses and facilities are industrial, and the proposed use is consistent and compatible.

**B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.**

Though the Lewisville 2025 vision plan calls for diverse and thriving neighborhoods in this location, the area is largely industrial with an adjacent electrical substation and rail line. Furthermore, the property is located off of a cul-de-sac and has minimal frontage and visibility on public rights-of-way.

**C. Enhancement or promotion of the welfare of the area.**

The proposed SUP will continue to promote the economic welfare of the area and allow similar uses to operate here without the need of additional Special Use Permits.

**D. Whether the use will be detrimental to the public health, safety, or general welfare; and**

Staff does not identify any negative impacts to the public health, safety, or general welfare.

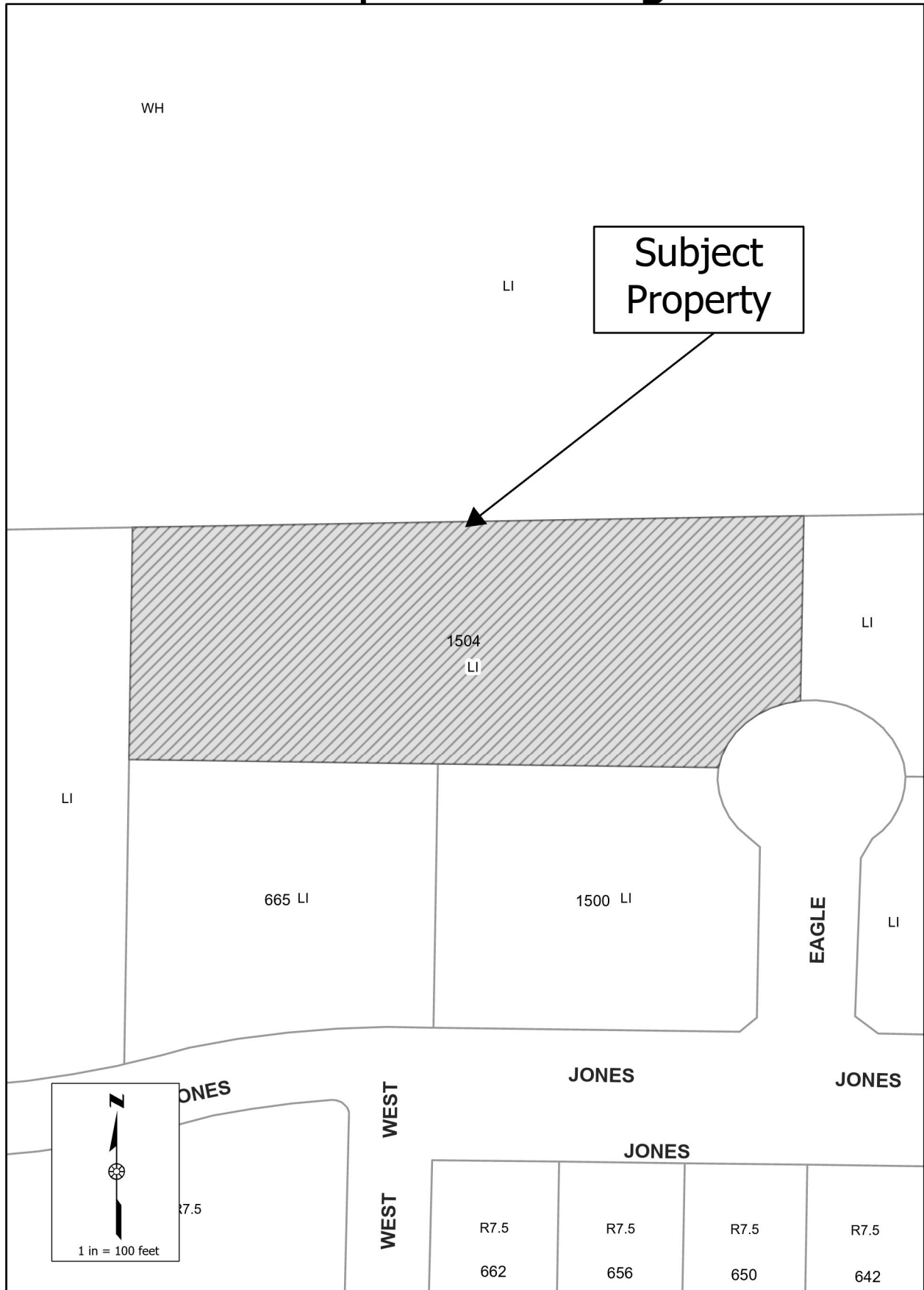
**E. Conformity with all zoning regulations and standards.**

The physical site will remain largely unchanged. This is an appropriate location for minor automotive businesses

**CITY STAFF'S RECOMMENDATION:**

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

# Location Map - 1504 Eagle Ct



# Aerial Map - 1504 Eagle Ct





April 29, 2026

City of Lewisville  
Planning & Zoning Commission  
151 W. Church Street  
Lewisville, Texas 75057

To Whom It May Concern,

Please accept this letter as our acknowledgement and approval for our future tenant, Under-Over Racing LLC, to apply for a Special Use Permit for Suite #3 at our AIP Eagle Court location at 1504 Eagle Court, Lewisville, Texas 75057.

If you have any questions about this future tenant or about AIP Eagle Court LLC, please do not hesitate to contact me at [ted.rea@855alltrades.com](mailto:ted.rea@855alltrades.com) or 214-837-7032.

Regards,

J.E. (Ted) Rea  
Manager  
AllTrades Industrial Properties

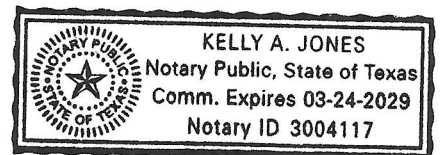
State of Texas  
County of Denton

Before me a notary public, on this day personally appeared J.E. (Ted) Rea, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

Given under my hand and seal of office on this 29 day of April, 2026.

Notary Public's Signature

Notary Seal



March 24, 2026

City of Lewisville – Planning Department

151 W. Church Street

Lewisville, TX 75057

Statement of Expected Impact and Narrative

AIP Eagle Court, LLC

1504 Eagle Court, Suite 3

Lewisville, TX 75057

To whom it may concern,

Regarding the SUP application for 1504 Eagle Court, Suite 3, Over-Under Racing is a Go Kart parts supplier that also performs services on Go Karts. With the services offered, there will not be a negative impact in regards to an increase in transportation, police, education, water, sewer, or drainage demands. The use is not detrimental to public health, safety, or general welfare.

With the Lewisville 2025 Plan, the Vision Statement of what Lewisville wants to be like when it turns 100 and beyond is "a community characterized by diversity, connectivity, resource management and growth." Specifically, for growth, is attracting and welcoming businesses and residents. Over-Under Racing is based in Bartonville and is looking to move here to operate their business within the city and to be a member of the Lewisville business community.

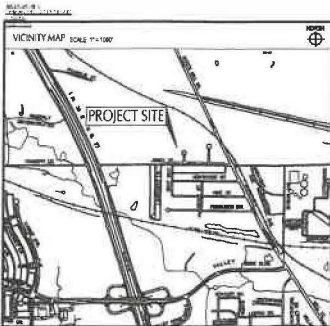
1504 Eagle Court is zoned Light Industrial and is directly adjacent to other properties zoned Light Industrial to the north, south, east, and west. As an automotive display, sales and repair classification, the use is compatible with the zoning and would not negatively impact the development or neighboring properties. The hours of operation for Over-Under Racing are Monday - Friday from 10: 00AM- 5: 00PM and 12: 00PM- 4: 00PM on weekends. It will be prohibited for Go Karts being serviced to be stored outdoors.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown heron, or the initiation of the development process. Planning and Zoning Commission and/ or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

Sincerely,

X  \_\_\_\_\_

Austin Rea  
Property Management  
469-230-6405  
austin.rea@855alltrades.com



LOT 11  
FAIRWAY BUSINESS PARK  
CASE W. 21,021, 908  
PARCEL NO. 215219  
BRAZOS ELECTRIC POWER  
CONSUMERS INC.  
INSTRUMENT NO. 99-48227  
DISTRICT  
ZONING LI



BUILDING DATA					
BUILDING	DEPTH (FT)	WIDTH (FT)	# OF STORIES	# OF COLS/SPAN	SETOFF
BUILDING NO. 206	1	1	1	1	1800

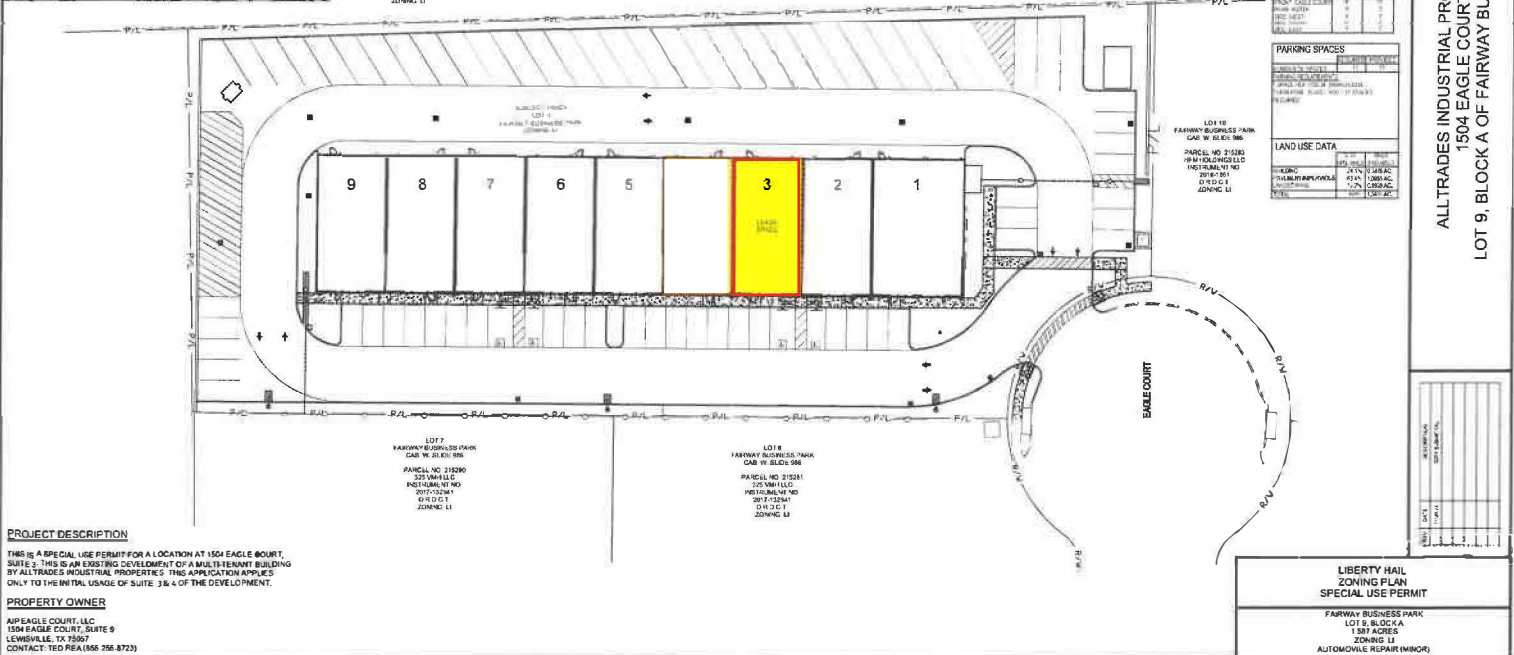
BUILDING SETBACKS		
FRONT YARD COURTYARD	REAR	SIDE
50'	5'	5'
50'	5'	5'
50'	5'	5'

PARKING SETBACKS		
FRONT	REAR	SIDE
50'	5'	5'
50'	5'	5'
50'	5'	5'

LANDSCAPE SETBACKS		
FRONT	REAR	SIDE
50'	5'	5'
50'	5'	5'
50'	5'	5'

PARKING SPACES		
TYPE	NO.	AREA (SQ. FT.)
STANDARD	100	10,000
COMPACT	50	5,000
TOTAL	150	15,000

LAND USE DATA		
USE	AREA (SQ. FT.)	PERCENTAGE
INDUSTRIAL	150,000	100%
TOTAL	150,000	100%



**PROJECT DESCRIPTION**  
THIS IS A SPECIAL USE PERMIT FOR A LOCATION AT 1504 EAGLE COURT, SUITE 9. THIS IS AN EXISTING DEVELOPMENT OF A MULTITENANT BUILDING BY ALL TRADES INDUSTRIAL PROPERTIES. THIS APPLICATION APPLIES ONLY TO THE INITIAL USAGE OF SUITE 3 & 4 OF THE DEVELOPMENT.

**PROPERTY OWNER**  
APE EAGLE COURT, LLC  
1504 EAGLE COURT, SUITE 9  
LEWISVILLE, TX 75067  
CONTACT: TED REA (562 356 8723)

ALL TRADES INDUSTRIAL PROPERTIES  
1504 EAGLE COURT  
LOT 9, BLOCK A OF FAIRWAY BUSINESS PARK

## MEMORANDUM

**TO:** Planning & Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** June 2, 2026

**SUBJECT:** **Public Hearing: Consideration of a Zone Change Request From Planned Development Single-Family Residential 12,000 Square Foot Lot (PD-R12) to Planned Development-General Business 2 District (PD-GB2); on 2.575-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; as Requested by McAdams, the Applicant on Behalf of CHGC LLC, the Property Owner. (Case No. 26-02-1-PZ)**

### **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:**

Portions of the site are currently zoned for single-family residential use, which does not allow tennis or pickleball facilities, as these activities are defined under the code as Commercial Amusement (Outdoor).

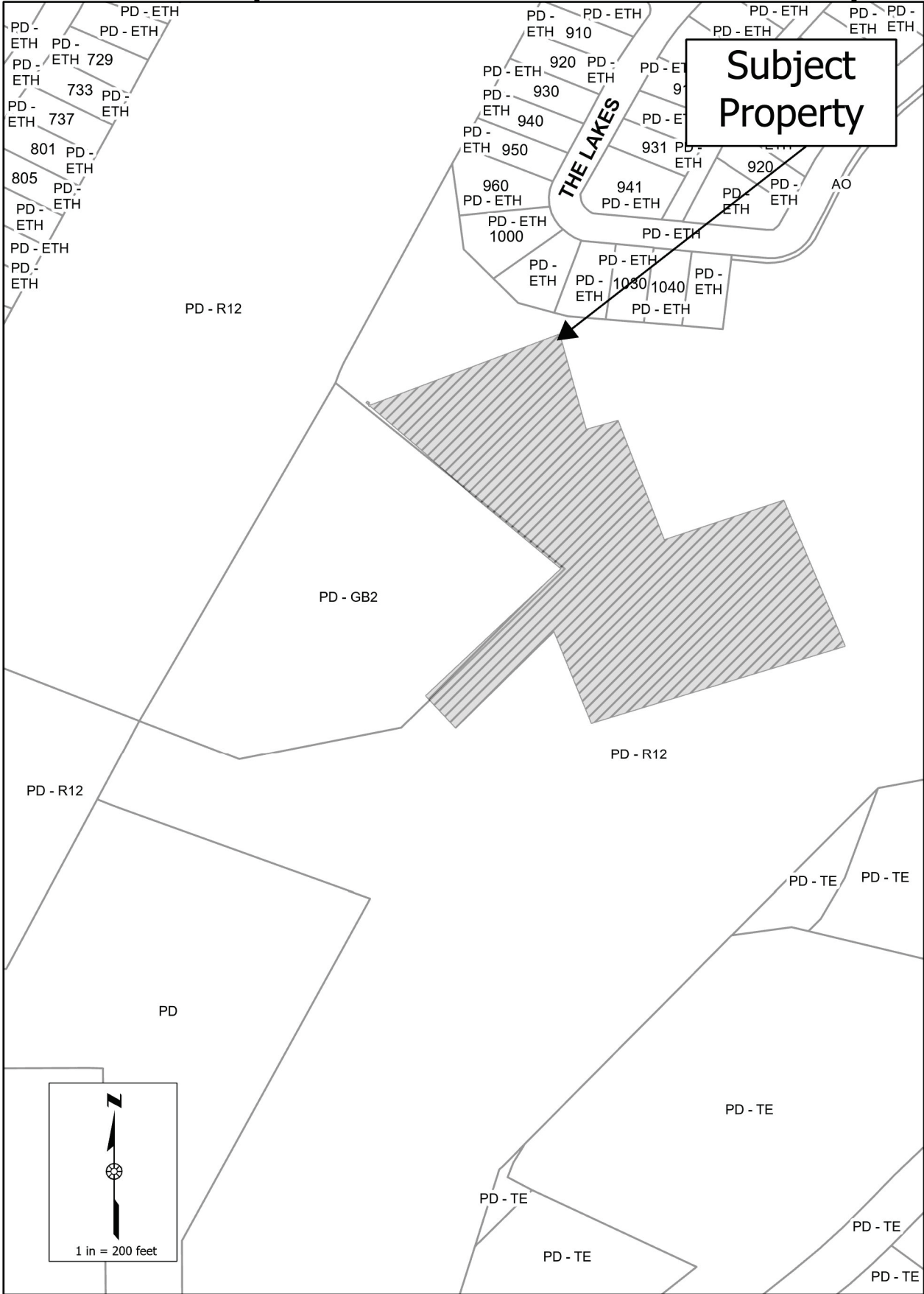
To resolve this conflict, the applicant proposes to rezone the site to General Business 2 (GB2). This zoning district permits Commercial Amusement (Outdoor) uses, subject to the approval of a Special Use Permit (SUP).

Staff recommends approval of the proposed rezoning request, as it is a necessary step to bring the existing and proposed facilities into full compliance with current city development standards.

**CITY STAFF'S RECOMMENDATION:**

That the Planning and Zoning Commission recommend approval of the zone change request as set forth in the caption above.

# Location Map - Castle Hills Courts Expansion



# Aerial Map - Castle Hills Courts Expansion





4400 State Highway 121  
Suite 800  
Lewisville, TX 75056  
972. 436. 9712

BRL 25002

May 14, 2026

**City of Lewisville**

151 Church Street

Lewisville, Texas 75057

E: [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com)

P: 972. 219. 3455

**RE: The Lakes at Castle Hills – Narrative**

Please accept this letter, on behalf of Castle Hill Golf Club LLC, as an explanation of the proposed Specific Use Permit Application and Zone Change Application. The site of the proposed development lies within Castle Hills Golf Course Blk A Lot 2B (SE PT) as well as within Castle Hills Golf Course Blk A Lot 4R in the City of Lewisville, Denton County, Texas.

**PROJECT DESCRIPTION**

The existing site currently contains six (6) tennis courts. The proposed development includes the addition of two (2) new tennis courts and four (4) new dedicated pickleball courts, each equipped with appropriate netting, perimeter fencing, and lighting to meet current recreational and safety standards, ensure proper functionality and an enhanced user experience.

To support the increased recreational capacity of the facility, the existing parking lot will be expanded to accommodate an additional twenty-four (24) parking spaces. This parking expansion is intended to adequately serve the anticipated increase in users and the existing users while maintaining safe circulation patterns, accessibility compliance, and overall site efficiency.

**STATEMENT OF EXPECTED IMPACT**

The proposed addition of four (4) pickleball courts and two (2) tennis courts will result in a slight increase in traffic to the site and a minor increase in stormwater runoff. However, the development will not adversely impact public services, including police protection, educational facilities, water service, or sanitary sewer infrastructure.

The proposed expansion is consistent with and supportive of the City of Lewisville’s long-range vision as outlined in the Lewisville 2025 Plan. The plan emphasizes the continued enhancement of parks, open space, and recreational amenities to improve quality of life and promote a healthy, active community. Expanding recreational facilities is a key component of this vision and reflects the City’s commitment to investing in community-centered infrastructure.

The addition of tennis and pickleball courts directly advances these objectives by providing accessible, community-oriented recreational opportunities. These facilities encourage physical activity, foster social interaction, and contribute to the overall wellness of residents. As demand for pickleball and other court-based recreational uses continues to grow, the development responds to demonstrated community interest while strengthening the City’s park and recreation system.

Existing tennis courts are currently located on the property, and the proposed expansion represents a continuation and enhancement of the established recreational use. The development is compatible with the surrounding area and complementary to nearby outdoor recreational amenities.

In summary, the proposed improvements align with the City's 2025 vision by enhancing recreational opportunities, supporting public health and wellness, and contributing to the continued growth of a connected and vibrant community.

## ZONING

The tract 1 property is currently zoned PD-GB2 and tract 2 property is currently zoned PD-R12. Under the proposed request, Tract 1 will retain its existing PD-GB2 zoning designation, while Tract 2 is proposed to be rezoned from PD-R12 to PD-GB2.

For Tract 1, the proposed addition of pickleball courts does not require a zoning change. However, approval of a Specific Use Permit (SUP) is required to allow this recreational use within the PD-GB2 zoning district.

For Tract 2, the existing tennis courts located on this property are considered a nonconforming use within the PD-R12 zoning district. The addition of two (2) new tennis courts on this tract requires rezoning to the Castle Hills Planned Development district with a base zoning of General Business 2 (PD-GB2) with a Specific Use Permit.

Upon approval of the proposed rezoning, both the existing and proposed tennis courts will be brought into full compliance with all applicable zoning regulations. Additionally, no modifications are proposed to the Castle Hills Planned Development standards. As a result, no new or amended development standards are included with this submittal.

## NEIGHBORHOOD OUTREACH

A virtual neighborhood meeting was held on Monday, April 13, where approximately twelve (12) residents attended and provide feedback regarding the proposed improvements. Based on discussions and comments received during the meeting, the following operational commitments and 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.

**CONCLUSION**

We are pleased to bring you this application and respectfully request your support for this specific use permit and zone change application for The Lakes at Castle Hills Courts Expansion. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

**MCADAMS**



Hannah Haber, AICP  
Planning + Entitlement



February 19, 2026

**City of Lewisville**

151 Church Street

Lewisville, Texas 75057

E: [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com)

P: 972. 219. 3455

**RE: The Lakes at Castle Hills Court Expansion – Owner Authorization Letter**

Dear City of Lewisville Planning Department,

I hereby give permission to McAdams to apply for a Specific Use Permit Application for The Lakes at Castle Hills Court Expansion.

Sincerely,

A handwritten signature in red ink, appearing to be 'T. McAdams'.

CHGC, LLC (902019)

4400 State Highway 121, Ste 900

Lewisville TX 75056-4560

**METES AND BOUNDS  
PART OF LOT 4R, BLOCK A  
CASTLE HILLS GOLF COURSE  
2.577 ACRES  
TRACT 2**

**BEING** all that certain lot, tract, or parcel of land, situated in the James Dooley Survey, Abstract Number 343, City of Lewisville, Denton County, Texas, and being in the part of Lot 4R, Block A, Castle Hills Golf Course, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2012-290, Plat Records, Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at the southwest corner of Lot 2B, Block A, of said Castle Hills Golf Course plat, same being the northwest corner of Lot 8, Block A, of said Castle Hills Golf Course plat, and being in the southeast line of Lot 3, Block A, of said Castle Hills Golf Course plat;

**THENCE** S 65°58'56" E, with the south line of said Lot 2B, and the north line of said Lot 8, passing at a distance of 400.00 feet, the northeast corner thereof, same being a point in the west line of said Lot 4R, continuing with the south line of said Lot 2B, and the west line of said Lot 4R, a total distance of 521.79 feet;

**THENCE** N 76°15'49" E, with the south line of said Lot 2B, and the west line of said Lot 4R, a distance of 201.41 feet to the southeast corner of said Lot 2B;

**THENCE** N 39°49'20" E, with the east line of said Lot 2B, and the west line of said Lot 4R, a distance of 54.71 feet to the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** N 39°49'20" E, with the east line of said Lot 2B, and the west line of said Lot 4R, a distance of 239.58 feet;

**THENCE** N 47°14'38" W, with the east line of said Lot 2B, and the west line of said Lot 4R, a distance of 314.93 feet;

**THENCE** over, across and through said Lot 4R the following eleven (11) calls:

N 68°07'05" E, a distance of 203.03 feet;

S 65°49'21" E, a distance of 18.85 feet;

S 21°55'58" E, a distance of 122.43 feet;

N 68°03'54" E, a distance of 30.08 feet;

S 21°56'06" E, a distance of 174.97 feet;

N 67°58'44" E, a distance of 162.16 feet;  
S 22°01'16" E, a distance of 178.00 feet;  
S 67°58'44" W, a distance of 300.77 feet;  
N 22°00'01" W, a distance of 122.28 feet;  
S 51°02'13" W, a distance of 185.12 feet;  
N 38°57'47" W, a distance of 24.30 feet to the **POINT OF BEGINNING** and  
containing approximately 2.577 acres of land.

**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:**

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- 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.*

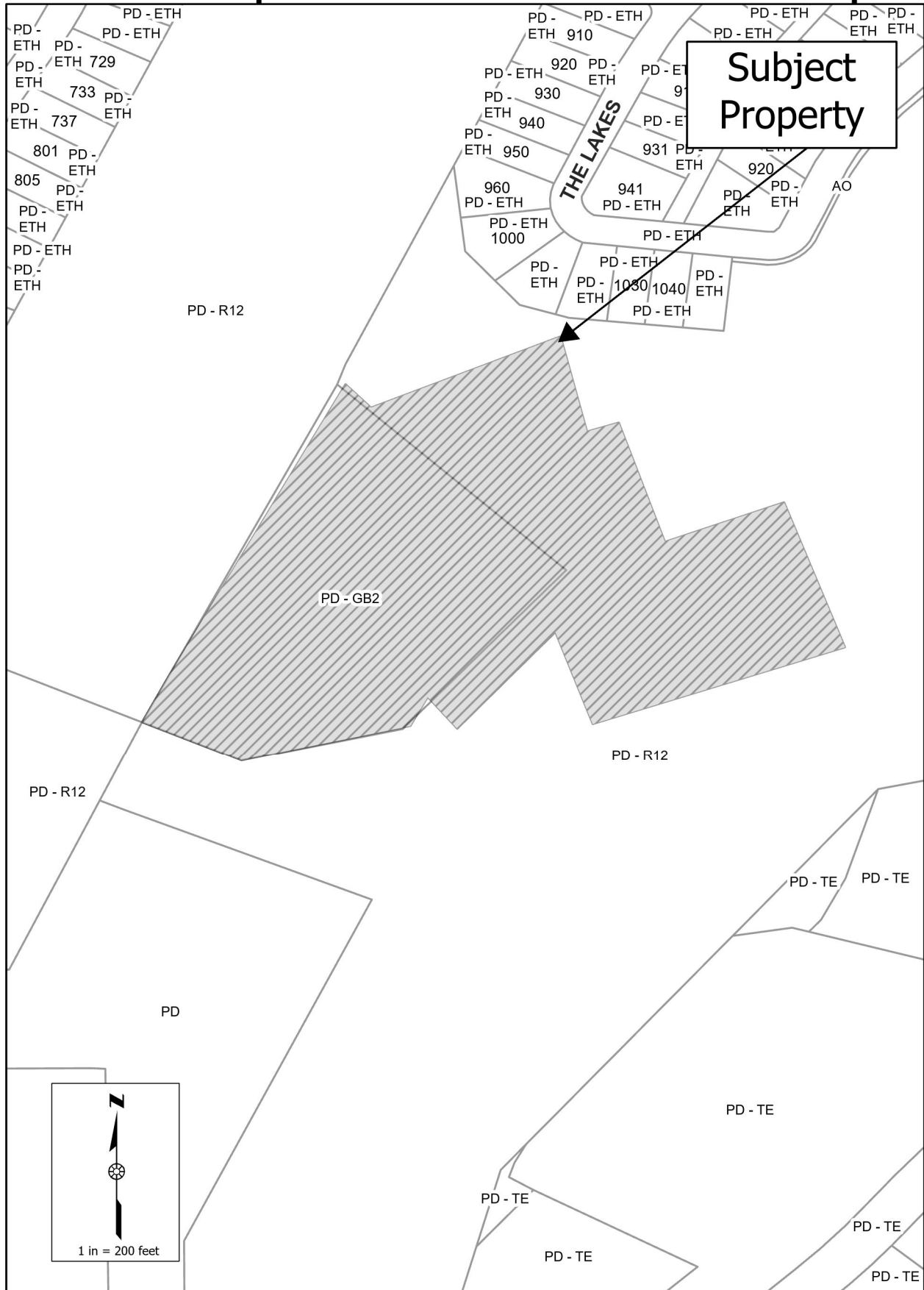
- A. Compatibility with surrounding uses and community facilities;  
*The property is already used as commercial amusement (outdoor). The applicant has included the surrounding neighborhood to the north during the planning process for this expansion to mitigate any conflicts.*
- B. Compatibility with 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.

# Location Map - Castle Hills Courts Expansion



# Aerial Map - Castle Hills Courts Expansion



May 14, 2026

**City of Lewisville**

151 Church Street

Lewisville, Texas 75057

E: [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com)

P: 972. 219. 3455

**RE: The Lakes at Castle Hills – Narrative**

Please accept this letter, on behalf of Castle Hill Golf Club LLC, as an explanation of the proposed Specific Use Permit Application and Zone Change Application. The site of the proposed development lies within Castle Hills Golf Course Blk A Lot 2B (SE PT) as well as within Castle Hills Golf Course Blk A Lot 4R in the City of Lewisville, Denton County, Texas.

**PROJECT DESCRIPTION**

The existing site currently contains six (6) tennis courts. The proposed development includes the addition of two (2) new tennis courts and four (4) new dedicated pickleball courts, each equipped with appropriate netting, perimeter fencing, and lighting to meet current recreational and safety standards, ensure proper functionality and an enhanced user experience.

To support the increased recreational capacity of the facility, the existing parking lot will be expanded to accommodate an additional twenty-four (24) parking spaces. This parking expansion is intended to adequately serve the anticipated increase in users and the existing users while maintaining safe circulation patterns, accessibility compliance, and overall site efficiency.

**STATEMENT OF EXPECTED IMPACT**

The proposed addition of four (4) pickleball courts and two (2) tennis courts will result in a slight increase in traffic to the site and a minor increase in stormwater runoff. However, the development will not adversely impact public services, including police protection, educational facilities, water service, or sanitary sewer infrastructure.

The proposed expansion is consistent with and supportive of the City of Lewisville’s long-range vision as outlined in the Lewisville 2025 Plan. The plan emphasizes the continued enhancement of parks, open space, and recreational amenities to improve quality of life and promote a healthy, active community. Expanding recreational facilities is a key component of this vision and reflects the City’s commitment to investing in community-centered infrastructure.

The addition of tennis and pickleball courts directly advances these objectives by providing accessible, community-oriented recreational opportunities. These facilities encourage physical activity, foster social interaction, and contribute to the overall wellness of residents. As demand for pickleball and other court-based recreational uses continues to grow, the development responds to demonstrated community interest while strengthening the City’s park and recreation system.

Existing tennis courts are currently located on the property, and the proposed expansion represents a continuation and enhancement of the established recreational use. The development is compatible with the surrounding area and complementary to nearby outdoor recreational amenities.

In summary, the proposed improvements align with the City's 2025 vision by enhancing recreational opportunities, supporting public health and wellness, and contributing to the continued growth of a connected and vibrant community.

## ZONING

The tract 1 property is currently zoned PD-GB2 and tract 2 property is currently zoned PD-R12. Under the proposed request, Tract 1 will retain its existing PD-GB2 zoning designation, while Tract 2 is proposed to be rezoned from PD-R12 to PD-GB2.

For Tract 1, the proposed addition of pickleball courts does not require a zoning change. However, approval of a Specific Use Permit (SUP) is required to allow this recreational use within the PD-GB2 zoning district.

For Tract 2, the existing tennis courts located on this property are considered a nonconforming use within the PD-R12 zoning district. The addition of two (2) new tennis courts on this tract requires rezoning to the Castle Hills Planned Development district with a base zoning of General Business 2 (PD-GB2) with a Specific Use Permit.

Upon approval of the proposed rezoning, both the existing and proposed tennis courts will be brought into full compliance with all applicable zoning regulations. Additionally, no modifications are proposed to the Castle Hills Planned Development standards. As a result, no new or amended development standards are included with this submittal.

## NEIGHBORHOOD OUTREACH

A virtual neighborhood meeting was held on Monday, April 13, where approximately twelve (12) residents attended and provide feedback regarding the proposed improvements. Based on discussions and comments received during the meeting, the following operational commitments and 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.

**CONCLUSION**

We are pleased to bring you this application and respectfully request your support for this specific use permit and zone change application for The Lakes at Castle Hills Courts Expansion. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

**MCADAMS**



Hannah Haber, AICP  
Planning + Entitlement



February 19, 2026

**City of Lewisville**

151 Church Street

Lewisville, Texas 75057

E: [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com)

P: 972. 219. 3455

**RE: The Lakes at Castle Hills Court Expansion – Owner Authorization Letter**

Dear City of Lewisville Planning Department,

I hereby give permission to McAdams to apply for a Specific Use Permit Application for The Lakes at Castle Hills Court Expansion.

Sincerely,

A handwritten signature in red ink, appearing to be 'T. McAdams'.

CHGC, LLC (902019)

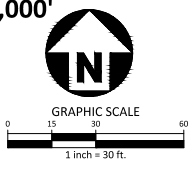
4400 State Highway 121, Ste 900

Lewisville TX 75056-4560



**VICINITY MAP**

1" = 1,000'



**BENCHMARKS:**

TBM-1: BOX CUT NORTHING: 7065175.88  
EASTING: 2456699.40 ELEVATION: 487.86'  
TBM-2: BOX CUT NORTHING: 7064939.68  
EASTING: 2456493.96 ELEVATION: 484.19'

SITE DATA TABLE	
PHYSICAL ADDRESS	699 LADY OF THE LAKE BLVD, LEWISVILLE, TX 75056
ZONING	PD-GB2 & PD-R12
CURRENT/PROPOSED USE	COMMERCIAL AMUSEMENT (OUTDOOR)
PARKING SUMMARY	
REQUIRED	PROVIDED
SURFACE PARKING (ASSUMED 4 PEOPLE PER COURT) (1:3 PEOPLE OF DESIGN CAPACITY)	16 SPACES / 36 SPACES
ACCESSIBLE SPOTS	2 SPACES / 2 SPACES
COURT DATA	
TENNIS COURTS	
EXISTING TENNIS COURTS	6 COURTS
PROPOSED TENNIS COURTS	2 COURTS
PICKLEBALL COURTS	
PROPOSED PICKLEBALL COURTS	4 COURTS
TOTAL NUMBER OF TENNIS + PICKLEBALL COURTS	12 COURTS

**LINETYPE LEGEND**

- = BOUNDARY LINE
- = PROPOSED ZONE CHANGE LIMIT LINE (THIS IS NOT A PROPERTY LINE)
- = FLOODPLAIN
- = EASEMENT
- = EXISTING FIRELANE
- = EXISTING SEWER LINE
- = EXISTING TREES
- = EXISTING PARKING SPACES
- = PROPOSED PARKING SPACES
- = PROPOSED LIGHT POLES
- = PROPOSED PAVEMENT

**GENERAL NOTES:**

- LAKES AT CASTLE HILLS PICKLEBALL AND TENNIS COURT CLUB WILL CLOSE AT 9PM.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**McADAMS**  
The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056  
phone 972. 436. 9712  
fax 972. 436. 9715  
TBPE: 19762 TBPLS: 10194440  
www.mcadamsco.com

**CLIENT**  
TIM KORESSEL  
CASTLE HILLS GOLF CLUB, LLC  
699 LADY OF THE LAKE BOULEVARD  
LEWISVILLE, TEXAS 75056



**THE LAKES AT CASTLE HILLS  
COURT EXPANSION**  
CASTLE HILLS GOLF COURSE ADDITION  
LOT 2B, BLOCK A & LOT 4R, BLOCK A  
TOTAL ACREAGE: 116.36  
REZONING AGREAGE: 2.575  
BASE ZONING DISTRICT: GB2  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/19/2026	1ST SUBMITTAL
2	03/20/2026	2ND SUBMITTAL
3	04/15/2026	3RD SUBMITTAL

**PLAN INFORMATION**

PROJECT NO.	BRL25002
FILENAME	BRL25002 CONCEPT A.DWG
CHECKED BY	MB
DRAWN BY	HH
SCALE	30 SCALE
DATE	04/15/2026

**ZONING PLAN**  
**ZP**

Z:\2026\Projects\BRL25002\04-Production\Planning - Design\Zoning - Environment\BRL25002 Concept A.dwg, 5/12/2026 3:02:27 PM, Hannah Haber

Project:

**LAKES AT  
CASTLE HILL  
TENNIS/  
PICKLEBALL**

Notes:

FILE:

castlehill4-b.agi

Date:

5-12-26

SCALE



Symbol	Qty	Label	Luminaire Lumens	Arrangement	LLF	Description
[Symbol]	8	A19	42850	Single	0.900	LSMT-2-C-45L-TEN-45,000 LUMEN TENNIS OPTIC LED
[Symbol]	4	A28	42850	Back-Back	0.900	LSMT-2-C-45L-TEN-45,000 LUMEN TENNIS OPTIC LED
[Symbol]	4	C19	54930	Single	0.900	LSMT-4-C-55L-FT-55,000 LUMEN FT LED
[Symbol]	2	C28	54930	Back-Back	0.900	LSMT-4-C-55L-FT-55,000 LUMEN FT LED

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PICKLE 1	Illuminance	Fc	30.72	40.1	21.5	1.43	1.87
PICKLE 2	Illuminance	Fc	33.28	42.1	22.0	1.51	1.91
PICKLE 3	Illuminance	Fc	33.36	42.1	22.3	1.50	1.89
PICKLE 4	Illuminance	Fc	30.80	40.1	21.8	1.41	1.84
PICKLE SPILL	Illuminance	Fc	2.34	21.9	0.1	23.40	219.00
PROP LINE	Illuminance	Fc	0.23	2.1	0.0	N/A	N/A
TENNIS 1	Illuminance	Fc	35.18	44.0	24.7	1.50	1.80
TENNIS 2	Illuminance	Fc	35.33	44.0	24.9	1.54	1.77
TENNIS SPILL	Illuminance	Fc	0.45	10.8	0.0	N/A	N/A

LumNo	Label	Z-luminaire height	Tilt
1	A19	23	0
2	A19	23	0
3	A19	23	0
4	A19	23	0
5	A19	23	0
6	A19	23	0
7	A19	23	0
8	A19	23	0
9	C19	23	0
10	C19	23	0
11	C19	23	0
12	C19	23	0
13	A28	23	0
14	A28	23	0
15	A28	23	0
16	A28	23	0
17	C28	23	0
18	C28	23	0

Notes:

1. Calculation 3' AFG. Spill at grade.
2. Based on 23' AFG fixture mounting including 20' poles plus 3' davit arm.
3. This plan includes an object that simulates 80% light blockage as a wind/privacy screen for tennis.
4. Background scale and placement is approximate.

**- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.**

- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.

- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

**METES AND BOUNDS  
PART OF LOT 2B, BLOCK A  
CASTLE HILLS GOLF COURSE  
3.163 ACRES  
TRACT 1**

**BEING** all that certain lot, tract, or parcel of land, situated in the James Dooley Survey, Abstract Number 343, City of Lewisville, Denton County, Texas, and being in the part of Lot 2B, Block A, Castle Hills Golf Course, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2012-290, Plat Records, Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at the southwest corner of said Lot 2B, same being the northwest corner of Lot 8, Block A, of said Castle Hills Golf Course plat, and being in the southeast line of Lot 3, Block A, of said Castle Hills Golf Course plat;

**THENCE** S 65°58'56" E, with the south line of said Lot 2B, and the north line of said Lot 8, a distance of 400.00 feet to the **POINT OF BEGINNING** of the herein described tract of land, at the northeast corner thereof, same being a point in the west line of Lot 4R, Block A, of said Castle Hills Golf Course plat;

**THENCE** N 24°04'13" E, over, across, and through said Lot 2B, a distance 528.84 feet to the east line thereof, and being in the west line of said Lot 4R;

**THENCE** with the east line of said Lot 2B, and the west line of said Lot 4R the following four (4) calls:

S 47°14'38" E, a distance of 380.89 feet;

S 39°49'20" W, a distance of 294.29 feet;

S 76°15'49" W, a distance of 201.41 feet;

N 65°58'56" W, a distance of 121.79 feet to the **POINT OF BEGINNING** and containing approximately 3.163 acres of land.

**METES AND BOUNDS**  
**PART OF LOT 4R, BLOCK A**  
**CASTLE HILLS GOLF COURSE**  
**2.577 ACRES**  
**TRACT 2**

**BEING** all that certain lot, tract, or parcel of land, situated in the James Dooley Survey, Abstract Number 343, City of Lewisville, Denton County, Texas, and being in the part of Lot 4R, Block A, Castle Hills Golf Course, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2012-290, Plat Records, Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at the southwest corner of Lot 2B, Block A, of said Castle Hills Golf Course plat, same being the northwest corner of Lot 8, Block A, of said Castle Hills Golf Course plat, and being in the southeast line of Lot 3, Block A, of said Castle Hills Golf Course plat;

**THENCE** S 65°58'56" E, with the south line of said Lot 2B, and the north line of said Lot 8, passing at a distance of 400.00 feet, the northeast corner thereof, same being a point in the west line of said Lot 4R, continuing with the south line of said Lot 2B, and the west line of said Lot 4R, a total distance of 521.79 feet;

**THENCE** N 76°15'49" E, with the south line of said Lot 2B, and the west line of said Lot 4R, a distance of 201.41 feet to the southeast corner of said Lot 2B;

**THENCE** N 39°49'20" E, with the east line of said Lot 2B, and the west line of said Lot 4R, a distance of 54.71 feet to the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** N 39°49'20" E, with the east line of said Lot 2B, and the west line of said Lot 4R, a distance of 239.58 feet;

**THENCE** N 47°14'38" W, with the east line of said Lot 2B, and the west line of said Lot 4R, a distance of 314.93 feet;

**THENCE** over, across and through said Lot 4R the following eleven (11) calls:

N 68°07'05" E, a distance of 203.03 feet;

S 65°49'21" E, a distance of 18.85 feet;

S 21°55'58" E, a distance of 122.43 feet;

N 68°03'54" E, a distance of 30.08 feet;

S 21°56'06" E, a distance of 174.97 feet;

N 67°58'44" E, a distance of 162.16 feet;

S 22°01'16" E, a distance of 178.00 feet;

S 67°58'44" W, a distance of 300.77 feet;

N 22°00'01" W, a distance of 122.28 feet;

S 51°02'13" W, a distance of 185.12 feet;

N 38°57'47" W, a distance of 24.30 feet to the **POINT OF BEGINNING** and containing approximately 2.577 acres of land.