



The Lakes at Castle Hills Court Expansion

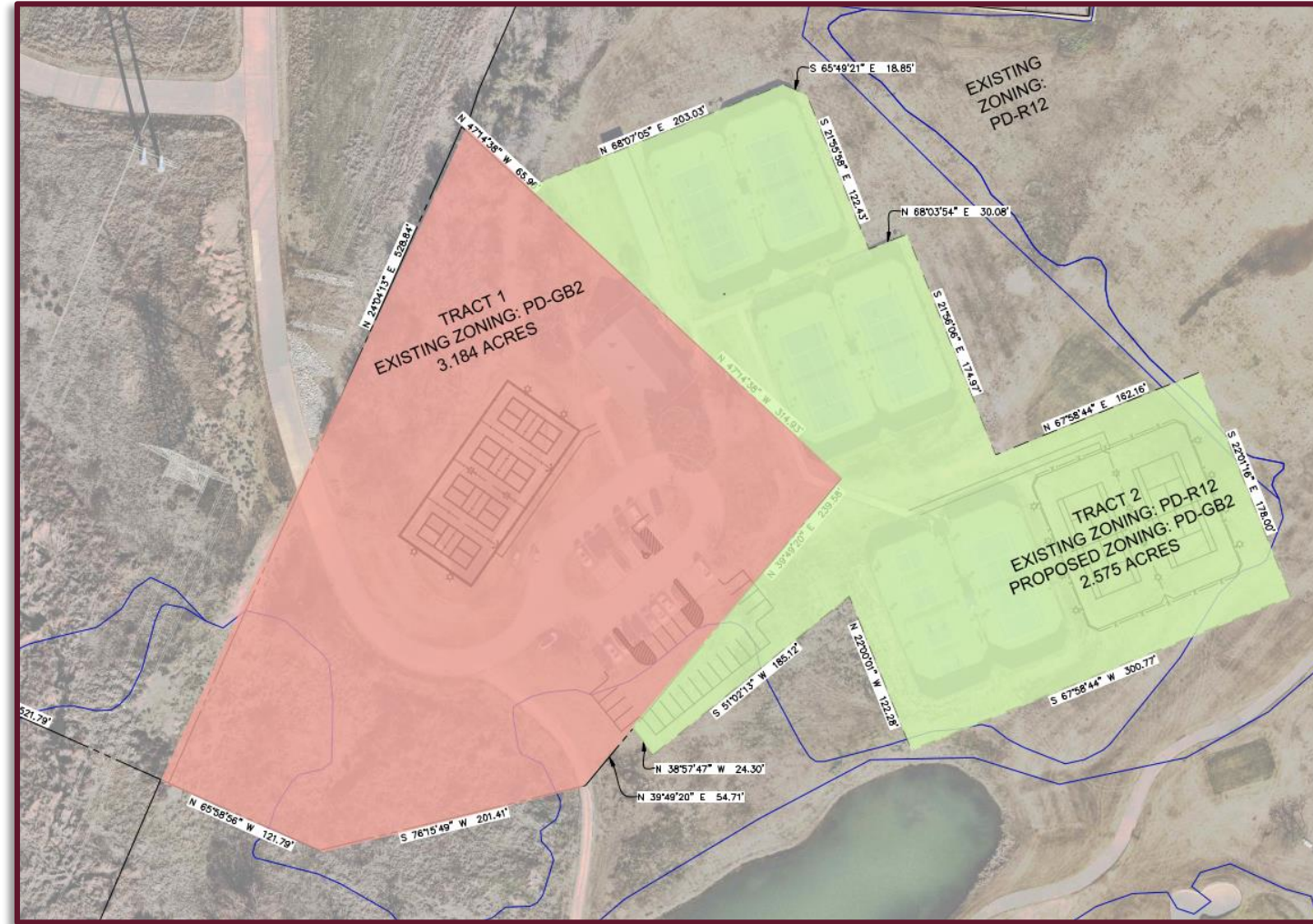
Council Meeting 07/20/2026



Zoning

The Lakes at Castle Hills Court Expansion

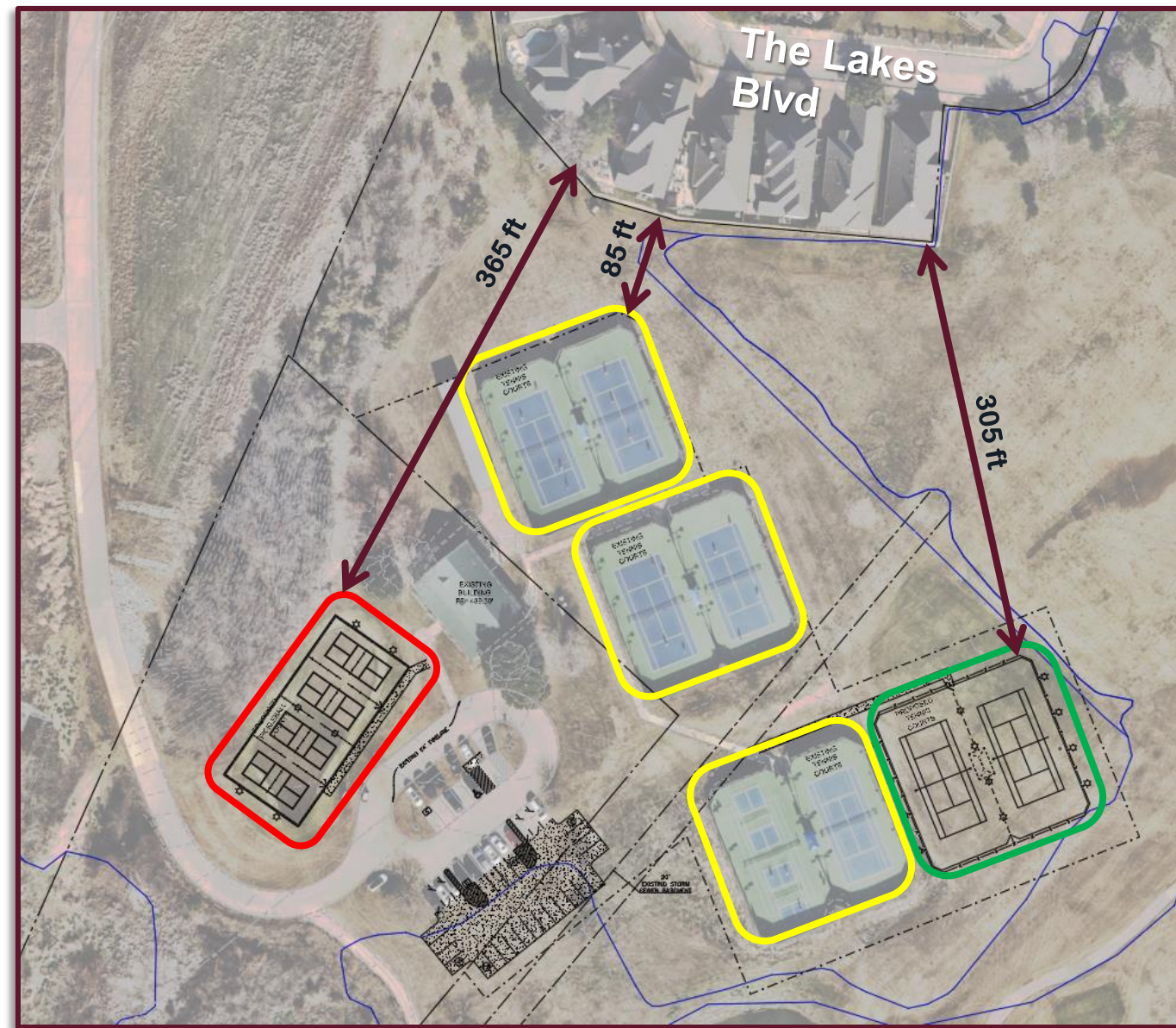
- I Outdoor amenities is not a permitted use in the R12 district. A zoning change to GB2 is necessary to add more courts.
- I Pickleball courts requires a SUP in the GB2 zoning district.



Project Overview

The Lakes at Castle Hills Court Expansion

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

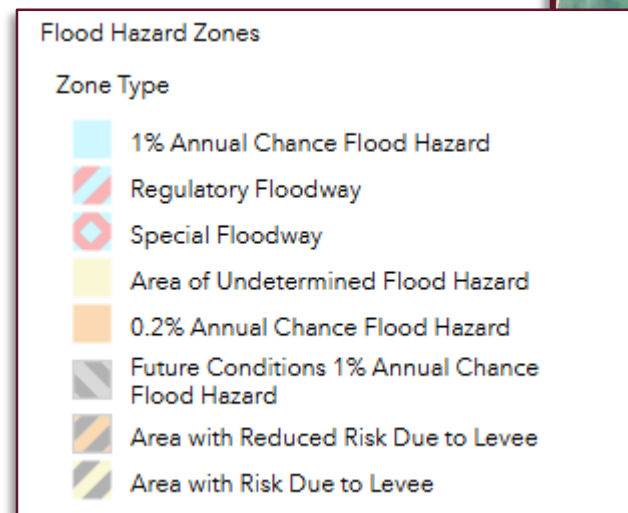


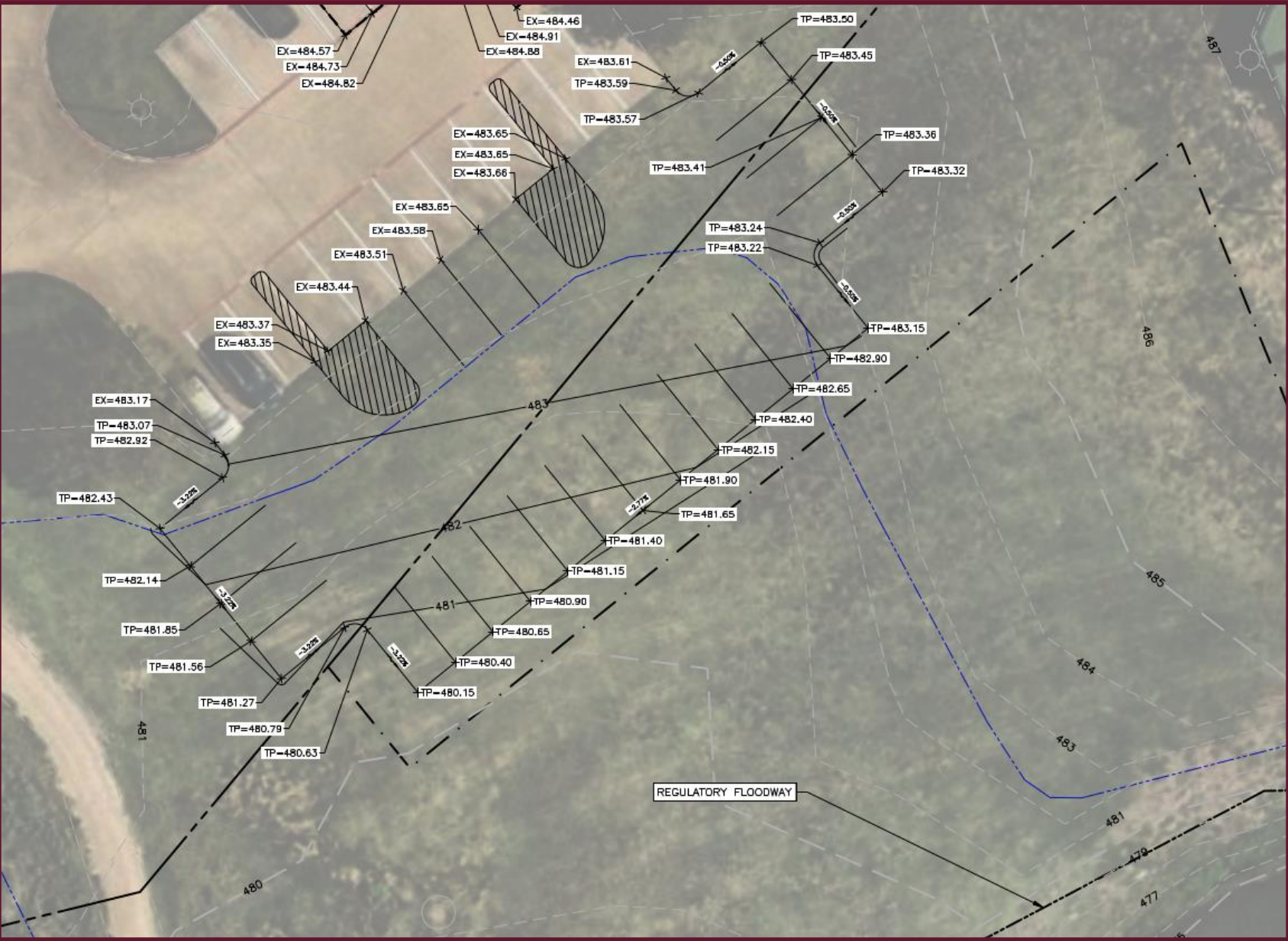
Parking
Spaces to be
Removed

FEMA Map

The Lakes at Castle Hills Court Expansion

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





Thank you



Timeline

The Lakes at Castle Hills Court Expansion

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



Expansion in
2021



Courts Est.
2013

Why We are Here

The Lakes at Castle Hills Court Expansion

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



Pickleball Court View

The Lakes at Castle Hills Court Expansion

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



Landscape + Tree Preservation

The Lakes at Castle Hills Court Expansion

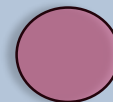
- I All existing trees on site are to remain.
- I Two proposed Cedar Elm trees will be planted with these proposed improvements.



LEGEND:



Existing
Trees to
Remain



Proposed
Trees

Neighborhood Engagement

I During the meeting, the below concerns were mentioned.

I How we have addressed these concerns.

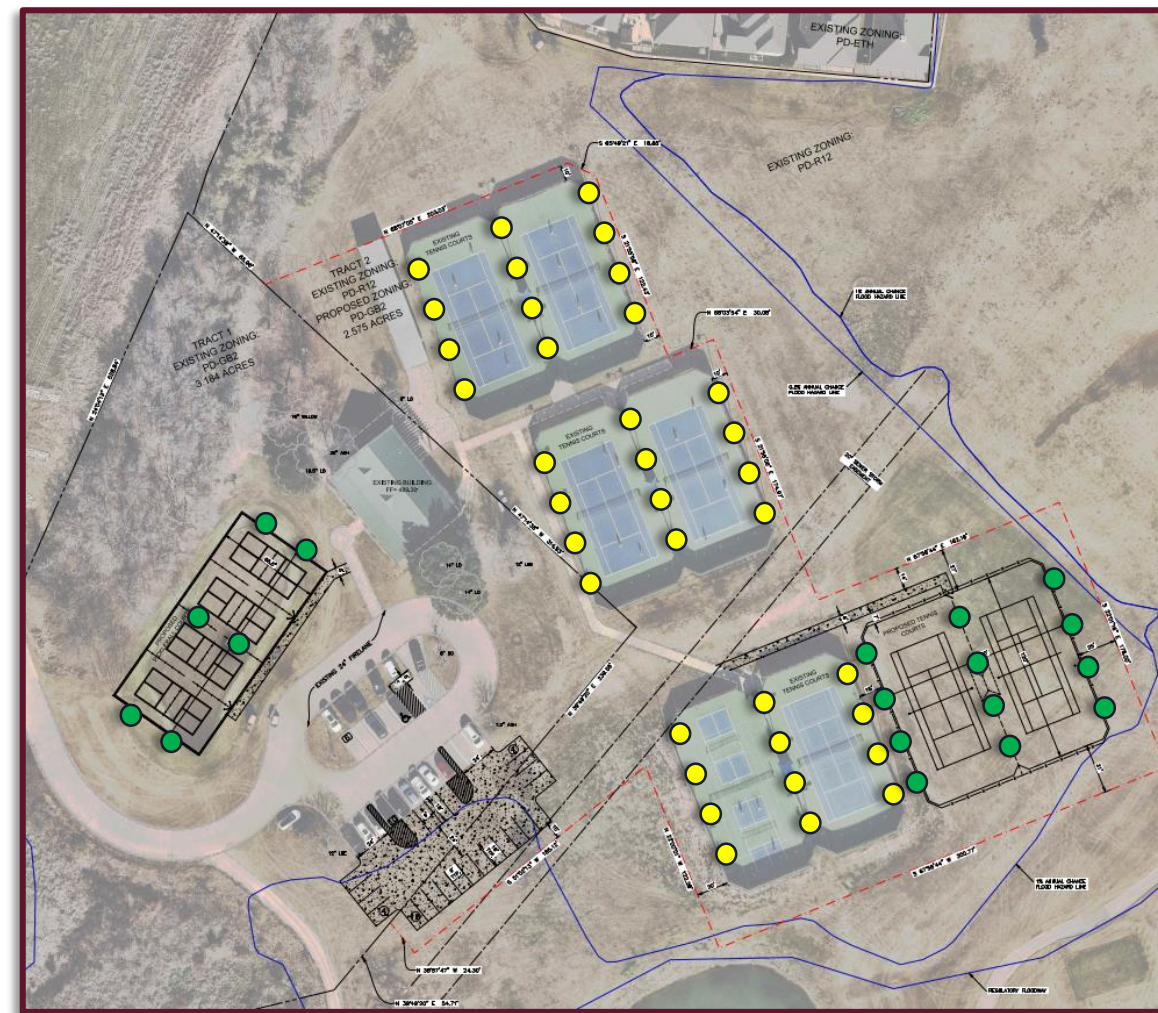
I Since the neighborhood meeting, I have been in communication with neighbors to check in regarding these changes.



Lighting

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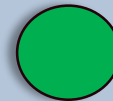
- I Previous photometric plan, we had around 90-foot candles. With revised plan we have around 40-foot candles.
- I Reason for the change is due to neighbors' concerns.
- I Light shields are being added to light poles.



LEGEND:



Existing
Light Poles



Proposed
Light Poles

