

## MEMORANDUM

**TO:** Claire Powell, City Manager

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

**DATE:** July 6, 2026

**SUBJECT:** **Public Hearing:** Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Amending Ordinance No. 0428-22-ZON to Rezone Approximately 2.577-Acres of Land, Legally Described as Castle Hills Golf Course Block A, Lot 2B and a Portion of Lot 4B; 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; From Planned Development-Single-Family Residential (PD-R12) District Zoning to Planned Development-General Business Two (PD-GB-2) District Zoning; to Amend the Castle Hills Primary Subdistrict Base Zoning Districts Map set Forth in Exhibit 3B Thereto; Correcting the Official Zoning Map and List of Planned Development Districts; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date; 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, therefore, making it legal non-conforming.

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: The portion of the existing golf course property that is planned for the expansion of the courts needs to now be rezoned to Planned Development-General Business 2 (PD-GB2) to establish uniform zoning across the tennis court/pickle ball court development.
- 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 complexes.

The Planning and Zoning Commission recommended unanimous approval (7-0) on June 2, 2026.

**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 a commercial amusement (outdoor) use.

To resolve this conflict, the applicant proposes to rezone a portion of the site to General Business 2 (GB2). This zoning district permits commercial amusement (outdoor) uses, subject to the approval of an 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 City Council approve the ordinance as set forth in the caption above.