

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 11/04/2025

SPECIAL USE PERMIT NO. 522
DEVELOPMENT NAME: DALLAS PADEL
CLUB LIGHTING

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 522 PROVIDING FOR LIGHTED ATHLETIC FIELDS ON AN APPROXIMATELY 4.86-ACRE TRACT ZONED (LI) LIGHT INDUSTRIAL DISTRICT AND LOCATED AT 3000 BELMEADE DRIVE; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Second day of October 2025, the Planning & Zoning Commission considered and made recommendations on a certain request for establishing a Special Use Permit (Case No. PLSUP 2025-119); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council conducted a public hearing on the Fourth day of November 2025, at which all persons were given an opportunity to present testimony; and

WHEREAS, the City Council has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above-described property is located; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Special Use Permit Number 522 is hereby established for a certain approximately 4.86-acre tract, located at 3000 Belmeade Drive, which is described and generally depicted on Exhibit A, providing for the following:

I. Permitted Use

Lighted Athletic Fields

II. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. The lighted athletic fields shall be in general conformance with the attached Exhibit B, provided however, that:
 - a. Athletic field lighting for the padel courts shall be limited to 21 feet in height.
 - b. Lighting shall comply with the Comprehensive Zoning Ordinance Article XXVII Section B (Glare).
2. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

Section 3.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 4.

Any person violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 5.

The provisions of this Ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 6.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

This Ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Fourth day of November 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Michael McCauley
Senior Planner

EXHIBIT A

LEGAL DESCRIPTION

Texas Highlands
Block 4, Lot 3-R2

GENERAL DEPICTION



EXHIBIT B (1 OF 2)
Conceptual Athletic Field Lights



Conceptual Site Plan and Padel Courts Layout

