

**SPECIAL USE PERMIT**

Case Coordinator: Michael McCauley

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** (LI) Light Industrial District

|       | <b><u>SURROUNDING ZONING</u></b> | <b><u>SURROUNDING LAND USES</u></b> |
|-------|----------------------------------|-------------------------------------|
| NORTH | (LI) Light Industrial District   | Commercial Industrial               |
| SOUTH | (LI) Light Industrial District   | Commercial Industrial               |
| EAST  | (LI) Light Industrial District   | Commercial Industrial               |
| WEST  | (LI) Light Industrial District   | Utility right-of-way                |

**REQUEST:** Approving a Special Use Permit (SUP) to allow lighted athletic fields

**PROPOSED USE:** Athletic field lighting for padel courts

**ACRES/LOTS:** 4.86-acres

**LOCATION:** 3000 Belmeade Drive

**HISTORY:** Previous use was an athletic facility

**COMPREHENSIVE  
PLAN:** Industrial

**TRANSPORTATION  
PLAN:** Belmeade is designated as a Collector 2-lane roadway.

**OWNER:** Fernando Bulnes / HFL Capital, LLC

**REPRESENTED BY:** Michael Ponce / Urban Strategy

## **STAFF ANALYSIS**

### **REQUEST**

This is a request for approval of an SUP to allow lighted athletic fields for padel courts.

### **ORDINANCE REQUIREMENTS**

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires an SUP for lighted athletic fields in the (LI) Light Industrial District.

### **ELEMENTS TO CONSIDER**

1. A padel court is a rectangular space where the sport of padel is played. It's roughly a third the size of a standard tennis court and features a combination of glass and mesh walls that players can use for rebounds, adding a unique dimension to the game.
2. A photometric plan (a detailed strategy showing how light from proposed outdoor lighting fixtures will distribute and perform for the site) was submitted. The plan was reviewed and approved by staff.
3. No residential properties are nearby.
4. There is ample parking on site.
5. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and may be approved or denied as the findings indicate appropriate.
6. A SUP should not have negative impacts that exceed the impacts associated and anticipated with a use permitted "as-of-right" in the zoning district.
7. No public comments have been received at the time of writing this report.

### **PURPOSE OF THE SPECIAL USE PERMIT**

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

### **CONCLUSION**

Staff believes the request for lighted athletic fields should not adversely affect the neighborhood with staff's recommended stipulations.