

**FILE NUMBER:** M234-034(SAS)/MZ-25-000022      **DATE FILED:** July 24, 2024

**LOCATION:** South side of Dilbeck Lane, east side of Preston Road

**COUNCIL DISTRICT:** 11

**SIZE OF REQUEST:** ±12.47 acres      **CENSUS TRACT:** 48113013608

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**REPRESENTATIVE:** Victoria Morris, Jackson Walker LLP

**APPLICANT/OWNER:** Tennis Club Partners LLC

**REQUEST:** An application for minor amendment to the site plan for Specific Use Permit No. 502 for a private recreation center, club, or area limited to a private tennis club on property zoned an R-16(A) Single Family District

**STAFF RECOMMENDATION:** Approval.

**R-16(A) Single Family District Regulations**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-75376](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376)

**BACKGROUND INFORMATION:**

- On February 16, 1970, Specific Use Permit No. 502 was established by Ordinance 12871, on property zoned R-16 Residential District.
- On October 26, 2022, the SUP was amended to modify development standards primarily related to paving, parking, access, landscaping, and building standards to allow the continued use of the site as a private recreation center, club, or area.
- The purpose of the request is to modify the four playing fields, fire lane, and pavilion. Landscaping updates will include modifications to planting areas to align with the pavilion reconfiguration.

**MINOR AMENDMENT CRITERIA:**

**SEC. 51A-4.219. SPECIFIC USE PERMIT (SUP)**

(4) The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. The city plan commission shall, after a public hearing, authorize minor changes in the site plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

- (A) alter the basic relationship of the proposed development to adjacent property;
- (B) increase the number of dwelling units shown on the original site plan by more than 10 percent;
- (C) increase the floor area shown on the original site plan by more than five percent or 1,000 square feet, whichever is less;
- (D) increase the height shown on the original site plan;
- (E) decrease the number of off-street parking spaces shown on the original site plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or
- (F) reduce setbacks at the boundary of the site as specified by a building or setback line shown on the original site plan.

For purposes of this paragraph, “original site plan” means the earliest approved site plan that is still in effect, and does not mean a later amended site plan. For example, if a site plan was approved with the specific use permit and then amended through the minor amendment process, the original site plan would be the site plan approved with the

specific use permit, not the site plan as amended through the minor amendment process. If, however, the site plan approved with the specific use permit was replaced through the zoning amendment process, then the replacement site plan becomes the original site plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

(8) The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. The city plan commission shall, after a public hearing, authorize minor changes in the landscape plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

(A) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(B) detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or

(C) detrimentally affect the original landscape plan's screening or buffering function.

For purposes of this paragraph, "original landscape plan" means the earliest approved landscape plan that is still in effect, and does not mean a later amended landscape plan. For example, if a landscape plan was approved with the specific use permit and then amended through the minor amendment process, the original landscape plan would be the landscape plan approved with the specific use permit, not the landscape plan as amended through the minor amendment process. If, however, the landscape plan approved with the specific use permit was replaced through the zoning amendment process, then the replacement landscape plan becomes the original landscape plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

#### **REQUEST DETAILS:**

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the site/landscape plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the "original" plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the "original" plans):

1. Removed stack parking from their plan, they are still meeting their parking requirements.
2. Relocated canopies and playing fields internal of the site.
3. Relocated trees to accommodate the relocation of canopies and fields.

The city arborist has reviewed the request and has no objection to the proposed landscape plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed changes.

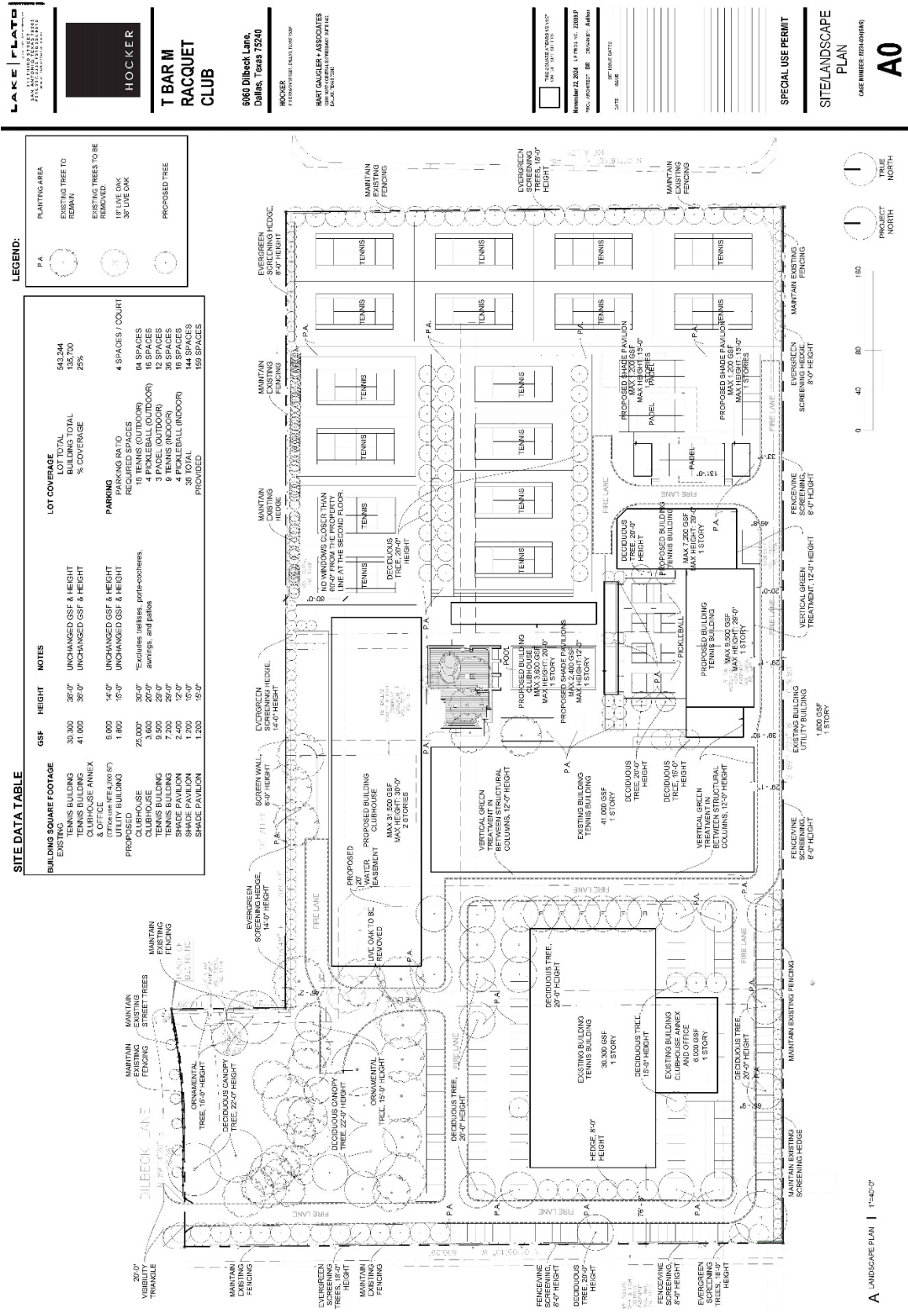
Upon review of the proposed site plan, staff has determined that the request meets the minor amendment criteria for the site plan, complies with the requirements set forth by Specific Use Permit No. 502, and does not impact any other provisions of the ordinance.

**LIST OF OFFICERS**

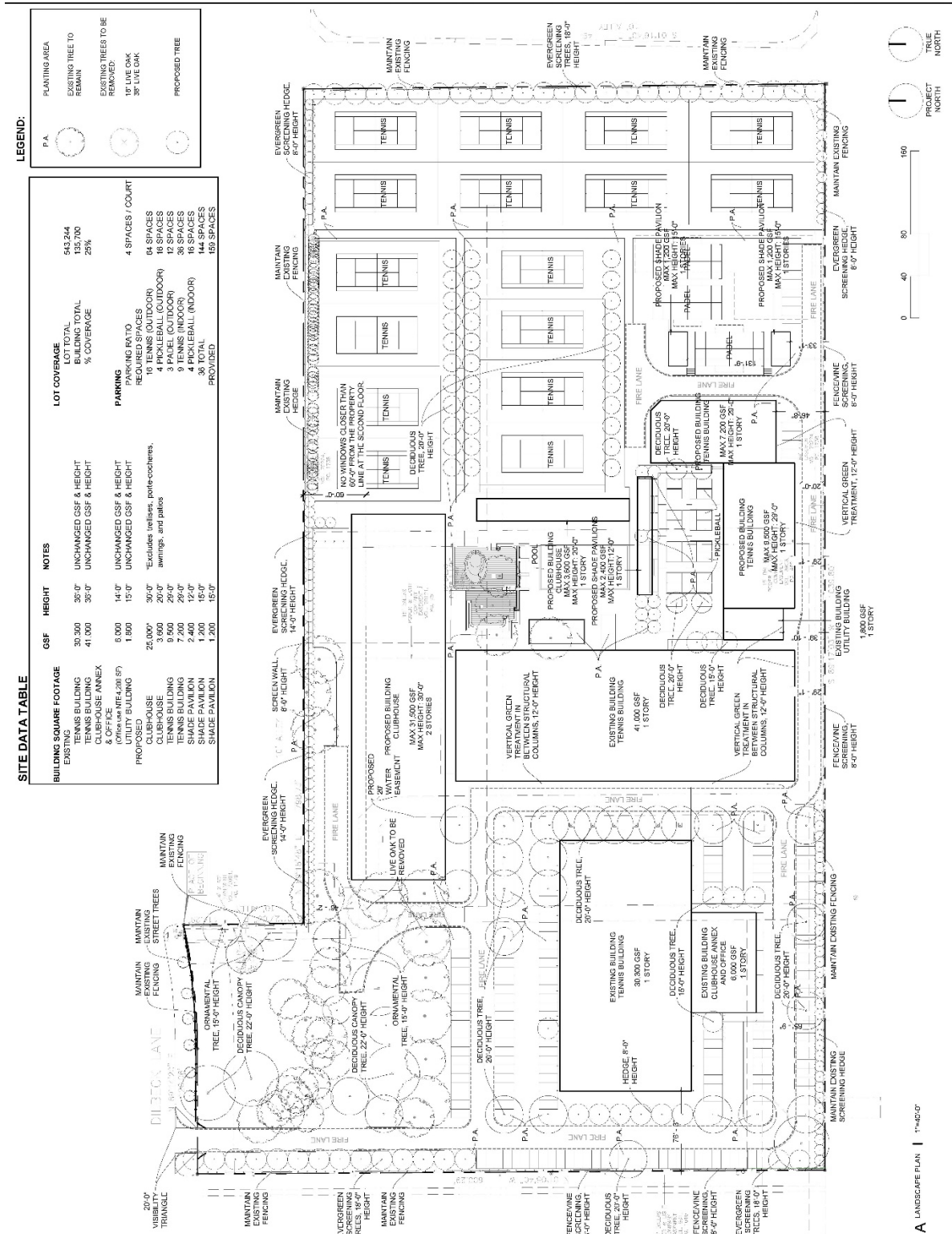
Tennis Club Partners LLC:

Brady Wood – Managing Member/Owner

PROPOSED SITE PLAN

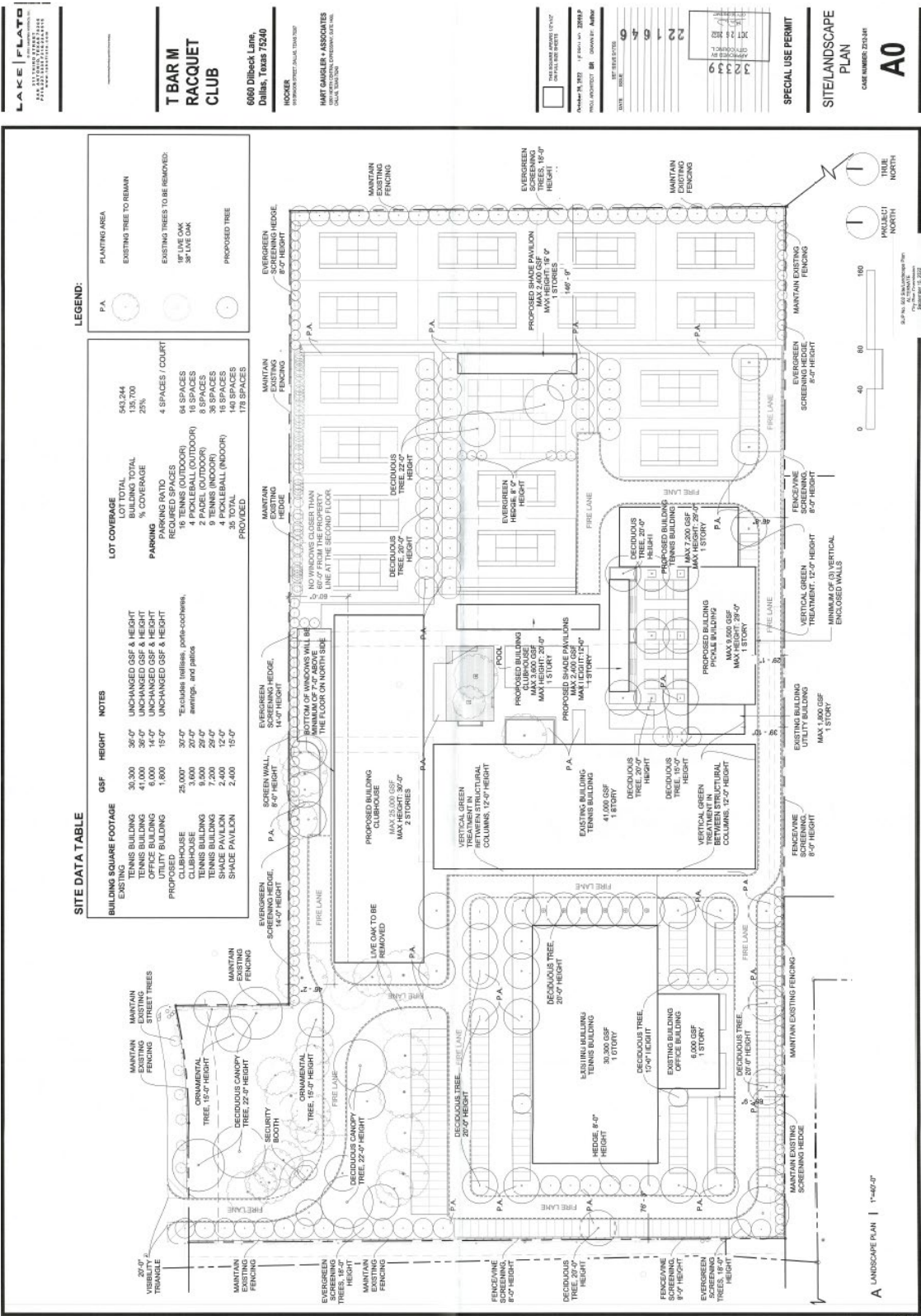


## PROPOSED SITE PLAN [ENLARGED]





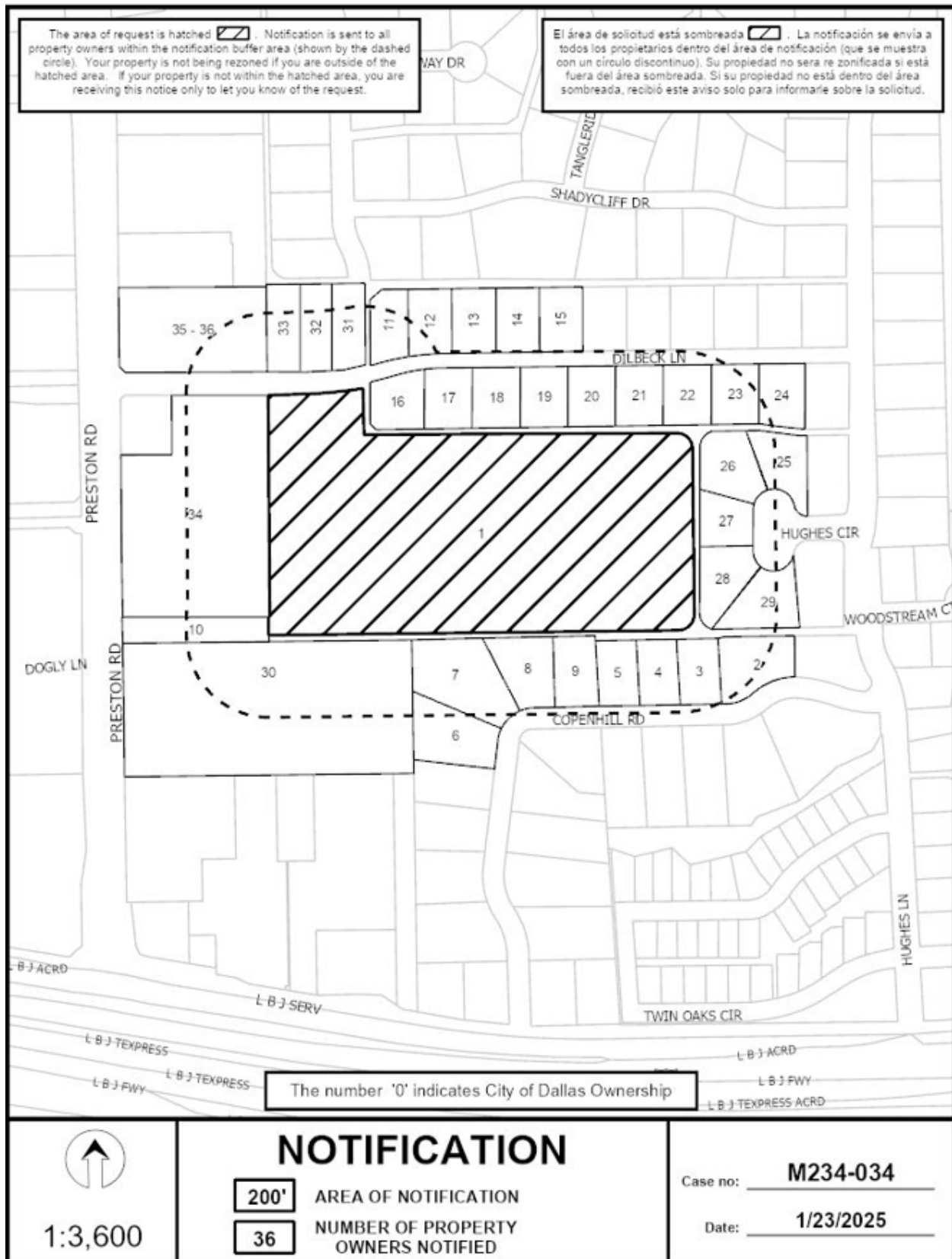
ORIGINAL SITE PLAN











01/23/2025

***Notification List of Property Owners******M234-034******36 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6060 DILBECK LN	TENNIS CLUB PARTNERS LLC
2	13237 COPENHILL RD	REDMAN SAMUEL A
3	13223 COPENHILL RD	FRANKLIN ROBERT D
4	13215 COPENHILL RD	PLUM ANDREW & JILLIAN
5	13207 COPENHILL RD	KASHI MEHRI M
6	13115 COPENHILL RD	CARTER RANDY J
7	13121 COPENHILL RD	MDE TBARM LLC
8	13129 COPENHILL RD	HANSEN BRONWYN L
9	13137 COPENHILL RD	DEVOLT DAVID S & MARTHA
10	13302 PRESTON RD	PRESTON VALLEY VIEW LTD
11	6107 DILBECK LN	BONSACK BRADFORD &
12	6117 DILBECK LN	MARICIANO JODI
13	6127 DILBECK LN	BRUMO MICHAEL & BRANDI
14	6137 DILBECK LN	TORABLI FRED &
15	6143 DILBECK LN	MASON NANCY L
16	6110 DILBECK LN	WHITE CYNTHIA G
17	6120 DILBECK LN	PICKAR LORA
18	6130 DILBECK LN	AVERITT PAUL & WENDY
19	6140 DILBECK LN	ORT DONALD L
20	6148 DILBECK LN	DYKMAN VICTOR & MARINA
21	6208 DILBECK LN	DANIEL VICTORIA
22	6218 DILBECK LN	MCCOY BRADLEY & KATHERINE
23	6228 DILBECK LN	SPARLING JOHN MICHAEL &
24	6238 DILBECK LN	EDDY TRUDY B
25	13223 HUGHES CIR	ALFERS RANI
26	13219 HUGHES CIR	PORTELA JOSE M & MARGARITA E

01/23/2025

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
27	13215 HUGHES CIR	13215 HUGHES LLC
28	13211 HUGHES CIR	SIGLER JAMES M II
29	13207 HUGHES CIR	MCCULLOCH ROBERT A &
30	13130 PRESTON RD	ANGEL 13130 PRESTON LLC
31	6069 DILBECK LN	JURGENS DAVID K & JOANNA M
32	6065 DILBECK LN	WALSH THOMAS
33	6061 DILBECK LN	ADAMS ROBERT M &
34	13330 PRESTON RD	PRESTON VALLEY VIEW LTD
35	13410 PRESTON RD	ARNOLD SQUARE INVESTMENTS LLC
36	13410 PRESTON RD	ARNOLD SQUARE

*\*Records without a site address listed indicate locations where DCAD does not recognize an address for the parcel. Owners of these parcels received a notice of hearing at the mailing address listed in DCAD.*