

FILE NUMBER: Z245-109(SM) **DATE FILED:** October 30, 2024

LOCATION: West line of Marsh Lane, south of Monet Place

COUNCIL DISTRICT: 12

SIZE OF REQUEST: 0.964 acres **CENSUS TRACT:** 48121021616

REPRESENTATIVE: Lindsay Mayer, Dynamic Engineering Consultants, PC

OWNER: Carrolton PKB, LLC

APPLICANT: Jinting Chen

REQUEST: An application for a Specific Use Permit for a private recreation center, club, or area on property located in an NS(A) Neighborhood Service District

SUMMARY: The applicant proposes to develop the property with an indoor pickleball facility.

CPC RECOMMENDATION: **Approval** for a four-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a four-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The lot has approximately 137 feet of frontage on Marsh Lane.
- The applicant proposes to develop this property with an indoor pickleball facility featuring seven pickleball courts and 36 surface-level off-street parking spaces, with one driveway entrance located on Marsh Lane.
- To accomplish this, the applicant requests a Specific Use Permit for a private recreation center, club, or area, which is required for this use in the NS(A) Neighborhood Service District.
- On February 6, 2025, the City Plan Commission moved to hold this item under advisement until February 20, 2025.
- On February 20, 2025, the City Plan Commission recommended approval of the application with a revised time period and additional conditions, as noted on page seven of this report.

Zoning History:

The area has not had any zoning cases within the last five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|--------------------|-----------------------|
| Marsh Lane | Principal Arterial | 100 feet |

Traffic:

The Engineering Division of Planning & Development Department has no objections to the proposed specific use permit, with the understanding that the proposed development will be required to prepare a comprehensive engineering evaluation prior to permitting. Engineering staff will review the operations of the proposed private recreation center at 18615 Marsh Lane. The evaluation will include a traffic analysis, focusing specifically on traffic assignment and the anticipated number of vehicles making U-turns on Marsh Lane at Monet, sight distance assessments, and an evaluation of any potential impact on residential traffic at this intersection. The study will also assess parking needs for the proposed development, including the proposed supply and projected peak demand, based on observations of similar existing private recreation facilities. The report must

document the anticipated maximum parking demand and formulate a mitigation plan to prevent any spillover, ensuring no adverse effects on residential streets. This evaluation will be integrated into other studies that are required through the platting and engineering review process, including paving, drainage, and utilities as well as transportation operations. Engineering studies are not required through the zoning review process; however, the applicant may choose to conduct these analyses voluntarily as part of any necessary community outreach.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! The City Council adopted Comprehensive Plan (2.0)* in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is within the City Residential (CU) Placetype, is considered a mix of private open space and complies with the following land use goals and policies of the Comprehensive Plan:



Placetype Application

- A-1 In addition to existing City Residential areas, new areas considered for this placetype should be located near existing or proposed DART stations, TOD sites, or along key transportation and commercial corridors to provide additional residential density and to support a mix of commercial activities.
- A-4 Redevelopment in the suburban areas with this placetype should consider consolidating density in some areas of a larger site to provide opportunities for additional open space, a greater mix of uses to provide commercial uses closer to residents, and better connected internal and external circulation, both vehicular and pedestrian.

Placetype Adjacencies

B-1 New buildings adjacent to existing residential areas should step down building heights and create variations in wall planes to soften the transition between different development types.

B-3 Multifamily and mixed-use redevelopment should be accomplished in a manner that transitions appropriately to adjoining neighborhoods.

B-4 The Industrial Hub Placetype should not be adjacent to this placetype

Land Use:

| | Zoning | Land Use |
|--------------|--------------------------------------|---|
| Site | NS(A) Neighborhood Service | Undeveloped |
| North | D(A) Duplex | Duplex |
| East | CR Community Retail with DR Z001-248 | Church |
| South | NS(A) and CR with DR and SUP 2205 | Restaurant, bakery, and gas station Animal shelter or clinic with outside runs |
| West | MF-1(A) with DR Z801-123 | Multifamily |

Land Use Compatibility:

The above table describes the zoning and land uses of the area of request and the surrounding land uses.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The proposal includes various SUP conditions that comply with the above general provisions for an SUP, including:

- Compliance with the proposed site plan.
- A four-year initial approval period, after which a renewal application must be submitted to staff approximately three to six months before expiration. Then, a staff member would perform a site visit and research to ensure the site complies with the adopted conditions and plans. If the site is found to be compliant, the City would mail notices to property owners within 200 feet of the site. If the owners of 20 percent or more of the land within 200 feet of the area governed by the SUP file a written protest against the automatic renewal in accordance with this paragraph, the director shall forward the application to the city plan commission and city council for further action. Otherwise, the SUP will be renewed for another five years.
- A maximum floor area of 16,025 (the 41,992-square-foot lot is limited to 0.5 FAR, which would allow up to 20,996 square feet of floor area),
- A lighting condition to address spillover lighting.
- Most importantly, a condition to prohibit outdoor recreational activities.

Because the request is limited to indoor recreational uses, incorporates the above SUP conditions, and complies with residential adjacency buffer and screening requirements, staff supports the proposed request. Further, recreational uses benefit the health and welfare of the surrounding community, and the proposed conditions enhance compatibility with the surrounding land uses.

Landscaping:

Landscaping and tree preservation are required in accordance with Article X, as amended. A residential adjacency landscape buffer must be provided to the north and west. The chief arborist has reviewed the site plan and believes the proposed plan can comply the requirements of Article X at permitting.

Parking:

According to the Dallas Development Code, the minimum off-street parking requirement for a private recreational center, club, or area use may be established by a Special Use Permit (SUP); otherwise, it is three spaces per game court and one space for each additional 150 square feet of floor area. The applicant proposes to construct seven pickleball courts, occupying 14,300 square feet of the 16,025-square-foot structure. Those seven pickleball courts require 21 off-street parking spaces, and the areas outside the game courts (1,725 square feet) require an additional 11.5 spaces. The applicant

proposes to construct 36 spaces, which would exceed the minimum off-street parking requirements (33 spaces) by three spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “E” MVA area.

CPC Action
February 20, 2025

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private recreation center, club, or area for a 4-year period with eligibility for automatic renewals for additional five-year periods with the following changes: 1) hours of operation are 5:00 am to 12:00 am (midnight), Monday through Sunday; 2) a six-foot-tall masonry fence must be provided along the north property line, as show on the attached site plan; 3) maximum structure height is 23 feet, subject to an updated site plan and conditions, on property in an NS(A) Neighborhood Service District, on the west line of Marsh Lane, south of Monet Place.

Note: Commissioner Wheeler-Reagan offered a Friendly amendment for a four-year period instead of two-year period originally motioned by Commissioner Haqq. Commissioner Haqq, maker of the motion accepted Friendly amendment.

Maker: Haqq
Second: Shidid
Result: Carried: 14 to

For: 14 - Chernock, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Nightengale, Haqq,
Hall, Kingston, Rubin*

Against: 0
Absent: 1 - Hampton
Vacancy: 0

*out of room, shown voting in favor

Notices: Area: 200 Mailed: 22
Replies: For: 3 Against: 4

Speakers: For: Jinting Chen, 3120 Golden Springs Dr., Plano, TX, 75025
Lindsey Mayer, 714 S. Greenville Ave., Allen, TX, 75002
Jessica Martinez, 3713 Lois St., Ft. Worth, TX, 76119
Against: Amy Strauss, 2832 Monet Pl., Dallas, TX, 75287
Jay Wimberley, 18523 Rembrandt Ter., Dallas, TX, 75287
Evan Williams, 2906 Monet Pl., Dallas, TX, 75287
Against (Did not speak): Lloyd Lumpkins, 18743 Rembrandt Ter., Dallas, TX, 75287
David Jasper, 2834 Monet Pl., Dallas TX, 75287

List of Officers

November 14, 2024

Dallas City Hall
1500 Marilla St. Room 5BN
Dallas, Texas, 75201

Attn: City Planning Division of Sustainable Development and Construction Dept.

RE: List of Partners, Principals, and Officers
18615 Marsh Lane
Block S/8751 – Lot 4 Timberglenn Village
City of Dallas, TX

To Whom It May Concern,

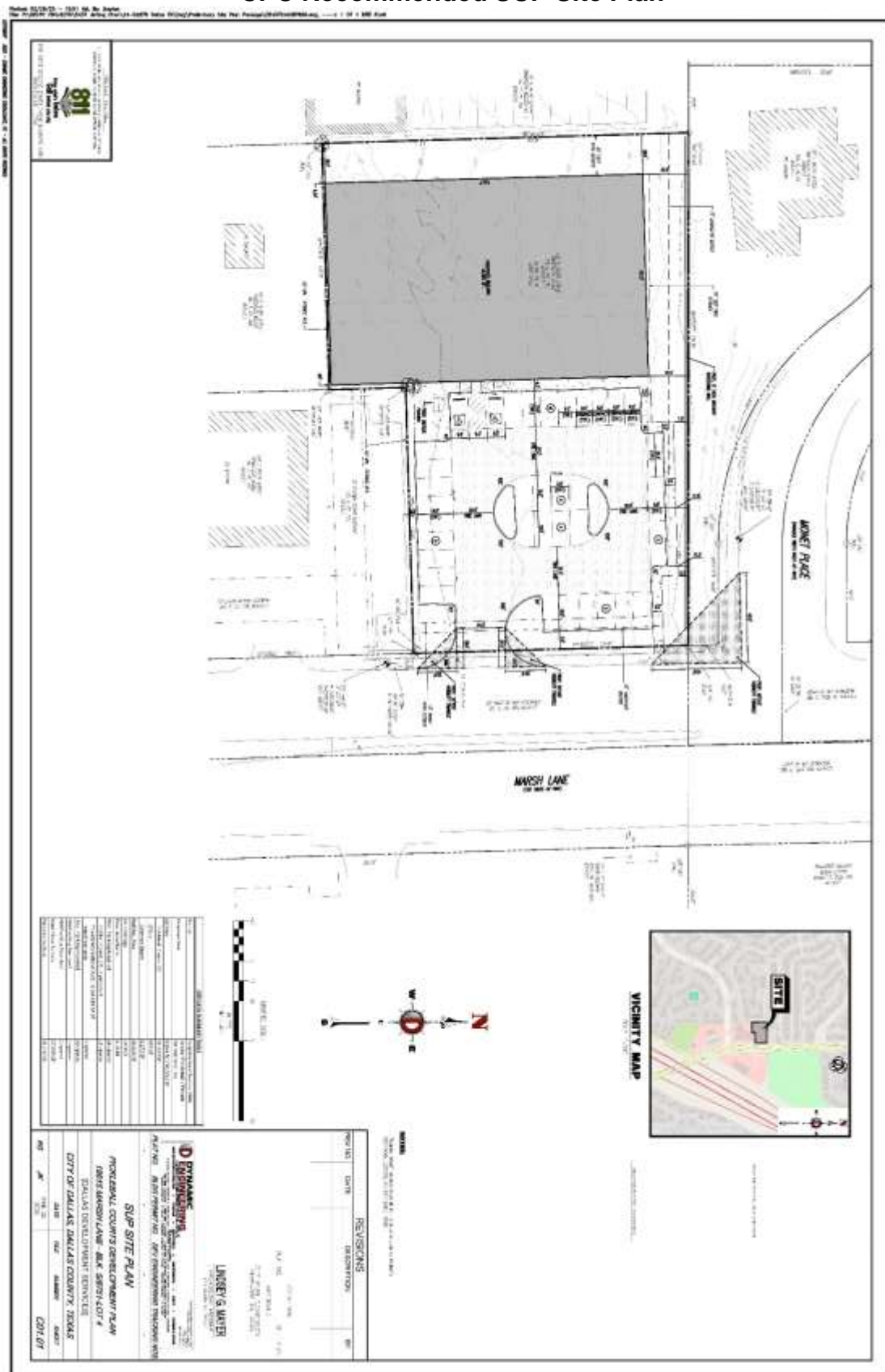
The list of partners, principals, and officers of Carrollton PKB LLC are as follows:

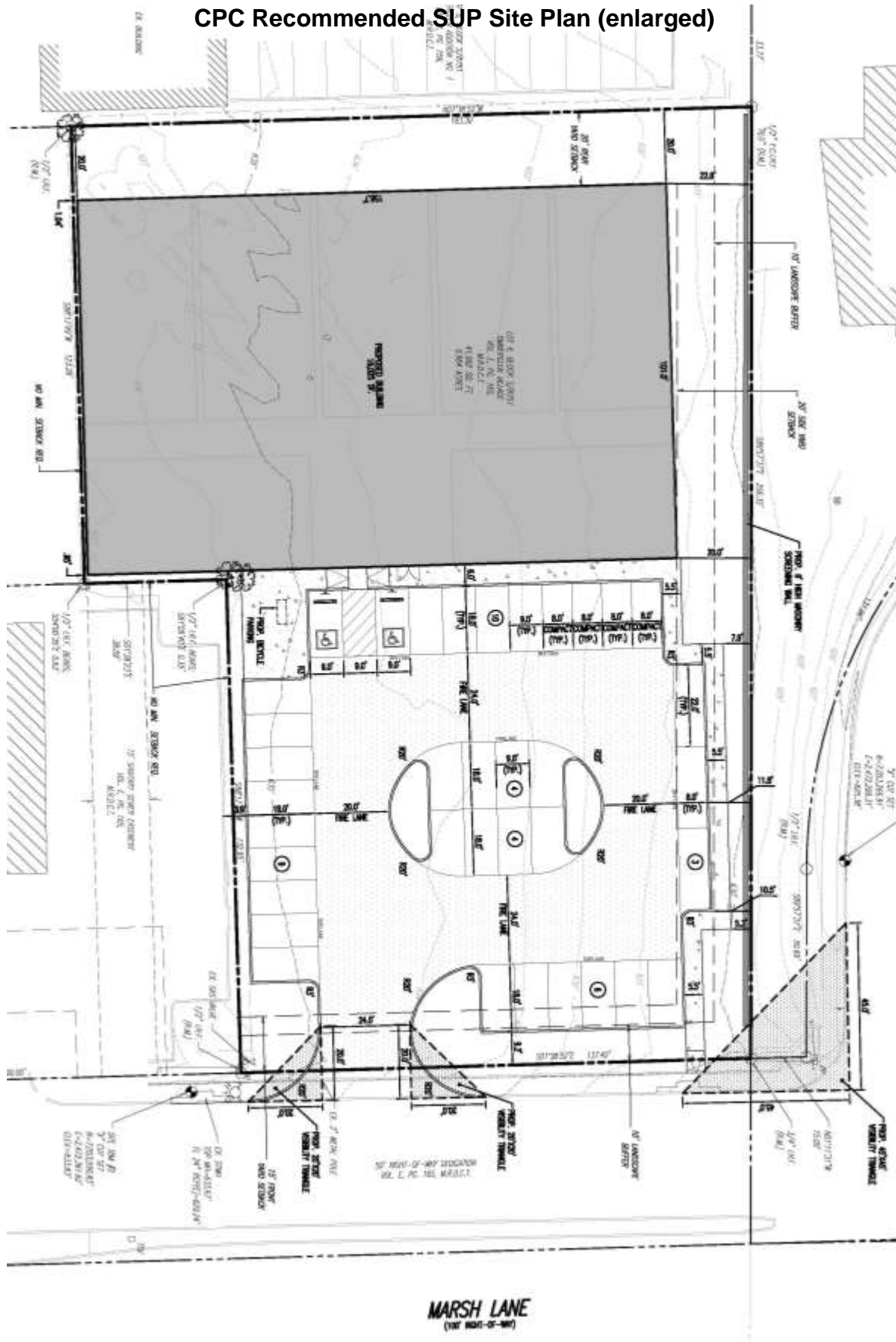
- Jinting Chen
- Zhen Lin
- Jie Melchior
- Yang Tan
- Xingzhe Li
- Yuhong Fu

A handwritten signature in black ink, appearing to be 'Zhen Lin'.

11/14/2024

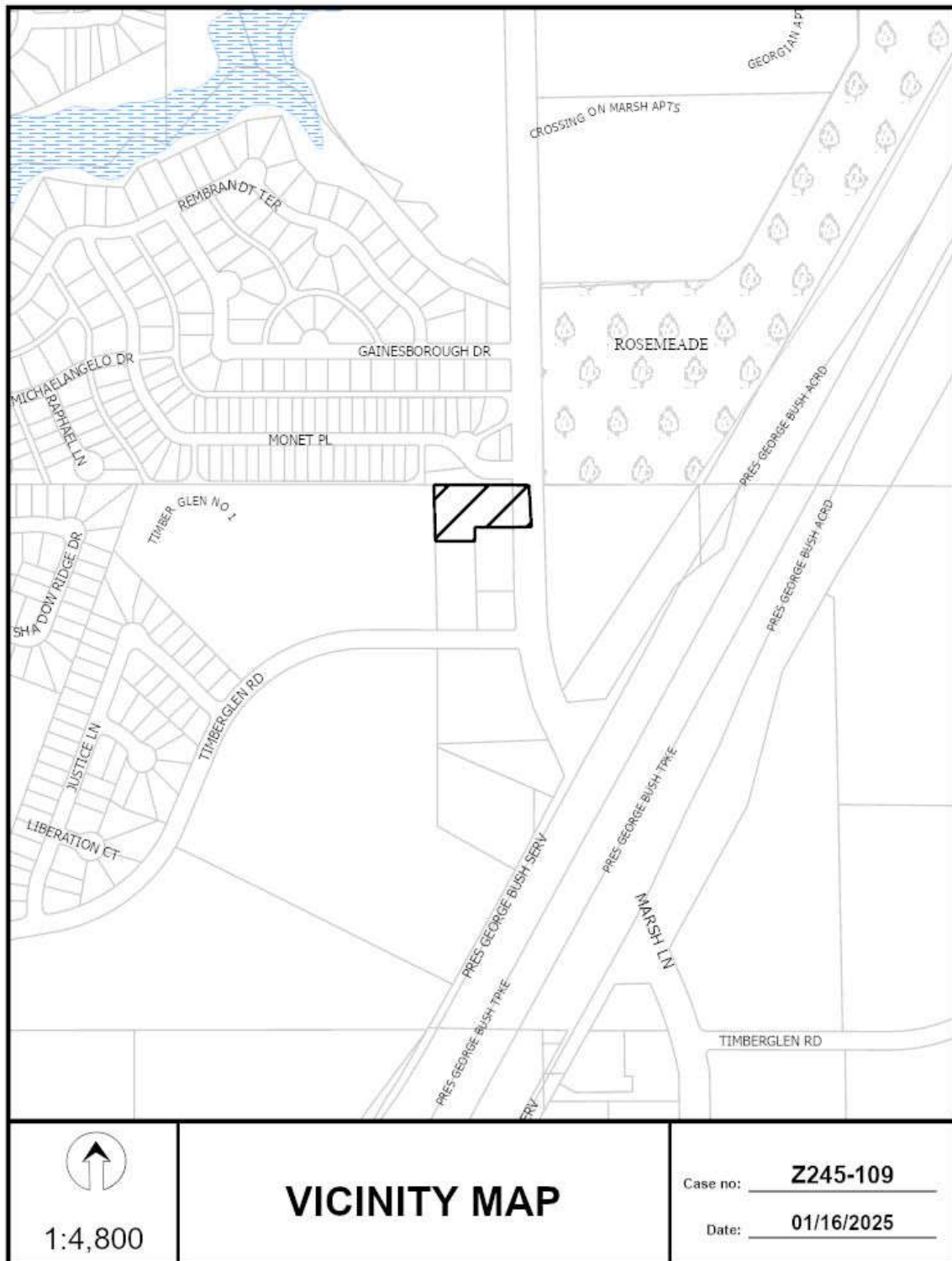
CPC Recommended SUP Site Plan



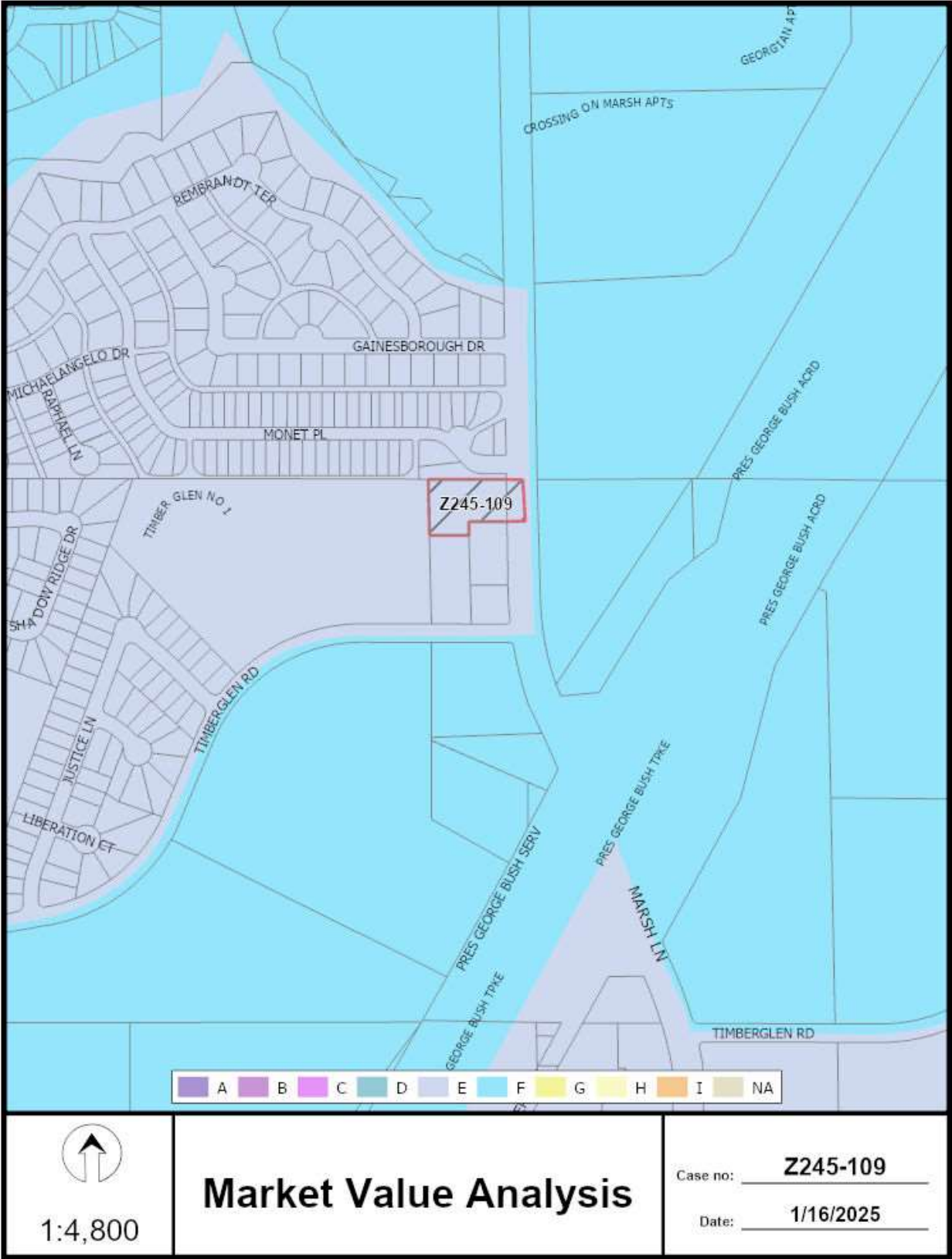


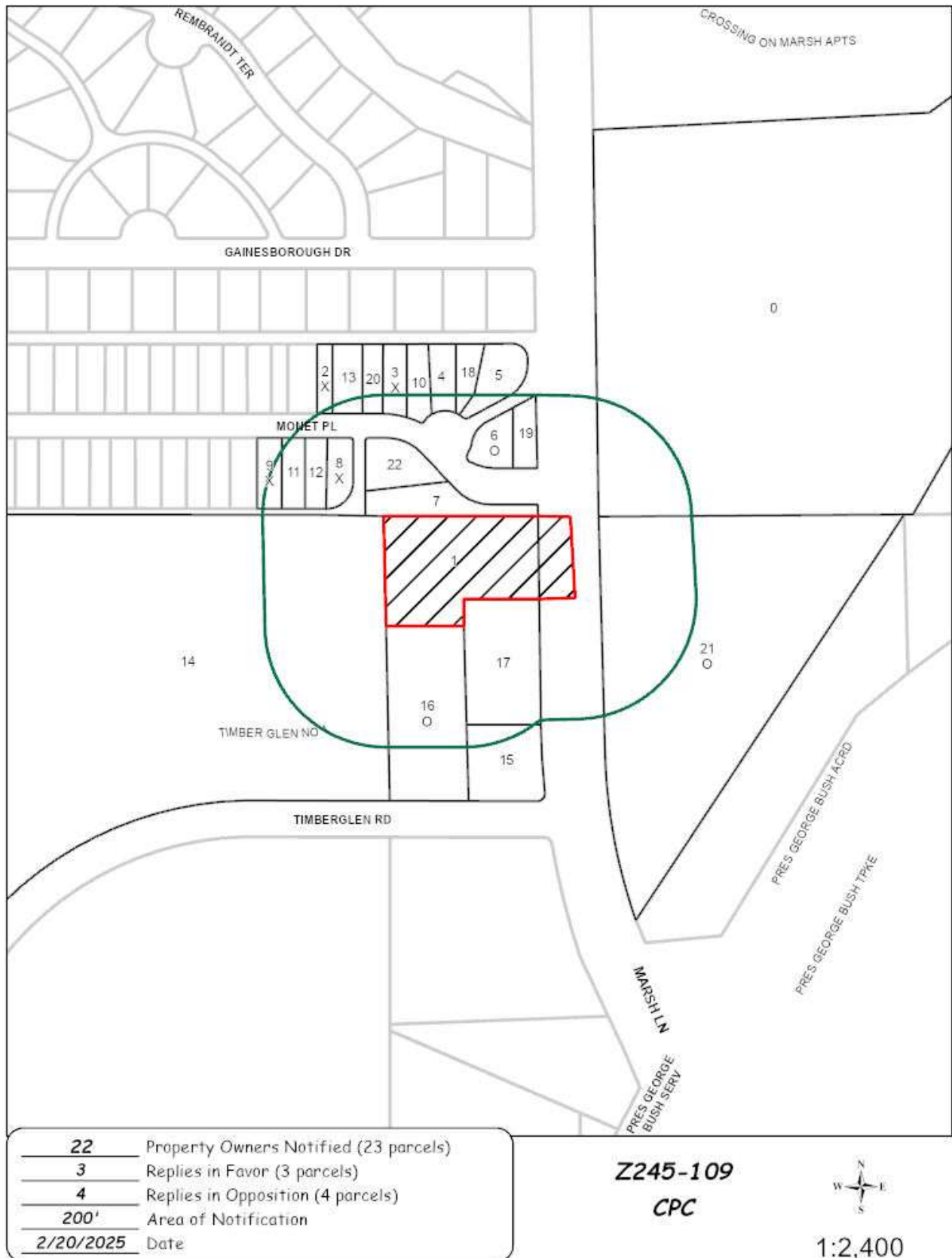
CPC Recommended SUP Conditions

1. **Use:** The only use authorized by this specific use permit is a private recreation center, club, or area.
2. **Site Plan:** Use and development of the Property must comply with the attached site plan.
3. **Time Limit:** This specific use permit expires on [four years after the date of this ordinance] but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **Floor area:** The maximum floor area is 16,025 square feet in the location shown on the attached site plan.
5. **Height:** No structure may exceed 23 feet in height.
6. **Hours of operation:** The private recreation center, club, or area may only operate between 5:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday.
7. **Lighting:** Exterior lighting must direct light downward and may not emit light above the light fixture's horizontal angle.
8. **Outdoor activities:** Outdoor recreational activities are prohibited.
9. **Screening:** A six-foot-tall masonry fence must be provided along the north property line, as shown on the attached site plan.
10. **Maintenance:** The Property must be properly maintained in a state of good repair and neat appearance.
11. **General Requirements:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.









02/19/2025

Reply List of Property Owners***Z245-109******22 Property Owners Notified******3 Property Owners in Favor******4 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|---|
| | 1 | MARSH LN | SSRK INVESTMENTS LLC |
| X | 2 | 2835 MONET PL | WAMLSEY, MEGAN K TRUST |
| X | 3 | 2903 MONET PL | LONE STAR 2903 LLC |
| | 4 | 2907 MONET PL | RAPPOLD, MATTHEW & ANTIGONE |
| | 5 | 2911 MONET PL | SALAZAR, RICARDO & IBARRA DE SALAZAR, DULCE |
| O | 6 | 2915 MONET PL | BRUMBAUGH, CAROL S |
| | 7 | 2906 MONET PL | WILLIAMS, JOPPA CHAN Y |
| X | 8 | 2838 MONET PL | INSINGA, JAMES J |
| X | 9 | 2832 MONET PL | STRAUSS, AMY C |
| | 10 | 2905 MONET PL | HERNANDEZ, ALICIA N |
| | 11 | 2834 MONET PL | JASPER, LINDA D |
| | 12 | 2836 MONET PL | REMICK, JUANITA B |
| | 13 | 2837 MONET PL | JIMENEZ, EVER |
| | 14 | 3565 TIMBERGLEN RD | SWV TIMBERS MUSK LLC |
| | 15 | 18611 MARSH LN | BIG B INVESTMENT, LLC |
| O | 16 | 3585 TIMBERGLEN RD | PETZ MANIA, LLC |
| | 17 | 18613 MARSH LN | AAHAN HOLDINGS LLC |
| | 18 | 2909 MONET PL | SINGLETON, MALISSA L |
| | 19 | 2917 MONET PL | RISHER, TROY M |
| | 20 | 2901 MONET PL | BROWN, VANESSA C |
| O | 21 | 18610 MARSH LN | NORTH DALLAS UNITED PENTECOSTAL CHURCH |
| | 22 | 2904 MONET PL | BYERLY, SANDRA KAY |