



CITY OF UNIVERSITY PARK Planning and Zoning Commission

Meeting Date:
1/13/2026

Item Type:
Staff Report

TO: Honorable Chair and Members of the Planning and Zoning Commission

FROM: Jessica Rees, AICP, City Planner

SUBJECT: [PZ 26-001](#): Property owner Kacy Ellis requesting a Specific Use Permit to construct a pickleball/sport court on private property. The property address is 2945 Stanford Avenue and is zoned SF-3.

Background:

The property located at 2945 Stanford would like to add a 56' x 30' pickleball/sport court in the back yard. Section 5.3.9 of the Zoning Ordinance is for tennis courts on private property stating a Specific Use Permit is required. It is staff's interpretation that a tennis court and a pickleball court are similar in nature and therefore a Specific Use Permit is required. A proposed rendering is attached to this report.

5.3.9

Tennis Courts (Private).

- A.** Private tennis courts are allowed only if approved in accordance with the specific use permit procedures of Section [9.4](#).
- B.** A private tennis court may not cover more than 20% of the overall lot area.
- C.** Private tennis court surfaces and all appurtenances other than fences or walls must be set back at least 3 feet from the rear property line and any easements.
- D.** No portion of a tennis court surface, fence, wall or other related appurtenance may be located within the front yard.

Notification:

A notice of Public Hearing was published in the Daily Commercial Record on December 31st 2025, and notices were mailed to owners of real property within 200 feet of the subject property. At the time of this report staff hasn't received any responses and will provide an update at the meeting.

Recommendation:

Staff recommends that the Planning and Zoning Commission conduct a Public Hearing for the Specific Use Permit and forward a recommendation to City Council.

Attachments:

Application
Rendering