



## *Memorandum*

### *May 14, 2026*

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TO: Planning and Zoning Commission  
Julie Couch, Town Manager

FROM: Israel Roberts, AICP  
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR A SPORT COURT (CASE #CUP2026-03)**

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**BACKGROUND:** This is a request for approval of a Conditional Use Permit (CUP) for a sports court. The 1.2-acre site is located at 791 Walden Pond Way and is zoned for a (PC) Planned Center District. Applicant: Hallie Carter with 365 Custom Courts representing owner Robert Mackey.

**STATUS OF ISSUE:** The applicant desires to create a 1,512 square foot concrete pad (54x28) for a sport court in the backyard of a homesite that is still being built. The court is intended for several uses including pickle ball and basketball. The site will have a pool but no additional sport courts.

The Town adopted sport court development regulations in 2022. Those regulations included various setback, screening, location and operational standards.

#### Staff Analysis

- In this (PC) Planned Center, development is to follow the (RE-1.5) Ranch Estate District:
  - The maximum size of a sport court is limited to 7,200 square feet. *The request meets this requirement.*
  - The side yard setback for a sport court is 50 feet. *The request meets this requirement.*
  - The rear yard setback for a sport court is 35 feet. *The request meets this requirement. Due to its shape, the lot has two rear yard setbacks.*

- Maximum lot coverage is 30%. *As shown, the lot coverage is approximately 29.8%, meeting the lot coverage requirement. This ratio was calculated by adding the area of the proposed sport court to the approved building permit.*
- Located in rear yard behind the home. *As shown, the request meets the requirement.*
- Lighting:
  - No lighting is proposed. *The Sport Court Ordinance prohibits lighting.*
- Ball containment netting:
  - By ordinance, fencing is limited to a maximum of 12' height and must be black or dark green in color. *The court will be enclosed by a 4-foot tall black coated chain-link fence.*
- Screening:
  - As per the adopted sport court regulations, the request includes the installation of 5-foot tall evergreens plants.

Drainage: The location of the proposed sports court drains North into the FM1378 drainage system, then into the pond configuration in the Serenity subdivision in McKinney. This drainage should cause no adverse impact to neighboring properties.

Septic System: This site utilizes a sub-surface drip-irrigation for on-site septic. The drip lines are located within the rear setback area along the western property line, as shown on the exhibit. As shown, there are no conflicts with the proposed court, the screening shrubs and the drip-lines.

#### Public Input

The town has notified adjacent property owners within 500 feet of the subject property, and to date, have not received any correspondence.

STAFF RECOMMENDATION: As presented, the request appears to meet the regulations of the Sport Court ordinance, therefore, staff recommends approval as presented.

1. Use, location and design of the proposed sport court shall conform with the submitted site plan.

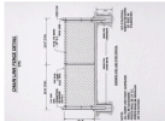
#### ATTACHMENTS:

- Locator Map
- Exhibits





7'x Glass  
BACKBOARD



NOTES:

REV	DESCRIPTION	BY	DATE
B	REVISED	JS	05/02/24
A	REVISED	JS	04/21/24

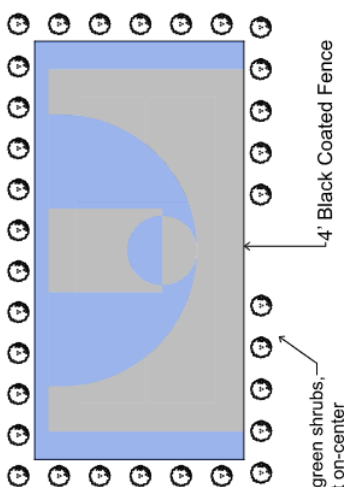
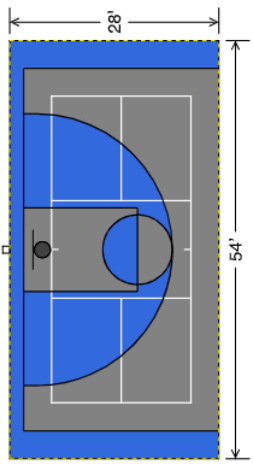
**365 CUSTOM COURTS**  
 700 N Glenville Dr.  
 Dallas, TX 75081  
 TEL: 469-605-4889

CLIENT: Robert Mackey  
 491 Walden Pond Way, Fwyne  
 TX 75088

SITE: 491 Walden Pond Way,  
 Fwyne, TX 75089

TITLE: Mackey Family House

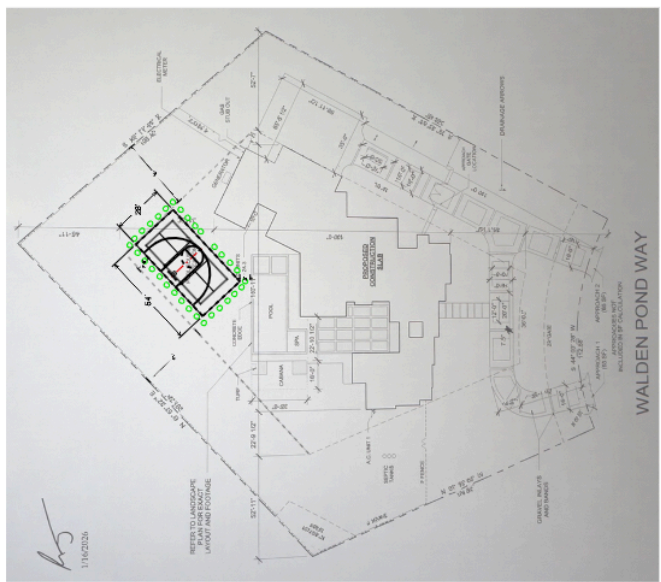
SCALE	DATE	DRAWN BY
1:50, 1:100	04/21/2024	FJ C.
PROJECT NO.	SHEET NO.	DRAWING NO.
343	A01	00008



5-foot tall evergreen shrubs,  
 installed 6-feet on-center

4' Black Coated Fence

Front



1/1/2024