



24-0007SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Outdoor Commercial Entertainment (McKinney Badminton Facility), Located at 8800 Silverado Trail

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: May 28, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Roderick Palmer, Planner II
Caitlyn Strickland, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the June 18, 2024 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit request with the following special ordinance provision(s):

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

APPLICATION SUBMITTAL DATE: March 25, 2024 (Original Application)
April 23, 2024 (Revised Submittal)
May 3, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow for Outdoor Commercial Entertainment (McKinney Badminton Facility) use on the subject property, located at 8800 Silverado Trail.

The governing zoning district ("C2" - Local Commercial District) requires that a specific use permit be granted for Outdoor Commercial Entertainment business to be operated

on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C2” - Local Commercial District (Commercial Uses)	Undeveloped Land
North	“PD” - Planned Development District Ordinance No. 2008-09-097 (Multi family Uses)	Existing Multifamily (Discovery at Craig Ranch) Development
South	“PD” - Planned Development District Ordinance No. 2013-08-075 (Residential Uses)	Existing Residential Development
East	“C2” - Local Commercial District (Commercial Uses)	Assisted Living facility (BeeHive Homes of McKinney), Office Development
West	“C2” - Local Commercial District (Commercial Uses)	Undeveloped Land

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following approval criteria shall be considered:

- Whether the request complies with all site specifications adopted by the City, including the base zoning district and/or the PD entitlements;
- Whether the site, buildings, and use meet the criteria specified for the use in §205C, Use Definitions and Use-Specific Standards;
- Whether the proposed use will be detrimental to the adjacent properties or to the City as a whole;
- Whether the proposed uses are compatible in terms of scale (building massing, form, orientation, and location), intensity, and operating characteristics with uses and structures on adjacent properties and properties in the vicinity of the proposed application; and
- Whether potential impacts associated with such use are adequately mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening, to minimize adverse impacts on surrounding uses and the City.

Staff has evaluated the request based on the above mentioned parameters and feels that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties.

The applicant has indicated a desire to operate a badminton and pickleball facility which will consist of four outdoor courts and twenty-two indoor courts. The indoor component does not necessitate a requirement to obtain a specific use permit under the current zoning, the addition of the four outdoor courts does. The adjacent properties to the west are zoned "C2" - Local Commercial district and will be developed with commercial uses. The properties to the north are zoned "PD" - Planned Development district and are developed with multi-family uses, and the Property to the east is zoned "C2" - Local Commercial district and is developed with a commercial office and an assisted living facility.

Staff has noted the existing single family residential neighborhood which is located approximately two hundred eighteen feet southeast of the proposed outdoor courts, across the 100' right-of-way of Silverado Trail. This would put the proposed outdoor entertainment use within a "quiet zone" to the adjacent single family neighborhood, multi-family development, and the assisted living facility. Given the distance provided from the proposed outdoor courts to the existing residential, the separation of the uses by a minor arterial roadway, and with the standard provisions relating to noise found in Chapter 70 (Article V) of the McKinney Code of Ordinances (Noise Ordinance), Staff is comfortable that the proposed outdoor development should be compatible with the surrounding uses around the site.

Due to the surrounding commercial uses and protections provided within the City's noise ordinance, Staff recommends approval of the proposed specific use permit request.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: Silverado Trail, 100' Right-of-Way, Minor Arterial (4 Lane Divided)

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any citizen comments through the online citizen portal

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Specific Use Permit Exhibit](#)

[Metes and Bounds](#)

[Presentation](#)