



## *Memorandum*

### *April 14, 2016*

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TO: Planning and Zoning Commission  
Julie Couch, Town Manager

FROM: Israel Roberts, AICP  
Planning Manager

**SUBJECT: CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE FOR  
A RV COVER (CASE #CUP2016-06)**

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**BACKGROUND:** This is a request for approval of a conditional use permit (CUP) for an accessory structure to accommodate the construction of a canopy for an RV. The 0.53-acre site is located at 581 Bluebird Lane and is zoned for the (RE-1) One-acre Ranch Estate District.

#### **STATUS OF ISSUE:**

The applicant proposes to construct an 860 square foot canopy over an existing concrete driveway to cover a RV. The proposed canopy is located behind the front façade of the existing home, aligns with an existing driveway for a garage and is located approximately 6 feet from the adjacent property line.

#### *Public Input*

The town has notified 29 adjacent property owners within 500 feet of the subject property in accordance with Town and State requirements and McKinney ISD, and to date, have received one (1) letter of support.

## Staff Analysis

- In the (RE-1) One-acre Ranch Estate District:
  - Setback for an accessory structure is 30.’ *The center of the column support of the canopy is approximately 6 feet from the adjacent property line, with the eave overhang extending another 3 feet. Since the proposed canopy will be used to provide shelter for an RV, the canopy must align with the exiting driveway and the garage.*
  - Maximum height for an accessory structure is 30 feet. *The proposed height to the crest of the pitched roof is 17 feet, therefore, the proposed structure meets this requirement.*
  - Maximum number of accessory structures is two (2). *The proposed canopy will be the third accessory structure for this lot. Existing on the site is a 137 square foot covered deck/gazebo and a 140 square foot shed.*
  - Maximum square footage for all accessory structures on a lot is 900 square feet. *Including the proposed canopy, the total area covered by accessory structures is 1,677 square feet, exceeding the maximum area for the district by 777 square feet.*
  - Maximum lot coverage is 35%. *Including the proposed canopy, the lot coverage is 23.3%, meeting the lot coverage requirement.*
- Design: The proposed canopy features a metal frame structure wrapped in stained red cedar, the column supports are partially covered with stone that match the stone used for a future front porch expansion (*the front porch expansion has already been approved and currently being constructed*), and uses composition shingles that match the existing home.
- Screening: Although additional screening is not specifically required by code, there appears to be adequate area between the proposed canopy and the western property line for a vegetation to soften the impact of the canopy and the RV on the adjacent property. Historically, a variety of evergreen shrub types have been used to create a living screen for accessory structures. In this case, staff feels that a hedgerow of Waxleaf Ligustrum will serve as an adequate buffer. Once established, Waxleaf Ligustrum can grow to 8-10 feet tall and 5-6 feet wide.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed conditional use permit with the following conditions:

1. Use, location and design of the proposed accessory structure (RV cover) generally conforms with the submitted site plan and building elevations.
2. A hedgerow of seven (7) Waxleaf Ligustrum shrubs, a minimum three (3) feet tall at the time of planting, shall be installed along the western property line, adjacent to the proposed canopy.

BUDGET: N/A

ATTACHMENTS:

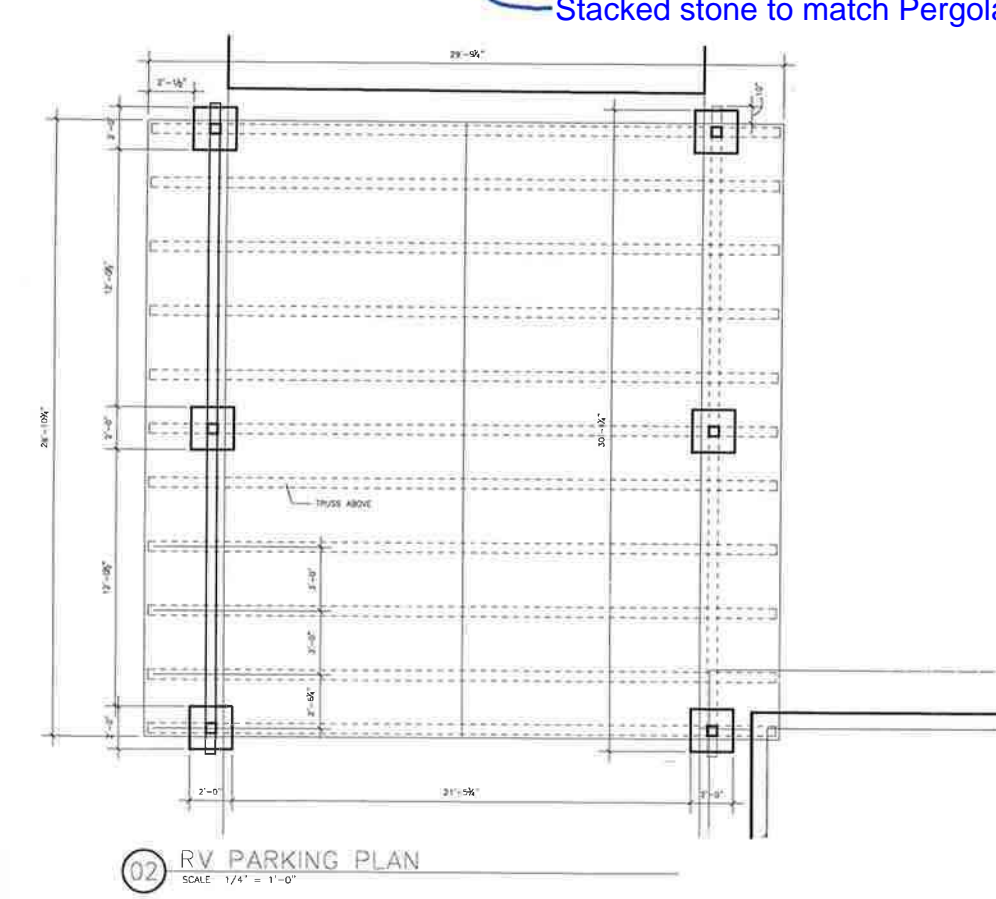
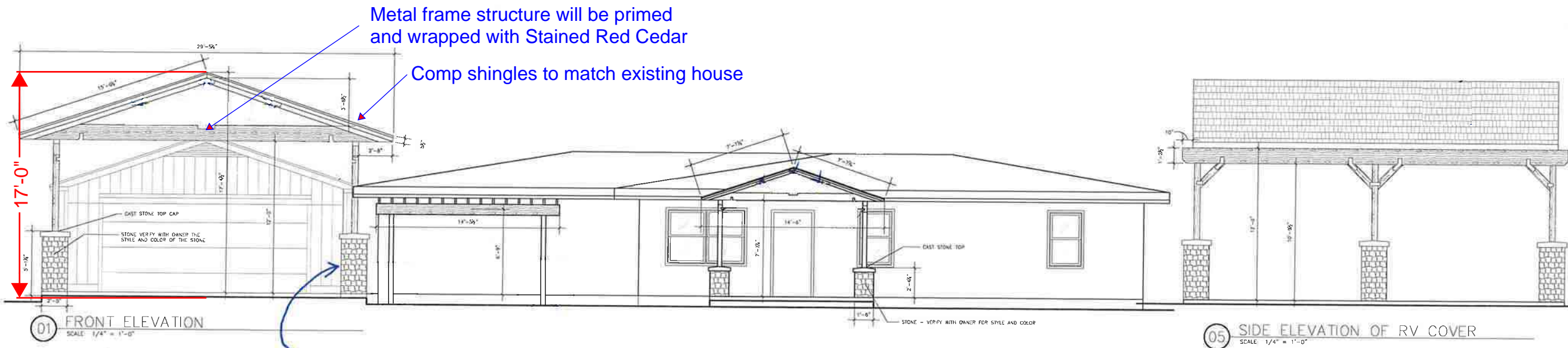
- Locator
- Site Plan
- Elevations
- Correspondence



581 Bluebird Ln.

Case No. CUP2016-06





- GENERAL NOTES:**
1. SEE STRUCTURAL ENGINEER FOR ALL FOOTINGS, FOUNDATIONS, COLUMN CONNECTIONS, LATERAL BRACING, ROOF DECKING, WOOD FASTENER SPECIFICATIONS AND OTHER ENGINEER REQUIRED ITEMS
  2. SEE STRUCTURAL ENGINEER FOR METAL PLATE CONNECTIONS AT ENTRY, PERGOLA AND RV COVER
  3. STONE APERTS AT COLUMNS ARE TO HAVE TWEX WRAP SALED AND TAPED FOR PROTECTION OF THE ACID COLUMNS
  4. ALL ACID IN RV COVER AND FRONT PORCH THAT IS EXPOSED TO THE ELEMENTS IS TO BE PRESSURE TREATED
  5. ALL FASTENERS ARE TO BE COMPATIBLE WITH PRESSURE TREATED ACID
  6. UNDERSIDE OF FRONT ENTRY PORCH TO HAVE SOLID AND GROOVE JOIST AT ROOF SHEATHING
  7. USE SWIPSON BRAND FOUNDATION TIES AT ALL COLUMNS - SEE STRUCTURAL
  8. ALL LATERAL LOADING IS BY STRUCTURAL ENGINEER - NOT INCLUDED IN THIS DRAWING SEE STRUCTURAL DESIGN SHEETS

PRESTAINED RED CEDAR

STEEL WILL BE PRIMERED

5/4 RED CEDAR

**FORM STUDIOS INC.**  
 FORM @ FORMFINDING.COM  
 817-226-3006 VOICEMAIL  
 817-226-3008 FAX  
 SUITE 100  
 300 BURNETT ST.  
 FORT WORTH, TX 76102

THE TEXAS BOARD OF ARCHITECTURAL REGULATION  
 P.O. BOX 12237, AUSTIN, TX 78711-2237  
 P.H.D. NO. 123123, 2015-2018  
 HAS JURISDICTION OVER PROFESSIONALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 208A.

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING OR DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DURING THE CONSTRUCTION PROCESS.

THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS OR HER EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY FORM STUDIOS INC.

REGISTERED ARCHITECT  
 STATE OF TEXAS  
 01-11-2016

CONTRACT NOTES:  
 1. DRAWINGS ARE TO BE APPROVED BY THE ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S OBLIGATION. NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.  
 2. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR ALL FIELD AND CONSTRUCTION SITE VISITS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS.  
 3. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTACT FORM STUDIOS FOR ANY QUESTIONS REGARDING THESE DRAWINGS.

THESE DOCUMENTS SHALL NOT BE USED FOR REGULATORY REVIEW. PERMITTING FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT HAS BEEN AFFIDED TO THE SEAL. DO NOT SCALE DRAWINGS. CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

**BISHOP RESIDENCE**  
 CHARLENE & SEAN  
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 FAIRVIEW, TX 75069  
 214-725-1027 CELL  
 lxcblshpmon@gmail.com

FORM studios inc.  
 © FEB 2015

SHEET TITLE  
 EXTERIOR RV COVER, NEW ENTRY GABLE & PERGOLA

SHEET  
**A1.03B**





April 29, 2016

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Planning and Zoning Commission for the Town of Fairview, Texas, will convene for a public hearing on Thursday, May 12, 2016 at 7:00 p.m. at Town Hall, 372 Town Place, Fairview, Texas. At such time and place the Commission will hold a public hearing and take appropriate action regarding the following:

- Conduct a public hearing, consider and take necessary action on a request for approval of a Conditional Use Permit (CUP) for an accessory structure (RV cover). The 0.53-acre site is located at 581 Bluebird Lane and is zoned for the (RE-1) One-acre Ranch Estate District. Owner/applicant: Sean Bishop (CUP2016-06)

All interested citizens and property owners are invited to attend and participate in this meeting. For questions and/or comments please contact Israel Roberts, Planning Manager, at 972-562-0522, extension 5094; or via email: [iroberts@fairviewtexas.org](mailto:iroberts@fairviewtexas.org). Citizens may also visit Town Hall, Monday-Friday from 8:30-4:30 PM to obtain more information on this matter prior to the public hearing.

If you wish to communicate your support or opposition for this proposed CUP to the Planning and Zoning Commission and town staff, please respond to the queries below and return it to Mr. LaCroix via mail, email, fax or hand delivery.

Name: Linda Hillman Address: 580 Bluebird Ln Fairview TX 75069

Support

Signature:

Oppose

Date: 5-6-16

Comments: