



Memorandum

June 6, 2016

TO: Town Council
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)**

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 0.50-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 and two (2) letters of opposition.

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 fourth accessory structure for this lot. Existing on the site is a 137 square foot covered deck/gazebo, a 140 square foot shed and a 540 square foot garage.*
 - 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.

P&Z ACTION: On May 12, 2016, the Planning & Zoning Commission recommended approval (5-0) the requested Conditional Use Permit, subject to staff conditions and the following additional condition:

1. Column supports and eaves of the proposed accessory structure must align with the exterior wall and eaves of the detached garage respectively.

BUDGET: N/A

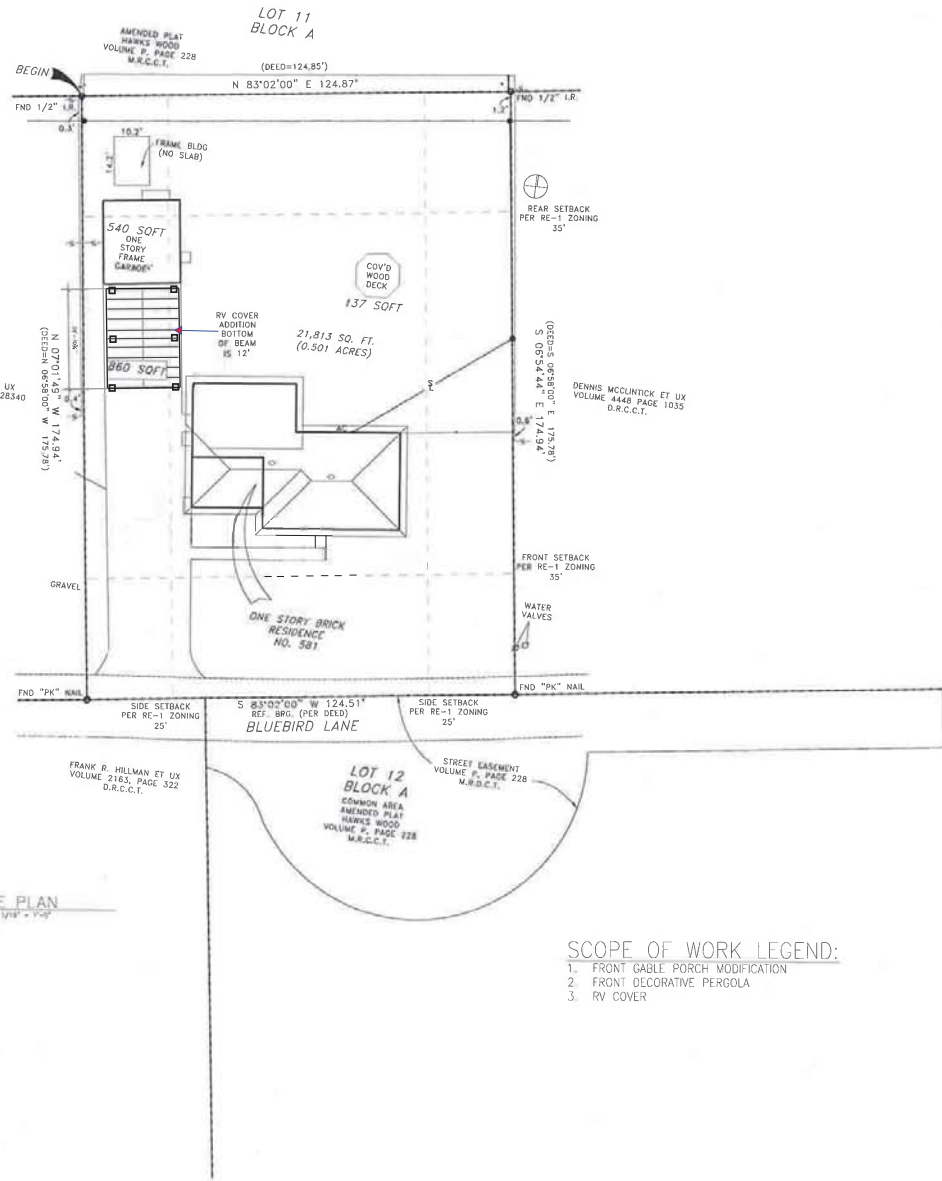
ATTACHMENTS:

- Locator
- Site Plan
- Elevations
- Correspondence
- Proposed Ordinance



581 Bluebird Ln.

Case No. CUP2016-06



01 SITE PLAN
SCALE: 1/8" = 1'-0"



THE TEXAS BOARD OF ARCHITECTURAL & ENGINEERING EXAMINERS HAS REVIEWED THIS PRODUCTION FOR COMPLIANCE WITH THE ARCHITECTURE & ENGINEERING ACT AND THE BOARD'S REGULATIONS. THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL PURPOSES ONLY. CIVIL, ELECTRICAL, MECHANICAL, AND OTHER PROFESSIONAL ENGINEERS SHALL BE CONSULTED FOR ANY PROFESSIONAL ENGINEERING REQUIREMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISIONS OF THE CONTRACT. ALL MEASUREMENTS SHALL BE TAKEN FROM THE CENTERLINE OF THE CURVE.

THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT AND TO HAVE BEEN PREPARED BY THE ARCHITECT OR ENGINEER OR ARCHITECTURAL FIRM OR ENGINEERING FIRM OR ARCHITECTURAL FIRM OR ENGINEERING FIRM AS SHOWN ON THESE DRAWINGS. ANY OTHER PERSONS WHOSE NAMES ARE SHOWN ON THESE DRAWINGS SHALL BE RESPONSIBLE FOR THE LEGAL AND ETHICAL OBLIGATIONS OF THE PROFESSION.



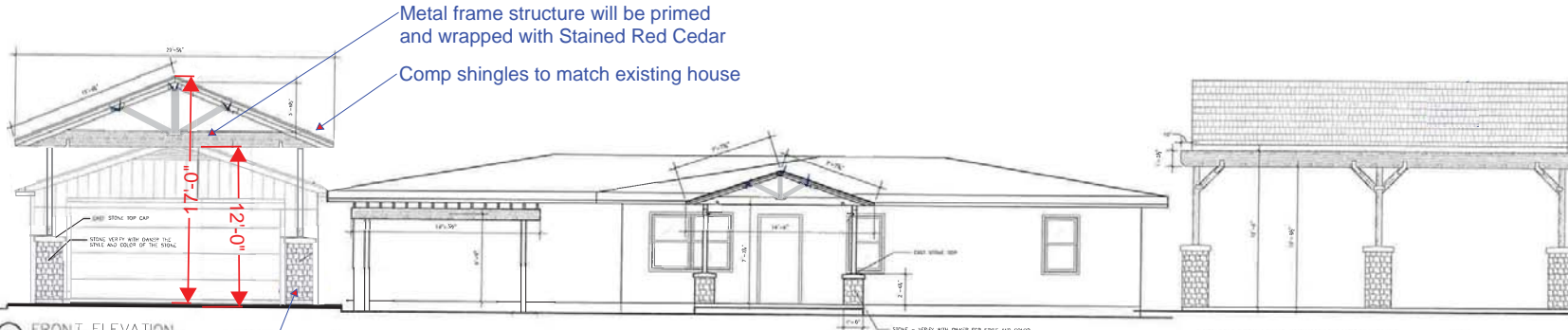
CONTRACT NOTES:
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SHOWN ON THESE DRAWINGS.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND INSURANCE THROUGHOUT THE PROJECT.

ALL DIMENSIONS UNLESS OTHERWISE SHOWN ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE CURVE. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE CURVE. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE CURVE.

BISHOP RESIDENCE
CHARLENE & SON
FARMERS, TX 76039
2-4-725-1027 CELL
bocbshopnom@att.net
FOOTNOTES: 07/22/21

PREPARED: SITE PLAN

A1.03A

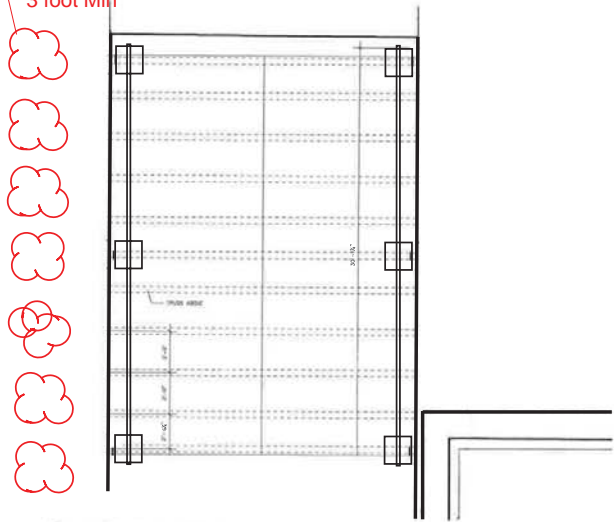


D1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

D5 SIDE ELEVATION OF RV COVER
SCALE: 1/4" = 1'-0"

(7) Wax leaf Ligustrum
3 foot Min

Stacked stone to match Pergola



D2 RV PARKING PLAN
SCALE: 1/4" = 1'-0"

Pre-Stained Red Cedar
Steel will be primed
5/4 Red Cedar

- GENERAL NOTES**
- SEE STRUCTURAL ENGINEER FOR ALL FOOTINGS, FOUNDATIONS, COLUMN CONNECTIONS, ANCHORS, BRACKETS, POPE, STRUCTURAL WOOD FASTENERS SPECIFICATIONS AND ROOF DESIGNER.
 - SEE STRUCTURAL ENGINEER FOR VENT FLUKE CONNECTIONS AT BATH, PERGOLA AND RV COVER.
 - STONE AT COLUMNS ARE TO HAVE THREE (3) INCHES MINIMUM PROTECTION ON THE FOUR SIDES.
 - ALL WOOD ON EXTERIOR AND FRONT PORCH THAT IS EXPOSED TO THE ELEMENTS IS TO BE PRESERVATIVE TREATED.
 - ALL FASTENERS ARE TO BE COMPATIBLE WITH PRESERVATIVE TREATED WOOD.
 - REVISIONS TO THIS DRAWING TO BE MADE ONLY BY THE ARCHITECT.
 - SEE SHIPPON BRAND FOUNDATION TIES AT ALL COLUMNS - SEE STRUCTURAL.
 - ALL MATERIALS SHOWN TO BE STRUCTURAL UNLESS NOTED OTHERWISE IN THE DRAWING SEE STRUCTURAL DESIGN SHEETS.

FORM STUDIOS INC.
FORM STUDIOS INC.
11700 DORTCH RD
200 S. DORTCH ST
SUITE 101
FORT WORTH, TX 76102

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01-11-2016
STATE OF TEXAS
ARCHITECT

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BISHOP RESIDENCE
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beshopform@att.net

EXTERIOR RV COVER, NEW ENTRY GABLE & PERGOLA

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. 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:



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Name: George Hy Address: 600 Talia Circle

Support

Signature: 

Oppose

Date: 5/9/2016

Comments: They already have big storage (not just garage), should not have another similar structure.



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Name: SCOTT SOSNOWSKI Address: 470 Broadwing

Support

Signature: Scott A. Sosnowski

Oppose

Date: 5.4.2016

Comments:

TOWN OF FAIRVIEW, TEXAS

ORDINANCE NO. 2016-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CHAPTER 14 (ZONING), AND THE ZONING MAP OF THE TOWN OF FAIRVIEW, TEXAS; GRANTING A CONDITIONAL USE PERMIT (CUP) FOR AN ACCESSORY STRUCTURE AT 581 BLUEBIRD LANE, BEING A 0.53-ACRE TRACT OF LAND SITUATED IN THE SAMUEL SLOAN SURVEY, ABSTRACT 791, SHEET 3, TRACT 124, TOWN OF FAIRVIEW, COLLIN COUNTY TEXAS; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a public hearing before the Town of Fairview Planning and Zoning Commission was sent to real property owners within 500 feet of the property herein described at least ten (10) days before such hearing; and

WHEREAS, notice of a public hearing before the Town of Fairview Town Council (“Town Council”) was published in a newspaper of general circulation in the Town of Fairview at least sixteen (16) days before such hearing; and

WHEREAS, public hearings to adopt zoning on the property herein described were held before both the Planning and Zoning Commission and the Town Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning; and

WHEREAS, the Town Council finds that the zoning herein effectuated furthers the purpose of zoning in the town and that it is in the public interest to approve said zoning described herein; now, therefore,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS:

Section 1. That the Code of Ordinances, Town of Fairview, Texas (“Fairview Code”), Chapter 14 (Zoning), and the zoning map of the Town of Fairview, Texas are hereby amended by granting a Conditional Use Permit (CUP) for an accessory structure at 581 Bluebird Lane, being a 0.5-acre tract of land situated in the Samuel Sloan Survey, Abstract No. 791, Sheet 3, Tract 124, Town of Fairview, Collin County Texas, in accordance with the provisions of Chapter 14 (Zoning), Article 14.02, Division 1 (Generally), Section 14.02.011 and Chapter 14 (Zoning), Article 14.02, Division 11 (Conditional Use Permit District), Section 14.02.511 et seq., of the Fairview Code, as amended.

Section 2. Use and development of the subject property shall conform to the provisions found in Chapter 14 (Zoning), Article 14.02, Division 1 (Generally), Section 14.02.011 and Chapter 14 (Zoning), Article 14.02, Division 11 (Conditional Use Permit District), Section 14.02.511 et seq., of the Fairview Code, as amended, except as follows:

1. Use, location and design of the proposed accessory structure (RV cover) generally conforms with the submitted site plan (Exhibit A) and building elevations (Exhibit B).
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.
3. Column supports and eaves of the proposed accessory structure must align with the exterior wall and eaves of the detached garage respectively.

Section 3. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction be subject to a fine in accordance with the general provisions of the Fairview Code.

Section 4. That the sections, paragraphs, sentences, phrases, clauses and words of this ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this ordinance or application thereof to any person, firm or corporation, or to any circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the Town Council hereby declares that it would have adopted such remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5. That this ordinance shall take effect upon passage and publication, and it is accordingly so ordained.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, THIS 6TH DAY OF JUNE, 2016.

Darion Culbertson, Mayor
Town of Fairview

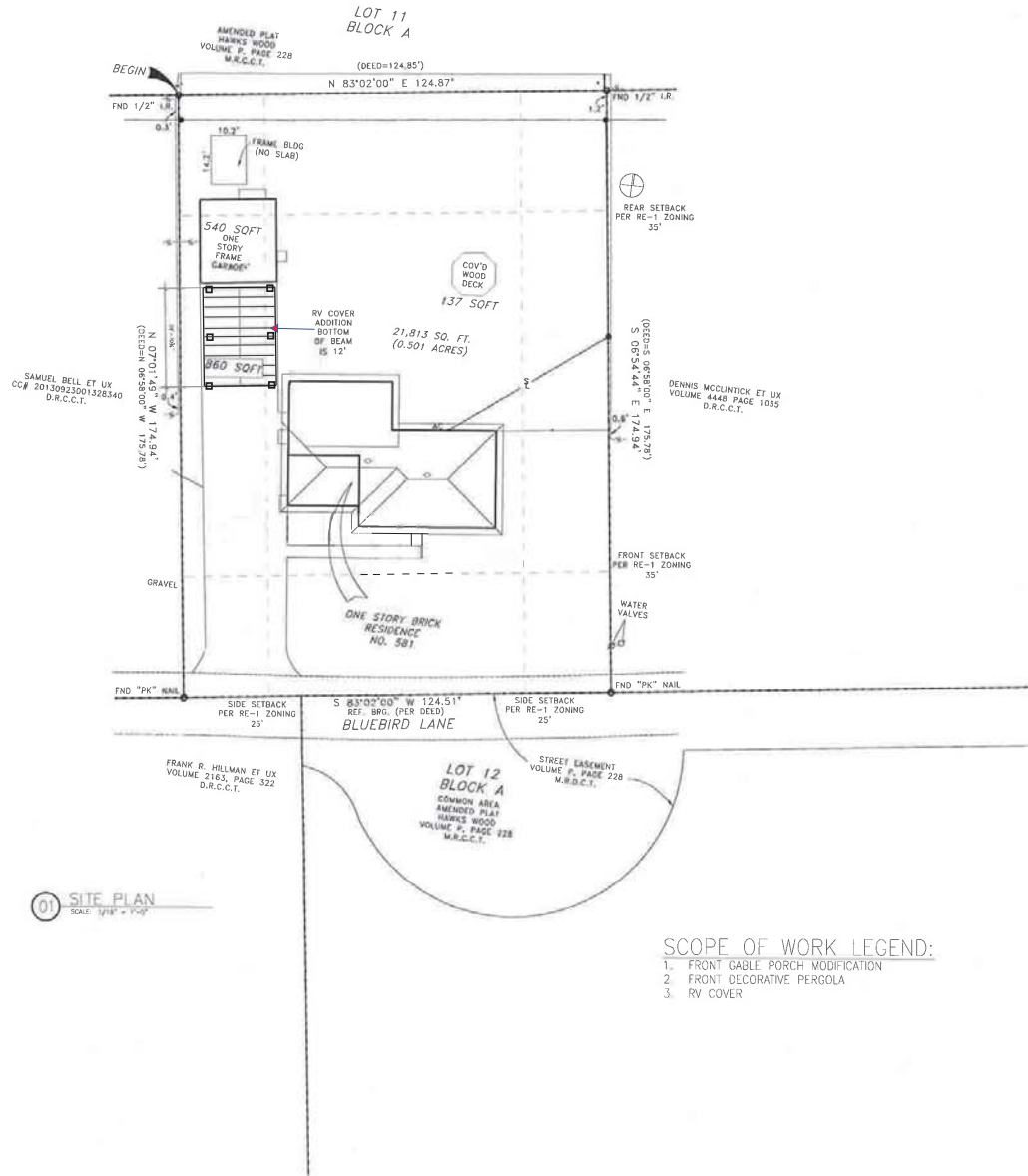
ATTEST:

Elizabeth Cappon, Town Secretary

APPROVED AS TO FORM:

Clark McCoy, Town Attorney

Exhibit A



FORM STUDIOS INC.
FORMS & FOUNDATIONS
3117 S. GARDNER STREET
SUITE 100
FORT WORTH, TX 76104

THE TEXAS BOARD OF ARCHITECTURAL & ENGINEERING EXAMINERS HAS REVIEWED THIS PROJECT AND HAS GRANTED THE PROFESSIONAL ENGINEER LICENSED UNDER THE ARCHITECTURE PROFESSIONAL LAW TO THE SIGNING ARCHITECT. THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED BY ARCHITECTURAL DESIGNER NAME (NAME), PROFESSIONAL MECHANICAL AND ELECTRICAL ENGINEER, REGISTERED AS AN ARCHITECTURAL ENGINEER UNDER THE ARCHITECTURE PROFESSIONAL LAW. THE ENGINEER HAS REVIEWED THE DRAWINGS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE TECHNICAL REQUIREMENTS OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION CODE.

THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE HEREBY OFFERED TO THE PUBLIC AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS SHALL SUBJECT THE USER TO LEGAL PROCEEDINGS PURSUANT TO THE ARCHITECTURE CODE.



01-11-2016

CONTRACT NOTES
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK.
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8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK.

ALL AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

PROJECT
BISHOP RESIDENCE
CHARLENE & SPAN
FARMVIEW, TX 76039
2-4-725-1027 CELL
boc@formstudios.com

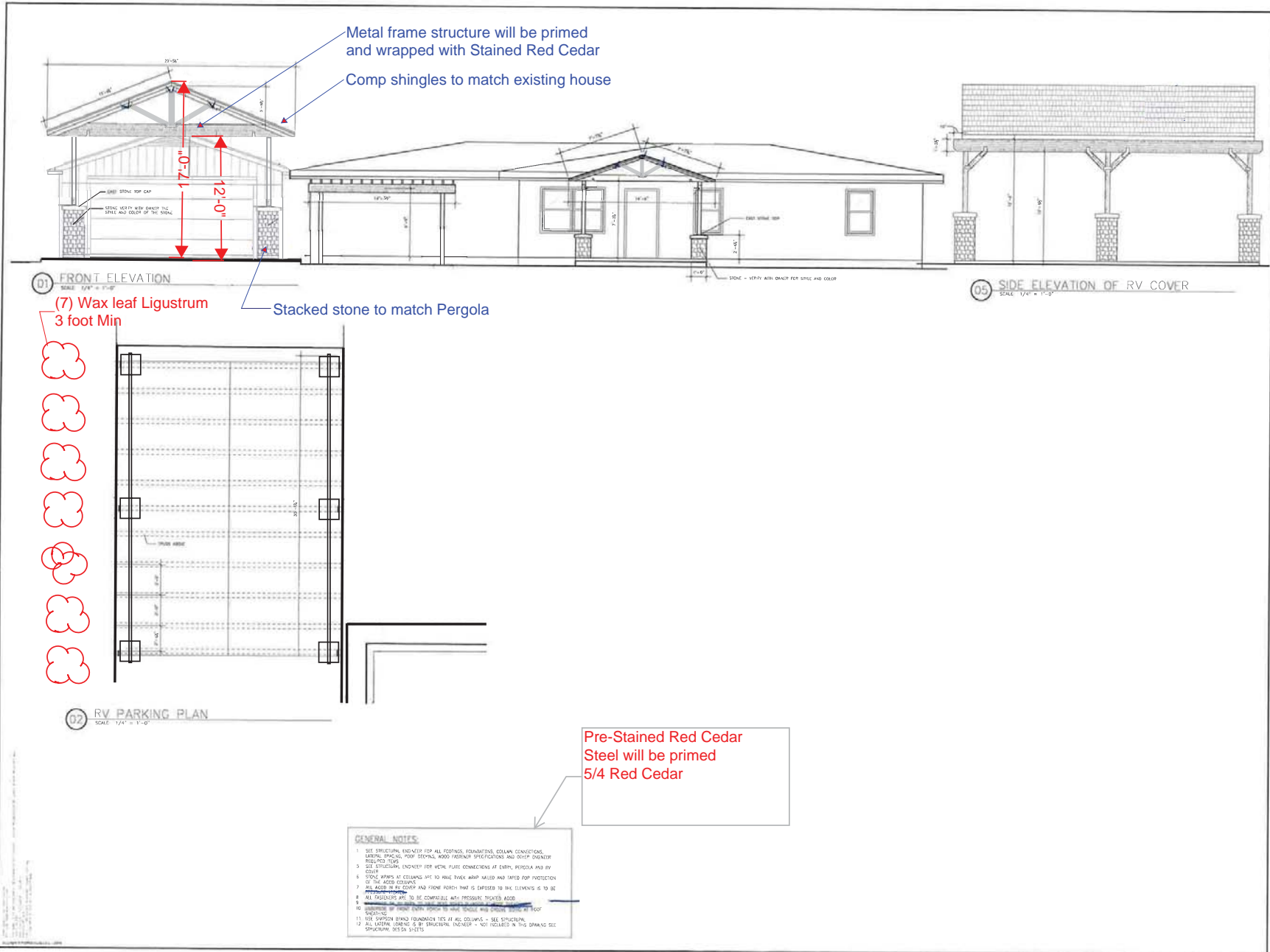
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PREPARED: SITE PLAN

A1.03A

Exhibit B





FORM STUDIOS INC.
FORM STUDIOS INC.
11111 DORTCH ST
FORT WORTH, TX 76102

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THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FORM STUDIOS INC. ANY REPRODUCTION OR COPIING OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF FORM STUDIOS INC. IS STRICTLY PROHIBITED.



Chad C. Smith
Professional Engineer
State of Texas
No. 12588

BISHOP RESIDENCE
CHALLENGE & SEAN
ARCHITECTS
FARMERSVILLE, TX 78844
214-725-1027 CELL
bse@challengesean.com

FORM STUDIOS INC.
22111 DORTCH ST.
FORT WORTH, TX 76102

EXTERIOR RV COVER, NEW ENTRY GABLE & PERGOLA

A1.03B