



Memorandum

August 11, 2021

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR A SPORT COURT (CASE #CUP2022-1)**

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for a multi-use sports court. The 2.3-acre site is located at 901 Barksdale Creek Lane and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Kevin Jensen.

STATUS OF ISSUE: The applicant desires to constructed a 2,400 square foot concrete pad (60x40) with the intention of creating multi-purpose sport court in the backyard of a homesite that is currently under construction. As shown on the site plan, the project calls for a sports court without any netting, that would be surrounding by evergreen shrubs. The lot is also bordered by Barksdale Creek that is heavily wooded on the south and east side, proving a natural screen form those adjacent properties.

As the Commission is aware, the Town Council will be considering the amendments to the sport court regulations. That consideration will take place in September. Comments on this requested sport court in relation to the proposed regulations that Council will be considering, are provided within this report.

Staff Analysis

- In the (RE-1) one-acre Ranch Estate District:
 - As noted, the Town does not currently have a required setback for sport courts. The plan reflects a 30-foot side yard setback along the western property line. *As proposed, the amendment to the sport court ordinance currently under consideration, suggests a 25-side yard setback.*

- Maximum lot coverage is 35%. *Including the proposed multi-use sport court, the lot coverage is approximately 13%, meeting the lot coverage requirement.*
- Lighting:
 - No lighting is proposed.
- Screening & Fencing/netting:
 - As shown by the aerial, there is a significant existing tree-line along the southern and eastern property lines. However, in order to provide additional year-round screening to all adjacent properties, the hedgerow of evergreen shrubs 5-feet tall at the time of planting, is shown surrounding the proposed court. *This characteristic is in conformance with the proposed sport court amendments.*
 - No fencing/netting is proposed.

History

Since the adoption of the sport court ordinance in 2012, there have been thirteen (13) requests for CUPs for a sports court. Ten (10) of those have been approved. Most recently, in January 2022, the Council approved a tennis court in the Harper's Landing neighborhood.

Public Input

The town has notified 21 adjacent property owners within 500 feet of the subject property, and to date, have not received any correspondence.

STAFF RECOMMENDATION: Since the Town Council will not be discussing the amendments to the Sport Court Ordinance until September, staff will not be making a formal recommendation on this request, however, it appears this design meets or exceeds the proposed regulations of that amendment, as they are currently crafted. Should the Planning and Zoning Commission desire to recommend approval of the request, the following conditions are recommended:

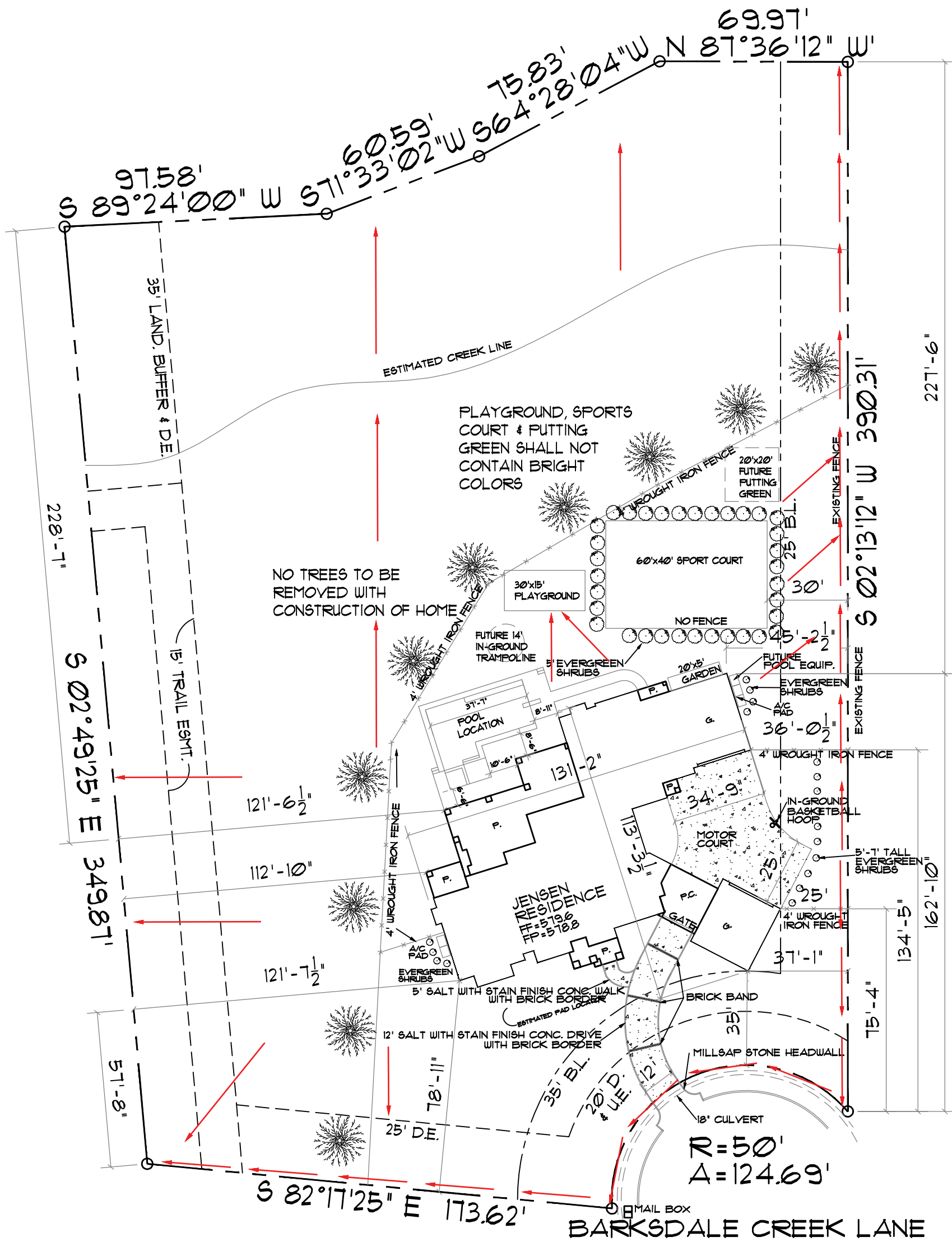
1. Use, location and design of the proposed multi-use sport court shall generally conform with the submitted site plan.
2. A hedgerow of evergreen shrubs a minimum of 5-feet tall at the time planting, planted a maximum of 6-feet on center, shall be installed around the entirety of the court, excluding any entry points.
3. Lighting shall be prohibited.

ATTACHMENTS:

- Locator
- Exhibits



901 Barksdale Creek



PLOT PLAN
 SCALE: 1"=40' ON 11X17 PAPER
 LOT 8 BLOCK C
 BARKSDALE CREEK LANE
 CHAMBERLAIN PLACE PH.1
 TOWN OF FAIRVIEW
 COLLIN COUNTY
 TEXAS
 PLAN: CUSTOM
 PDS#:
 BUYER: JENSEN

NEWPORT
 DATE: OCT. 8, 2020
 LOT: 103437 S.F.
 HOUSE COVERS:
 8244 S.F.
 COVERAGE: 8%

Note:
 Red Arrows Denote
 Grading Drainage

MOTOR COURT: 1837 S.F. CONC.
 DRIVE: 867 S.F. CONC.
 LEAD WALK: 66 S.F.

REVISED 2/9/22:
 ADDED POOL

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED