



Memorandum

March 14, 2024

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR A SPORT COURT (CASE #CUP2024-02)**

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for a multi-use sports court. The 2.5-acre site is located at 901 Bronson Court and is zoned for a (PC) Planned Center District. Owner/Applicant: Adedayo Adepoju.

STATUS OF ISSUE: The applicant desires to create an 3,600 square foot concrete pad (60x60) for a multi-purpose sport court in the backyard of an existing homesite. The court is intended for various activates including pickle ball and tennis.

As the Commission is aware, the Town adopted sport court development regulations in 2022. Those regulations, included various setback, screening, and operational standards. As shown the proposed court meets all of the adopted design standards of the Sport Court Ordinance.

Staff Analysis

- In the (RE-2) Two-acre 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.*

- Maximum lot coverage is 25%. *As shown, the lot coverage is approximately 18.6%, meeting the lot coverage requirement.*
- Lighting:
 - No lighting is proposed. *The Sport Court Ordinance prohibits lighting.*
- Ball containment netting:
 - The Sport Court Ordinance limits ball containment fencing to a maximum height of 12 feet. The proposed court will be surrounded by a 10-foot tall chain-link fence.
- Screening:
 - As per the adopted sport court regulations, the request includes the installation of 5-foot tall evergreens plants.
- Septic System
 - The septic system is located in the far back portion of the lot, therefore, there are no conflicts with the system and the proposed concrete pad extension.

Public Input

The town has notified 29 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 multi-use sport court shall generally conform with the submitted site plan.

ATTACHMENTS:

- Locator
- Exhibits



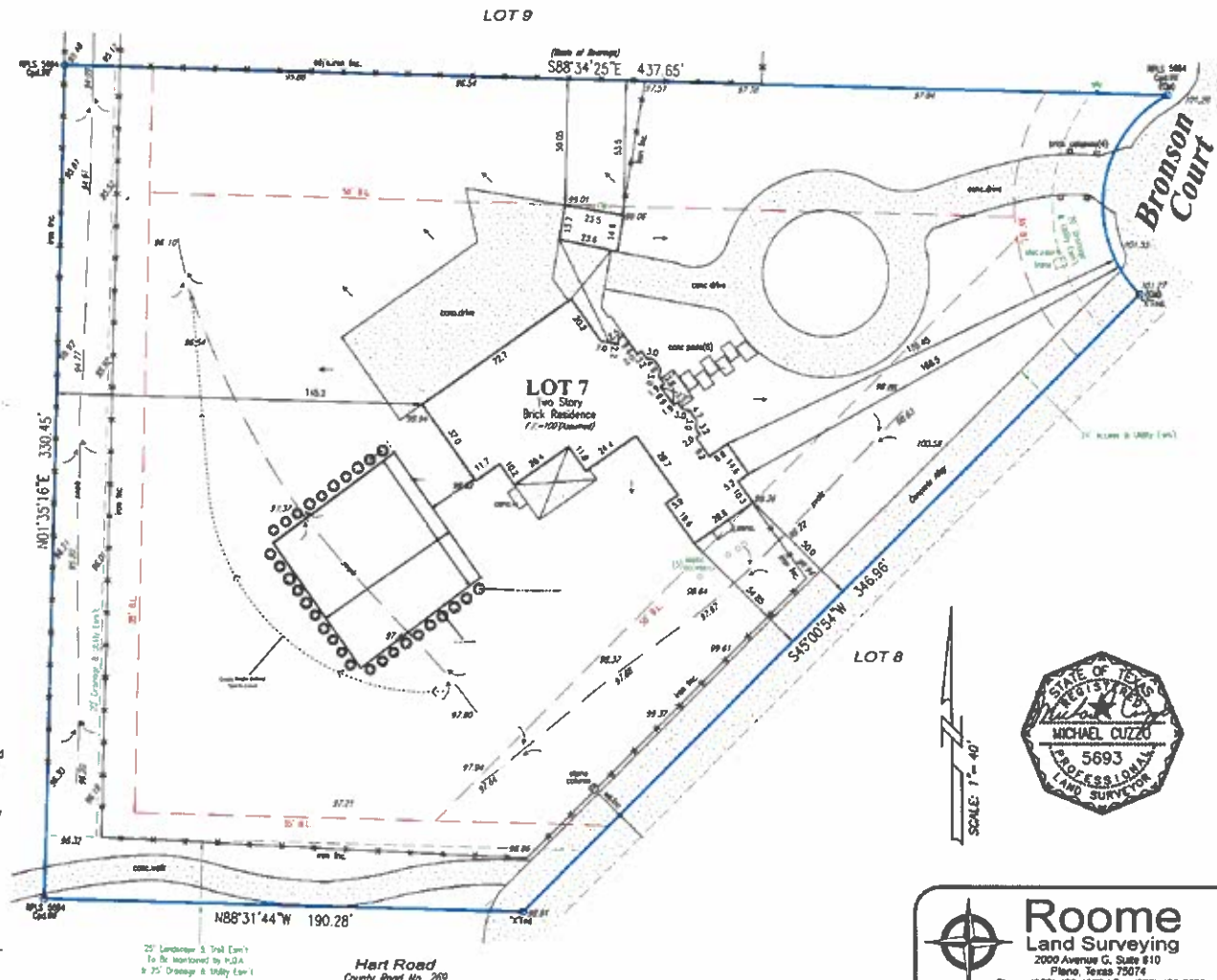
Address: 901 Bronson Court, Being Lot 7, in Block A, of Stoddard Farms, an Addition to the Town of Fairview, Collin County, Texas, according to the Map/Plot thereof recorded in Volume 2021, Page 583, of the Map Records, of Collin County, Texas.

**Michael Pezzuli And Wife
Diane Pezzuli**
Vol. 5244, Pg. 6662
A.R.C.C.F.

NOTES: (1) Survey bearing is based on recorded plat unless otherwise noted. (2) C/M = Controlling monument. (3) Surveyor's signature will appear in red ink in original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C 02/03 of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed unless otherwise stated. (6) Are the bridge boulders. (7) Drainage arrows, if shown, were determined by a licensed drainage engineer. (8) Subject property is affected by any & all notes, details, amendments & other matters, that are shown on or as part of the recorded plat. (9) Survey performed without a title commitment. There may be easements, or other matters, not shown.

CERTIFICATION
On the basis of my knowledge, information & belief, I certify to
J. Anthony Costello Harless that as a result of a survey made on the
ground to the normal standard of care of Registered Professional Land
Surveyors practicing in the State of Texas, I find the plat hereon is
true, correct & accurate as to the boundaries of the subject property
& if shown, location & type of buildings & visible improvements hereon.

Date: 12/06/2023 Revised: _____ Job No. E5718400



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