



## *Memorandum*

### *March 14, 2019*

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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  
(CASE #CUP2019-01)**

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**BACKGROUND:** This is a request for approval of a conditional use permit (CUP) to accommodate the construction of a 240 square foot accessory structure (storage shed). The 1.05-acre site is located at 1100 Sloan Crossing and is zoned for the (RE-1) One-Acre Ranch Estate District. Owner/Applicant: Curtis Campbell (**Case #CUP2019-01**)

This item was tabled at the February 14, 2019 Planning and Zoning Commission meeting.

#### STATUS OF ISSUE:

The homeowner proposes to construct a 240 square foot (12x20), 8-foot tall, storage shed in the backyard of the existing home. The proposed structures will be screened with addition landscaping and painted to match that of the existing home.

In the (RE-1) One-Acre Ranch Estate District, lots are restricted to two (2) accessory structures totaling a maximum of 900 square feet. In this case, the request for the condition use permit is necessary since the proposed shed will be the third accessory structure on site and the total of all accessory structures will be over 900 square feet.

#### Public Input

The town has notified 28 adjacent property owners within 500 feet of the subject property and to date, have not received any correspondence.

### Staff Analysis

- In this (RE-1) One-Acre Ranch Estate District:
  - Setback for an accessory structure of this size (between 120 SF and 480 SF) is 15 feet: *The proposed accessory structure is located approximately 15 from the adjacent property line, therefore, the proposal meets this requirement.*
  - Maximum height of an accessory structure is 30'. *The proposed height is approximately 8 feet, meeting this requirement.*
  - Maximum number of accessory structures is two (2). *The proposed structure will be the third accessory structure on site. In 2016 the owners built a detached garage, and in 2018, a covered patio was built with the construction of a redesigned pool area.*
  - Maximum square footage for all accessory structures on a lot is 900 square feet. *Including the proposed 240 square foot shed, the existing detached garage and the patio cover, the total area for accessory structures will be 1,152, exceeding the maximum area by 252 square feet.*
  - Maximum lot coverage is 35%. *Including the proposed storage shed, the lot coverage is approximately 26.5%%, meeting the lot coverage requirement.*

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

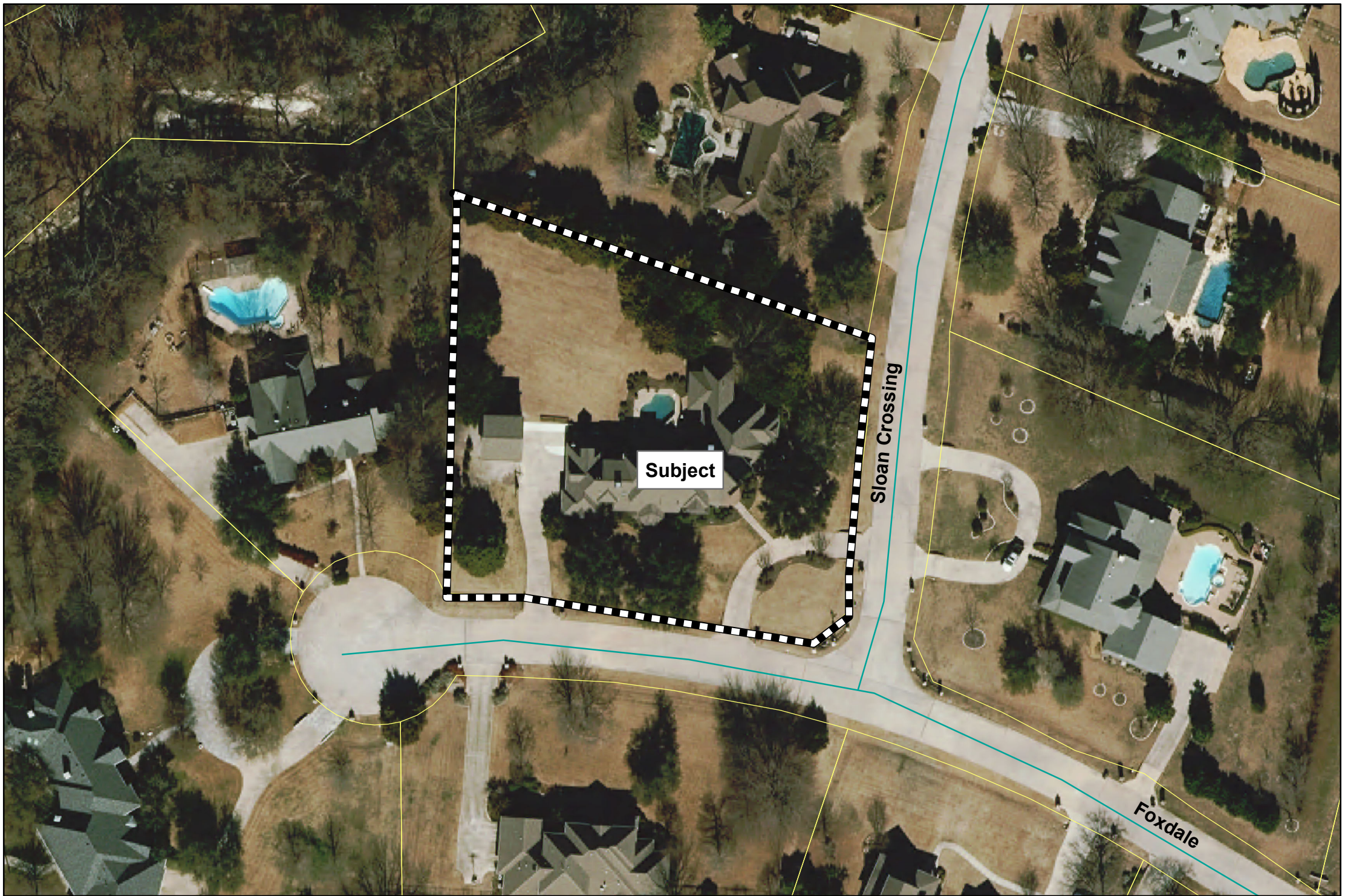
1. Use, location and design of the proposed accessory structure generally conforms with the submitted site plan and concept image.
2. A hedgerow of evergreen shrubs, a minimum of 3 feet tall at the time of planting, shall be installed along the northern side of the proposed accessory structure.

BUDGET: N/A

### ATTACHMENTS:

- Locator
- Site Plan
- Concept Image





**CUP2019-01**  
**1100 Sloan Crossing**





LOT 23, BLOCK A, GAYWOOD ESTATES, PHASE II, AN ADDITION TO THE TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE(S) 675, OF THE MAP AND/OR PLAT RECORDS, COLLIN COUNTY, TEXAS.



NOTES:  
1) (P.P.) INDICATES BUILDING UNDER EMBROIDERED, R.O.V.S. EMBROIDERED, ETC. ARE FOR PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.  
2) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE EASEMENTS RECORDED IN VOLUME 272, PAGE 628, VOLUME 274, PAGE 324, AND VOLUME 272, PAGE 578, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS.

**FLOOD STATEMENT:**  
 ACCORDING TO MY INTERPRETATIONS OF COMBUSTION PANEL NO. 618026 (SERIAL DATED 06/02/2006, OF THE NATIONAL FLOOD SURVEILLANCE DATA MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARED TO BE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFIED TO: HORTER-FAIR TITLE		SURVEY: CAMPBELL		DATE: 05/01/2014 OFF: 1924487-10038		TECH: BN		DRAWN: JB		JOB NO: 14-04-183			
SYMBOL LEGEND		FWD = FOUND		I.R. = IRON ROD		L.P. = IRON PIPE		ESMT. = EASEMENT		B.L. = BUILDING LINE		R.O.W. = RIGHT-OF-WAY	
1. SOLID FENCE 2. CHAIN LINK FENCE 3. WIRE FENCE 4. IMPROVED CHAIN FENCE 5. CULVERT 6. POWER POLE 7. WATER TOWER 8. FURNACE 9. DISTANCE MARKING LINE 10. TRANSFORMER AND PAD 11. GUN METER 12. ASPHALT SURFACE 13. CONCRETE		J. JASON L. MORGAN INDICATES PROPOSED PROPERTY LINE SURVEY OF THE STATE OF TEXAS, BO HORTER-FAIR TITLE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DEFINED BY AN ON THE GROUND SURVEY UNDER HIS SUPERVISION. THE SURVEY BEING OF THE LAND OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT NO. 1924487-10038 PROVIDED BY HORTER-FAIR TITLE REFLECTING ONLY THE EASEMENTS LIFTED IN REMEDIAL OF SAID COMMITMENT. USE OF THIS REPORT BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS OR DAMAGE THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A TRUE SEAL AND SIGNATURE.											
		JASON L. MORGAN		RPLS 6387									



**Global Land Surveying, Inc.**  
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

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## **Builder: Sheds by Keith**

- 12 x 20 Shed
- 2 x 8 Base Construction on 16" centers , Treated Lumber
- Cross Bracing Between 2 x 8's
- 2 x 4 walls on 16" centers
- 6ft tall walls
- 36" Tall rafters on 16" centers (5/12 Pitch)
- 24x36 Low-E, double pane windows
- LP Smart Siding
- LP Smart Trim
- Radiant barrier roof decking
- Owens Corning Lifetime Dimensional Shingles
- 8" Eaves on all 4 sides
- 18" Earth Anchors
- Painted to match house
- Roof singles will match house

## **Pricing:**

- **Total Price - \$14,000**

## **Info from Builder:**

### **Why is Sheds by Keith better:**

A lot of what I am about to say may come across as bragging, and I am proud to say that I am, and I can. When walking through the sheds at Home Depot and Lowes, I was astonished at how the quality of their sheds have gone down hill over the last several years. No one was building a QUALITY building anymore. I decided to change that. My sheds are MUCH better built(FACT) and better looking(in my humble opinion) then anything else.

#### **Base:**

I build my base out of treated 2x6's, not 2x4's.

My base is o 16" centers, not 24" centers

I put cross-bracing on 16" centers between the floor joists(see picture)

**ABSOLUTELY NO ONE ELSE DOES THIS**

(This allows for a stronger floor, allowing more weight inside the shed without the floor plywood sagging between the joists. I have a customer that parks a 2200lb ATV inside his shed)

I level and support my shed on concrete blocks, not runners or skids

I support every floor joist in the center with concrete blocks  
If a shed is deeper than 10ft, I make the base out of 2x8's  
I use screws to assemble my base, not nails. Nails will eventually loosen up and back out.

Everything Else:

I "Skirt" my sheds so that the ugly concrete blocks are not visible, making it look more like a small house, and not like a shed.

My walls are on 16" centers, not 24" centers

I screw the walls to the floor, not nails. Again, nails will work loose over time making the walls shaky and dangerous

My ceiling rafters are on 16" centers, not 24" centers. This will keep the roof from sagging over time.

I screw my rafters to the header board, not nail.

I include "Radiant Barrier Roof Decking" for FREE. everyone else charges \$200.00 for this.

(The actual cost to offer this is about \$9.00, and everyone else wants to charge \$200.00???)

I include 3 shelves for FREE. others charge \$5.00 per foot. That is \$120.00. What is a shed without shelves.

I include 2 fresh air vents for FREE. Others charge \$50.00 for this must have ventilation.

I have a PERFECT "A" rating on AngiesList with 2013, 2014, 2015 and 2016 honors

Sincerely,

Keith From

817-476-0007

