



Memorandum

December 9, 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 #CUP2021-3)**

BACKGROUND: This is a request for approval of a conditional use permit (CUP) for a sports court. The 2.0-acre site is located at 1200 Harper Landing and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Luke Morrow.

STATUS OF ISSUE: The applicant desires to constructed a 60x120' square foot concrete pad with the intention of creating multi-purpose sport court (tennis/pickleball) in the backyard of a homesite that is currently under construction. The court will be enclosed by a 10-foot tall poly-coated chain-link fencing along all sides and provides lighting.

On November 1, 2021, as part of the typical inspection process on the construction of the home, Staff observed the installation of the subject sport court. Since a CUP has not been obtained and was not approved as part of the building permit for the home, Staff immediately issued a stop-work order. The pictures included with this packet, were taken on November 1.

Staff Analysis

- In the (RE-2) two-acre Ranch Estate District:
 - Large accessory uses typically have a 40-foot setback from all property lines. The court is shown to be 35-feet from the eastern property line, and 50 feet from the southern property line. The proposed location does not encroach into any easement.
 - Maximum lot coverage is 25%. *Including the proposed multi-use sport court, the lot coverage is approximately 24.9%, meeting the lot coverage requirement.*

- Lighting:
 - The plan calls for six (6) lights to be installed on 22-foot tall poles. As presented, the proposed fixtures and photometric meet or exceed the lighting standards as adopted by the Town's Dark Sky requirements.

- Screening:
 - As shown by the aerial, there is an existing tree-line along the southern property line. However, in order to provide additional year-round screening to the adjacent property to the east, staff will recommend that a hedgerow of evergreen shrubs be planted along the entirety of the eastern and northern sides of the court.

History

Since the adoption of the sport court ordinance in 2012, there have been twelve (12) requests for CUPs for a sports court. Ten (10) of those have been approved. Most recently, in August 2021, the Council approved a basketball court along E. Stacy Road in the Fairview Farms Addition.

Public Input

The town has notified 24 adjacent property owners within 500 feet of the subject property, and to date, have received ten (10) letters of support, seven (7) of which are located within the notification area, including the immediate property owner to the east.

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

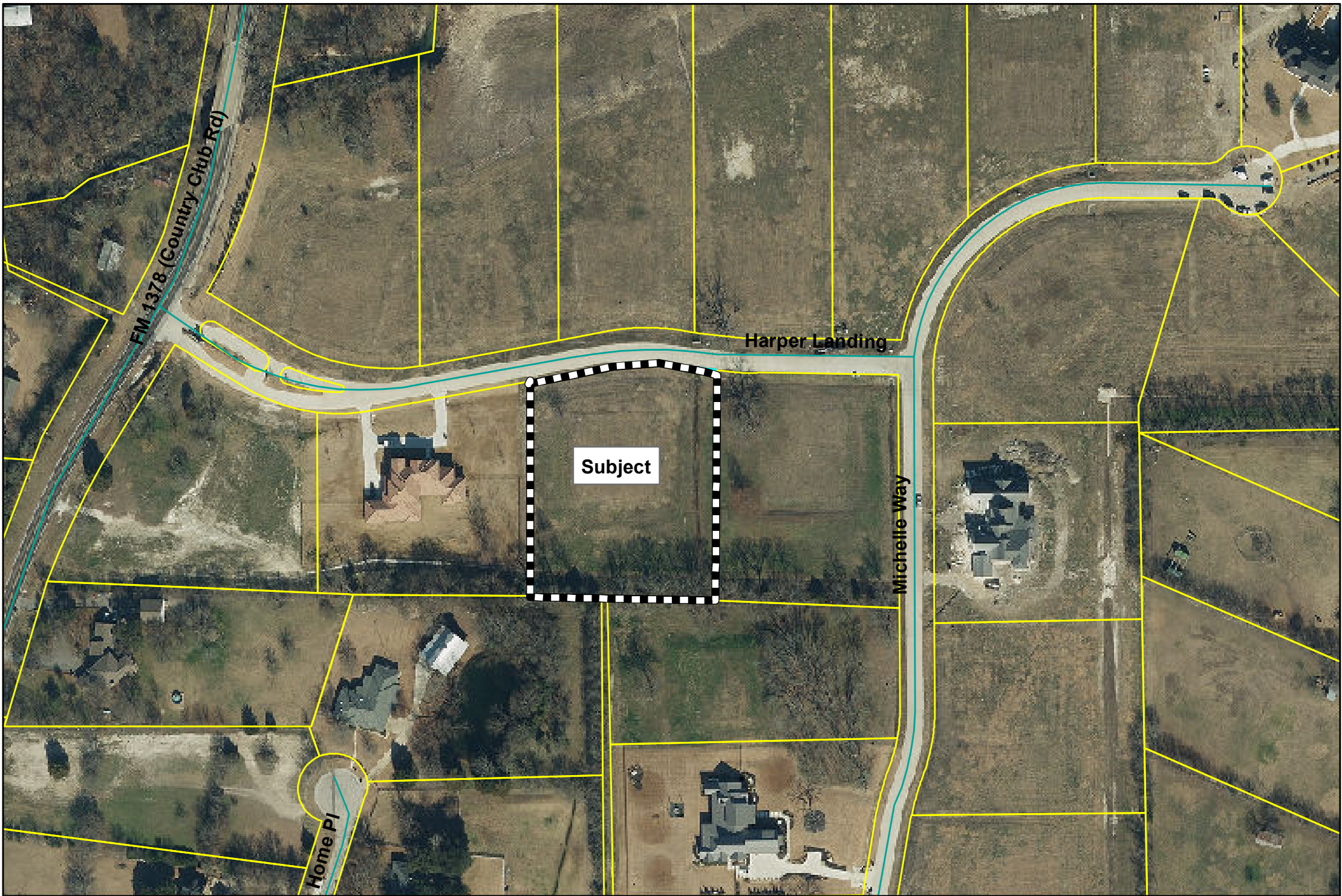
1. Use, location and design of the proposed multi-use sport court shall generally conform with the submitted site plan.
2. A hedgerow of Nelly R. Steven Holly, or equivalent, shrubs, a minimum of 5-feet tall at the time planting, planted a maximum of 6-feet on center, shall be installed along the entire length of the eastern and northern sides of the court.

ATTACHMENTS:

- Locator
- Exhibits







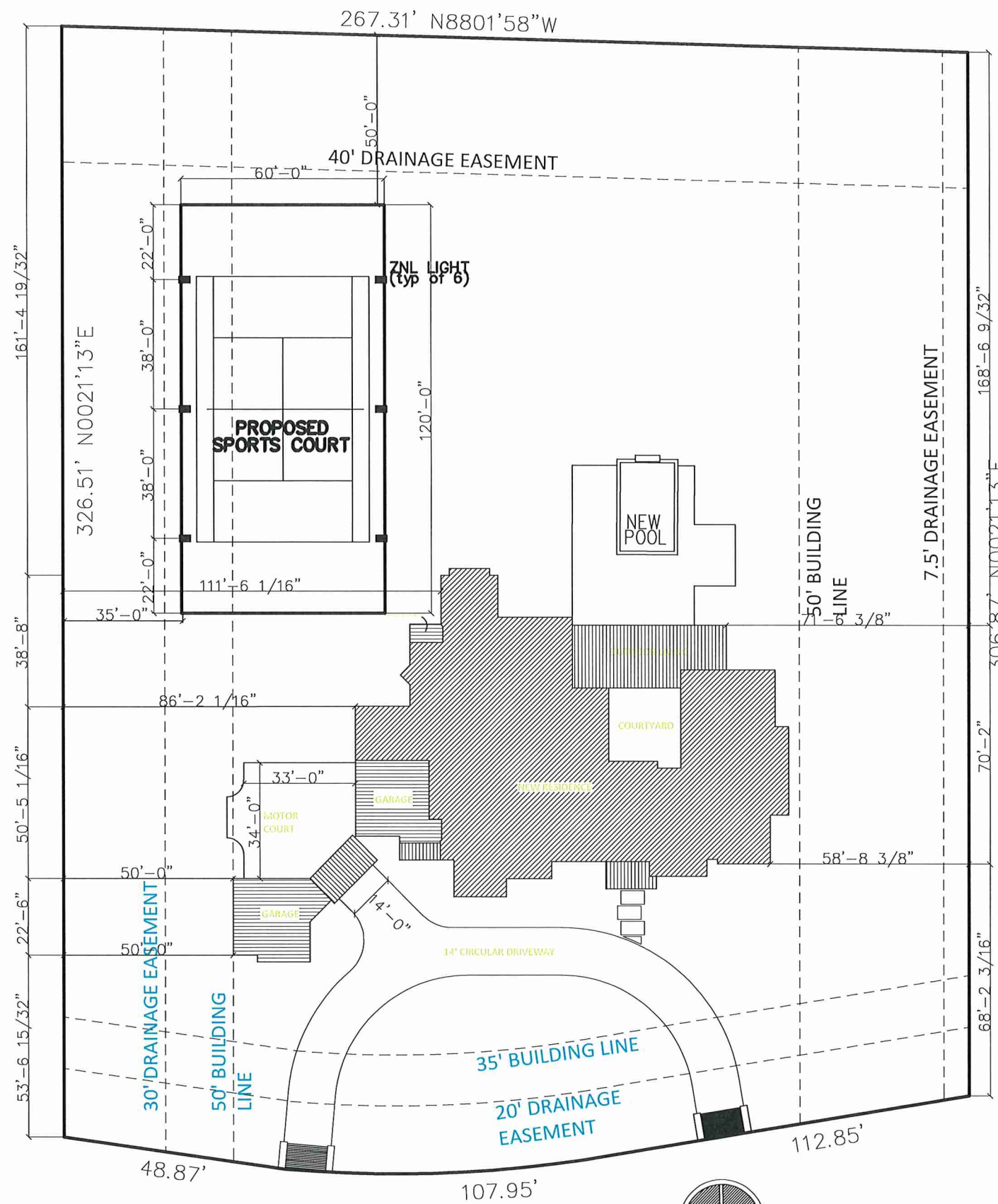
1200 Harper's Landing





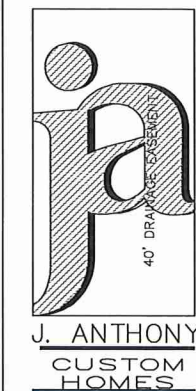
LOT: 3 BLOCK: B
 HARPER LANDING ADDITION
 TOWN OF FAIRVIEW
 COLLIN COUNTY
 2.00 ACRES

AREAS	
LOT AREA	87,120 SQ. FT.
MAIN HOUSE	8,291 SQ. FT.
GARAGE & PORTE COCHERE	767 SQ. FT.
CIRCULAR DRIVEWAY	3,174 SQ. FT.
MOTOR COURT	1,101 SQ. FT.
LEADWALK	89 SQ. FT.
POOL DECK	1,147 SQ. FT.
SPORTS COURT	7,200 SQ. FT.
TOTAL IMPERVIOUS	21,769 SQ. FT.
TOTAL IMPERVIOUS COVERAGE	24.99%



SITE PLAN
 SCALE: 1"=20'-0"

REV. DATE
 1.24.2021

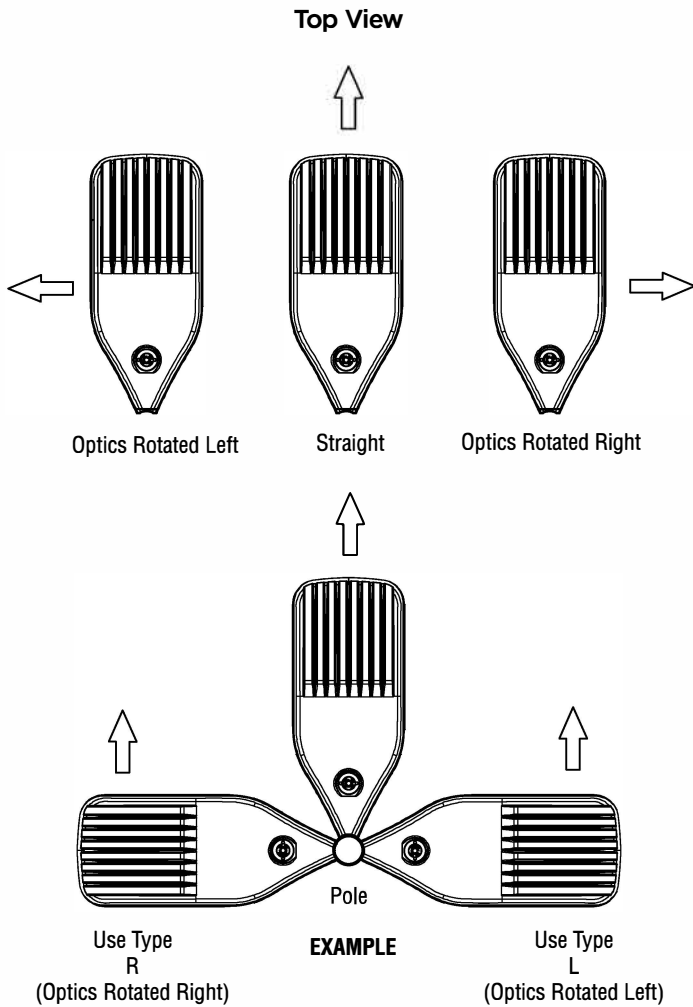


MORROW RESIDENCE
 1200 HARPER LANDING
 FAIRVIEW, TEXAS 75069

SHEET
 SP
 OF 1 SHEETS

ZONE Large Outdoor Sports Light

OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with IMSBT & IL/IH Options

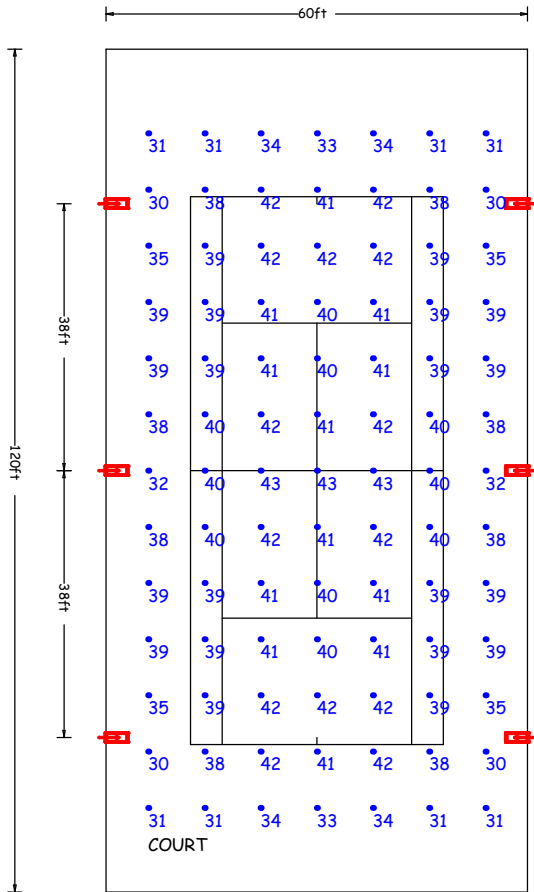


7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with PCR 7P





Calculation Summary						
Label	Calc.Type	Units	Avg	Max	Min	Max/Min
COURT	Illuminance	Fc	38.10	43	30	1.43

The light levels shown are maintained using a .94 light loss factor (LLF). Light loss factors are used to adjust the light output of a luminaire operating in a controlled laboratory environment to the output obtained under actual field conditions. The LLF used in these calculations includes both recoverable and non-recoverable factors. Recoverable factors include luminaire dirt depreciation (LDD). Non-recoverable factors include optical system variations, and depreciation in initial luminaire lumen output. The use of the light loss factor shown requires making certain assumptions about the lighting system, the specific application, and the maintenance of the system over time. Therefore, actual light levels measured in the field may vary from the calculated values, especially in regards to individual location measurements.

Calculations use a LED Maintained Lamp Lumen factor based upon 50,000 hours of life, derived from IES TM21-11.

Based on the information provided, all dimensions and luminaire Locations shown represent recommended positions. The engineer and / or architect must determine applicability of the layout to existing or future field conditions.

Date:6/25/2021
Filename: MORROW1.AGI



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens	Lum. Watts	Total Watts
	6	A	SINGLE	0.940	ZNL-60L-CT-50 (ZONE LARGE) @ 22' MT@. HT.	60978	448	2688

Project: Morrow Residence
Location



November 23, 2021

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN the Town of Fairview Planning and Zoning Commission will convene for a public hearing scheduled **Thursday, December 9, 2021, at 7:00 p.m.** located at Fairview Town Hall, 372 Town Place, Fairview, TX 75069. The meeting will be accessible in person or via virtual attendance. The use masks or face coverings is recommended.

The telephonic/video meeting is hosted through RingCentral. To access the meeting via telephone/video conference click the below link:

<https://webinar.ringcentral.com/j/1492577575>

The Planning and Zoning Commission will consider and discuss the following:

1. Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for a multi-use sports court. The 2.0-acre site is located at 1200 Harper Landing and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Luke Morrow.

All interested citizens and property owners are invited to attend and participate in this meeting. For questions and/or comments please contact Israel B. 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 proposal to the Planning and Zoning Commission, town staff and the Town Council, please respond to the queries below and return it to Mr. Roberts via mail, email, or hand delivery.

Name: Selim Family Enterprises, Ltd.

Address: 1181, 1191, 1201, 1211 Harper Landing + 501 Michelle Way





- Support
- Oppose (provide comments below)

Signature: [Handwritten Signature]
Date: 11.29.2021

Comments:

Tennis Court at 1200 Harper Landing

Luke and Lori Morrow are planning on building a sport/tennis court at 1200 Harper Landing with down lighting. By my signature below, I attest that I do not object to the court on their property. I am a current resident of the Harper Landing subdivision.

<u>Name</u>	<u>Signature</u>	<u>Date</u>	<u>Address</u>
1. Ben White		11/18/2021	531 Michelle Way, Fairview TX
2. Robert Miles		11/16/2021	430 Michelle Way Fairview TX
3. Sabrina Timmins		11/22/2021	471 Michelle Way Fairview TX
4. Kendall Carl		11/22/2021	460 MICHELLE WAY FAIRVIEW, TX 75069
5.			
6.			

Date: November 18, 2021

Attn: Mr. Israel Roberts, City of Fairview

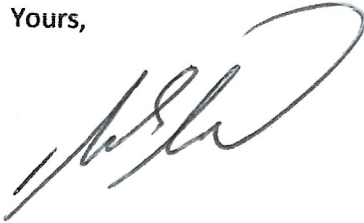
From: Ihab Hassan

Ref: Harper Landing

Mr. Roberts-

I am the owner of Lot 4 in Harper Landing, and my neighbor is Luke Morrow (1200 Harper Landing). He is planning on building a lit sport/tennis court on my side of his property. I hereby offer my approval of the tennis court and down facing lights. Thank you for your consideration.

Yours,

A handwritten signature in black ink, appearing to read 'Ihab Hassan', written in a cursive style.

Ihab Hassan



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Name: Jaket Sabrina Timmons

Address: 471 Michelle Way

- Support
- Oppose (provide comments below)

Signature: [Handwritten Signature]
Date: 12/19/21

Comments: