



Memorandum

April 10, 2025

FROM: Planning

SUBJECT: Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for a sports court. The 3.6-acre site is located at 61 Seattle Slew and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Thomas Goodwin, The Goodwin Family Living Trust.

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for a multi-purpose sports court. The 3.6-acre site is located at 61 Seattle Slew and is zoned for the (RE-2) One-acre Ranch Estate District.

STATUS OF ISSUE: The applicant desires to create an 2,940 square foot concrete pad (70x42) for a sport court in the backyard of an existing homesite. The court is intended for several uses including pickle ball, basketball and volleyball.

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:
 - o The maximum size of a sport court is limited to 7,200 square feet. The request meets this requirement.
 - o The side yard setback for a sport court is 50 feet. The request meets this requirement.
 - o The rear yard setback for a sport court is 35 feet. The request meets this requirement.
 - o Maximum lot coverage is 25%. As shown, the lot coverage is approximately 9.5%, meeting the lot coverage requirement.

- Lighting:
 - o No lighting is proposed. The Sport Court Ordinance prohibits lighting.
- Ball containment netting:
 - o By ordinance, fencing is limited to a maximum of 12' height and must be black or dark green in color. No ball containment fencing or netting is proposed.
- Screening:
 - o As per the adopted sport court regulations, the request includes the installation of 5-foot tall evergreens plants.

Drainage: There is no observable drainage impact to neighboring residential properties.

Septic System: There are no conflicts with the on-site septic system.

Public Input

The town has notified 11 adjacent property owners within 500 feet of the subject property, and to date, have received one (1) letter of support.

BUDGET: N/A

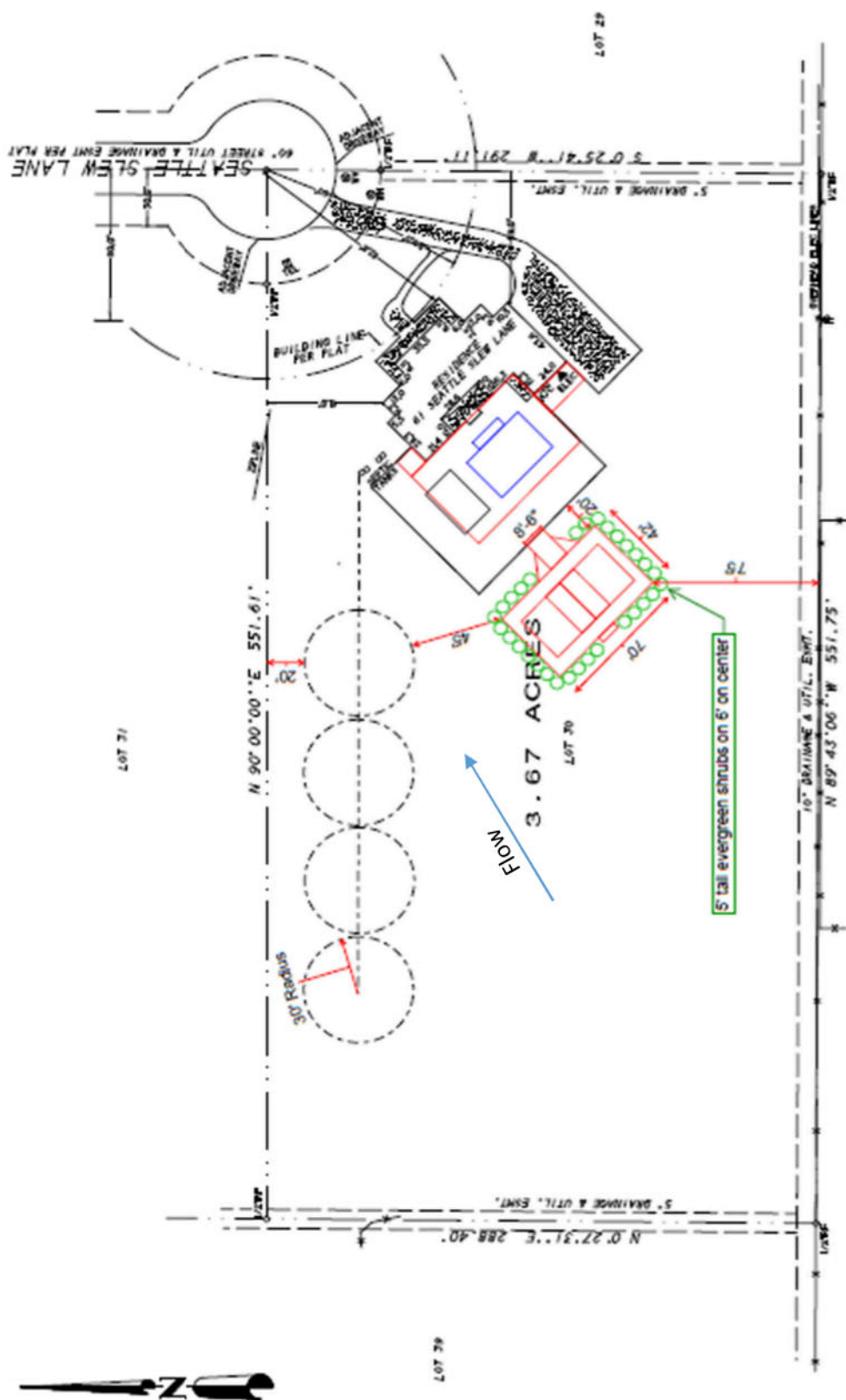
RECOMMENDATION: As presented, the request appears to meet the regulations of the Sport Court ordinance, therefore, staff recommends approval as presented.

1. Use, location and design of the proposed sport court shall generally conform with the submitted site plan.

Attachments:

1. Aerial
2. Exhibit
3. Correspondence







March 28, 2025

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, April 10, 2025, at 7:00 p.m.** located at Fairview Town Hall, 372 Town Place, Fairview, TX 75069.

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 sports court. The 3.6-acre site is located at 61 Seattle Slew and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Thomas Goodwin, The Goodwin Family Living Trust.

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 and/or the Town Council, please respond to the queries below and return it to Mr. Roberts via mail, email, or hand delivery.

Name: Ruth Swingle

Address: 81 Seattle Slew Ln

☒ Support
☐ Oppose (provide comments below)

Signature: Ruth Swingle
Date: 4-2-2025

Comments: