



Memorandum

June 9, 2016

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE
(CASE #CUP2016-07)**

BACKGROUND: This is a request for approval of a conditional use permit (CUP) for an accessory structure to accommodate the construction of a detached garage. The 1.07-acre site is located at 500 Cottonwood Place and is zoned for the (RE-1) One-acre Ranch Estate District.

STATUS OF ISSUE:

The applicant proposes to construct a 1,200 square foot detached project garage. The proposed garage is located behind the main home and has a “home-like” design with covered porch, standing seam metal roof and residential style multi-pane windows. According to the applicant, the structure will be used for a project garage, and will not be used for daily vehicle traffic.

Public Input

The town has notified 31 adjacent property owners within 500 feet of the subject property in accordance with Town and State requirements and Lovejoy ISD, and to date, have received one (1) letter of support.

Staff Analysis

- In the (RE-1) One-acre Ranch Estate District:
 - Setback for an accessory structure is 30.’ *The proposed garage is setback at least 30’ from every property line, therefore, the garage meets this requirement.*
 - Maximum height for an accessory structure is 30 feet. *The proposed height to the crest of the pitched roof is 19 feet, therefore, the proposed structure meets this requirement.*
 - Maximum number of accessory structures is two (2). *The proposed canopy will be the only accessory structure for this lot.*
 - Maximum square footage for all accessory structures on a lot is 900 square feet. *The proposed project garage is 1,200 square feet. This includes the enclosed garage/shop area and the covered porch. As proposed, the structure exceeds the maximum square footage for all accessory structures by 300 square feet.*
 - Maximum lot coverage is 35%. *Including the proposed garage, the lot coverage is 10.6%, meeting the lot coverage requirement.*

- Design: The proposed detached garage features a masonry exterior with a standing seam metal roof, covered porch with decorative wood columns and railing, and multi-pane windows which give the proposed structure a residual design. The multiple garage doors allow for multiple points of access for various shop projects.

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 (detached garage) generally conforms with the submitted site plan and building elevations.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Site Plan
- Elevations
- Pictures
- Correspondence



SUBJECT SITE

17#

46

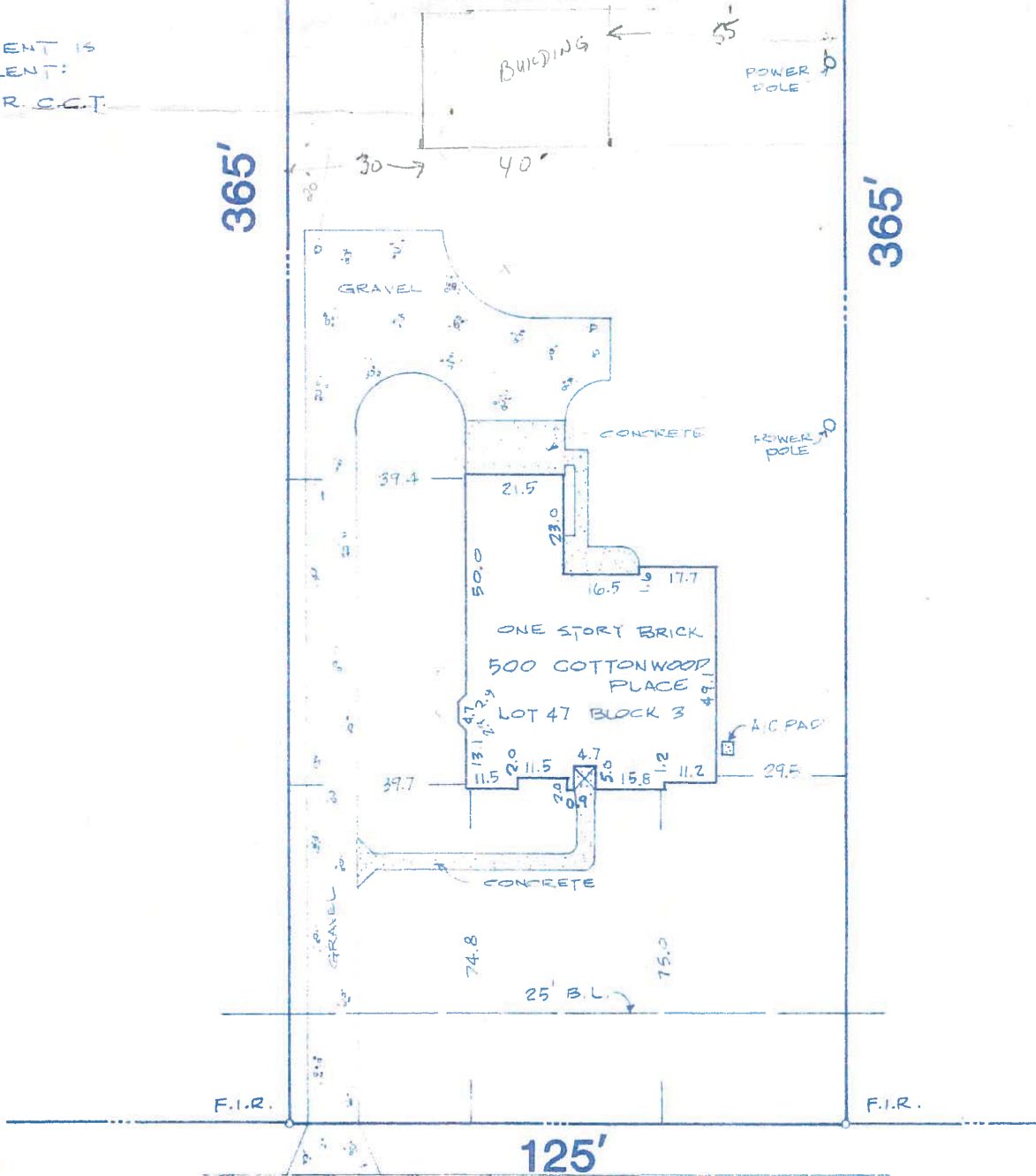
LOT 47

48

AGENT IS
AGENT:
R. C.C.T.

365'

365'



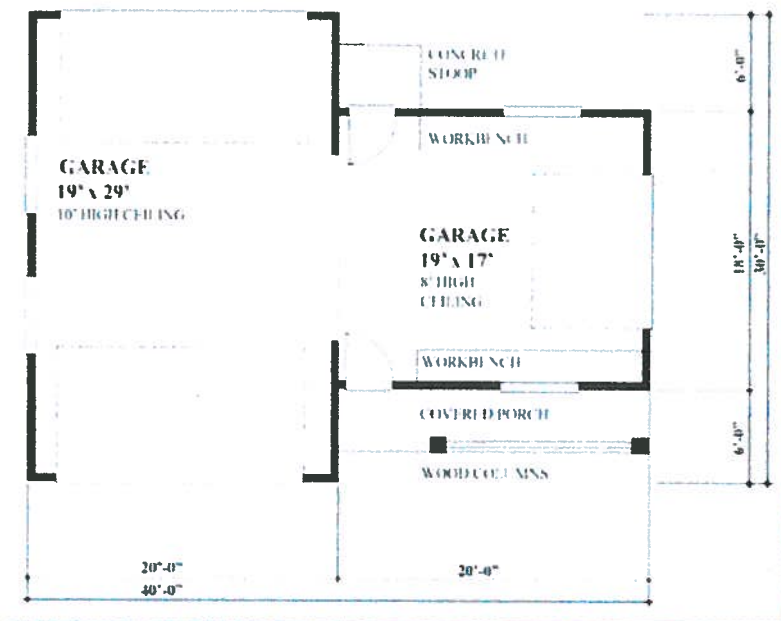
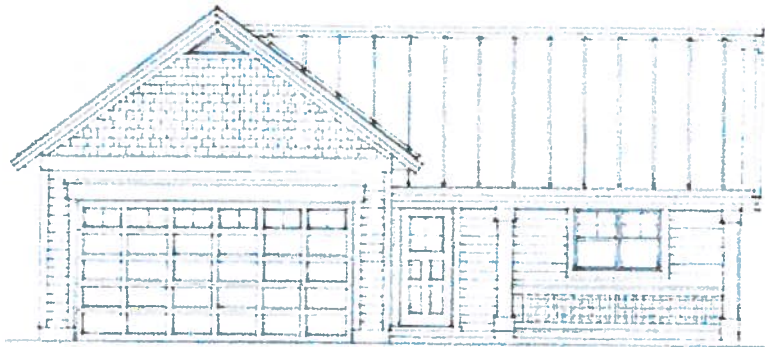
1" = 30' 500

COTTONWOOD PLACE

50' R.O.W.

Fox Glen
Allen + Holly Barr

The Garage Plan Shop
Thegarageplanshop.com
Plan 010G-0007





Looking west



Looking south



Looking North



Looking East



May 27, 2016

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Planning and Zoning Commission for the Town of Fairview, Texas, will convene for a public hearing on Thursday, June 9, 2016 at 7:00 p.m. at Town Hall, 372 Town Place, Fairview, Texas. At such time and place the Commission will hold a public hearing and take appropriate action regarding the following:

- Conduct a public hearing, consider and take necessary action on a request for approval of a Conditional Use Permit (CUP) for a 1,200 square foot accessory structure. The subject site is located at 500 Cottonwood Place and is zoned for the (RE-1) One-acre Ranch Estate District. Owner/applicant: Allen and Holly Barr (CUP2016-07)

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

Name: GAIL MOFFAT Address: 471 COTTONWOOD PL

Support

Signature: Gail Moffat

Oppose

Date: 6-1-16

Comments: