



Memorandum

November 13, 2025

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR A SPORT COURT (CASE #CUP2025-08)**

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for a sports court. The 1.19-acre site is located at 651 Louise Drive and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Joel Catalano, North Texas Stone representing owner Kenneth Donaldson.

STATUS OF ISSUE: The applicant desires to create an 676 square foot concrete pad (26x26) for a sport court (basketball) in the backyard of an existing home-site.

The Town adopted sport court development regulations in 2022. Those regulations, included various setback, screening, and operational standards.

Staff Analysis

- In the (RE-1) 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 25 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 35%. *As shown, the lot coverage is approximately 17%, meeting the lot coverage requirement.*

- Lighting:
 - No lighting is proposed. *The Sport Court Ordinance prohibits lighting.*
- Ball containment netting:
 - 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:
 - As per the adopted sport court regulations, the request includes the installation of 6-feet tall evergreens plants. The Sport Court Ordinance requires 5-foot tall shrubs.

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

Septic System: This lot is served by sanitary sewer, therefore there are no conflicts with an on-site septic system.

Public Input

The town has notified 37 adjacent property owners within 500 feet of the subject property, and to date, have received two (2) letters of opposition.

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 sport court shall generally conform with the submitted site plan.

ATTACHMENTS:

- Locator
- Exhibits



IRENE LANE

Donaldson Residence

651 Louise Dr. Fairview, TX 75069

- 26x26 concrete slab

- 3000 PSI cement

- Minimum 4" cement thickness

- #3 rebar throughout. 18" O.C.

- Slab sloped 1" per 10' for drainage

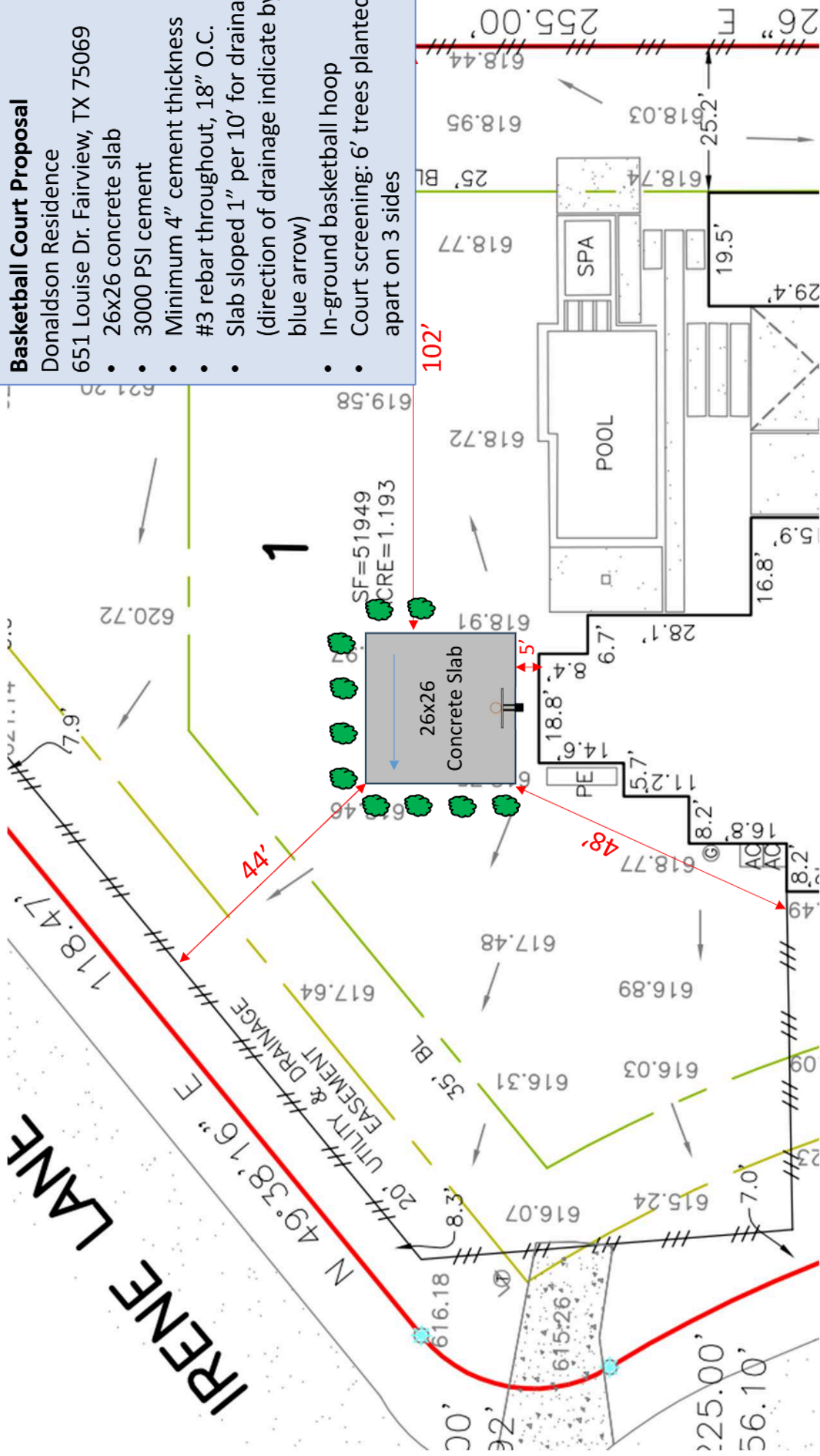
- (direction of drainage indicated)

- (direction of drainage indicated by blue arrow)

- In-ground basketball hoop

- III-ground basketball hoop
- Court screening: 6' trees plant

- Court screening: 0 trees planted apart on 3 sides



2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75082

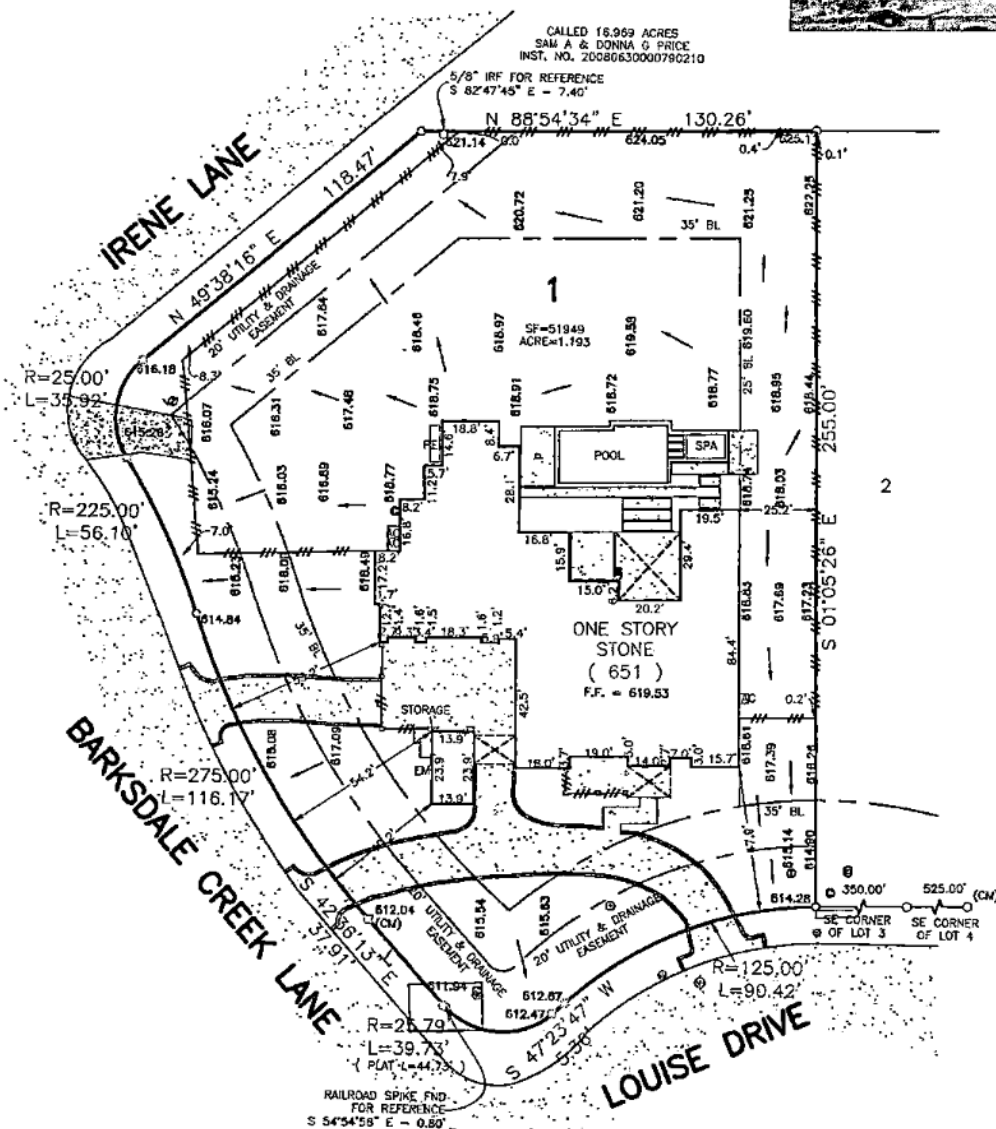
FINAL SURVEY



FIRM REGISTRATION NO. 10184368

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this _____ day, made a careful and accurate survey on the ground of property located at _____
651 LOUISE DRIVE in the Town of FAIRVIEW Texas.
LOT 1, BLOCK A, OF CHAMBERLAIN PLACE PHASE 1, AN ADDITION TO THE TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2016, PAGE 339, OF THE PLAT RECORDS OF COLLIN COUNTY
TEXAS.



THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plot herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the site, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, or visible and apparent encumbrances.

TITLE AND ABSTRACTING WORK FURNISHED BY ADAM FINE HOMES

Scale: 1" = 40' USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND

Date: 05/14/2025

G. F. No.: 202401018-01 ANY LOSS RESULTING THEREFROM
THIS SURVEY WAS PERFORMED EXC

Job no: 202401918-01

Drawn by: _____ AC

LEGEND

WOOD FENCE —//— IRON FENCE —//—
CHAIN LINK —X— WIRE FENCE —*—

MS — CONTROLLING MONUMENT
CD — MONUMENTS OF RECORD DIGNITY
1/2" — YELLOW CROWN FOUND
1/4" — HIGH-CAPPED IRON ROD SET
CIRCLING NAIL FOUND CIRCLED "X"
HAWKING SPIKE FOUND
1/8" — BUSH BORN FOUND
* — POINT FOR CORNER CU — ELECTRIC WATER
— CABLE — ELECTRIC
— CLEAN OUT PE — POOL EQUIP
— GAS WATER — POWER POLE
— FIRE HYDRANT — TELEPHONE
— LIGHT POLE — WATER METER
— MANHOLE — WATER VALVE

(UNLESS OTHERWISE NOTED)



Bing Shu

Reasons Why a basketball court should be allowed at 651 Louise Dr. Fairview, TX 75069

*The proposed court meets all Town of Fairview requirements for installation of a game court.

*Basketball hoops already exist in the same neighborhood on driveways and installed game courts (example: 901 Barksdale Creek Ln, Fairview, TX 75069 – Full court basketball and pickleball court).

*A standard half court is 47x50, or 2350 SF. The proposed court is 26x26, or 676 SF. The court will be a quarter (28% to be exact) of a standard half court. Very small by most standards.

*The court will be screened by trees so it will not be visible from adjacent lots. Screening will also reduce any noise.

*Concrete slab installation is minimally invasive and does not require significant ground work or movement of soil. We only need to dig down a few inches.

*There will be no impact to water drainage on the property.

*The tile surface (made of VersaCourt Game Tiles) is a floating, modular tile design which is not permanently affixed to the concrete, so it can be easily removed by a single person in less than an hour.

*The basketball hoop can be unbolted and taken down in a couple of hours.

*If you remove the tiles and the hoop, the remaining concrete slab will be no different than an outdoor patio, and could be repurposed as such.

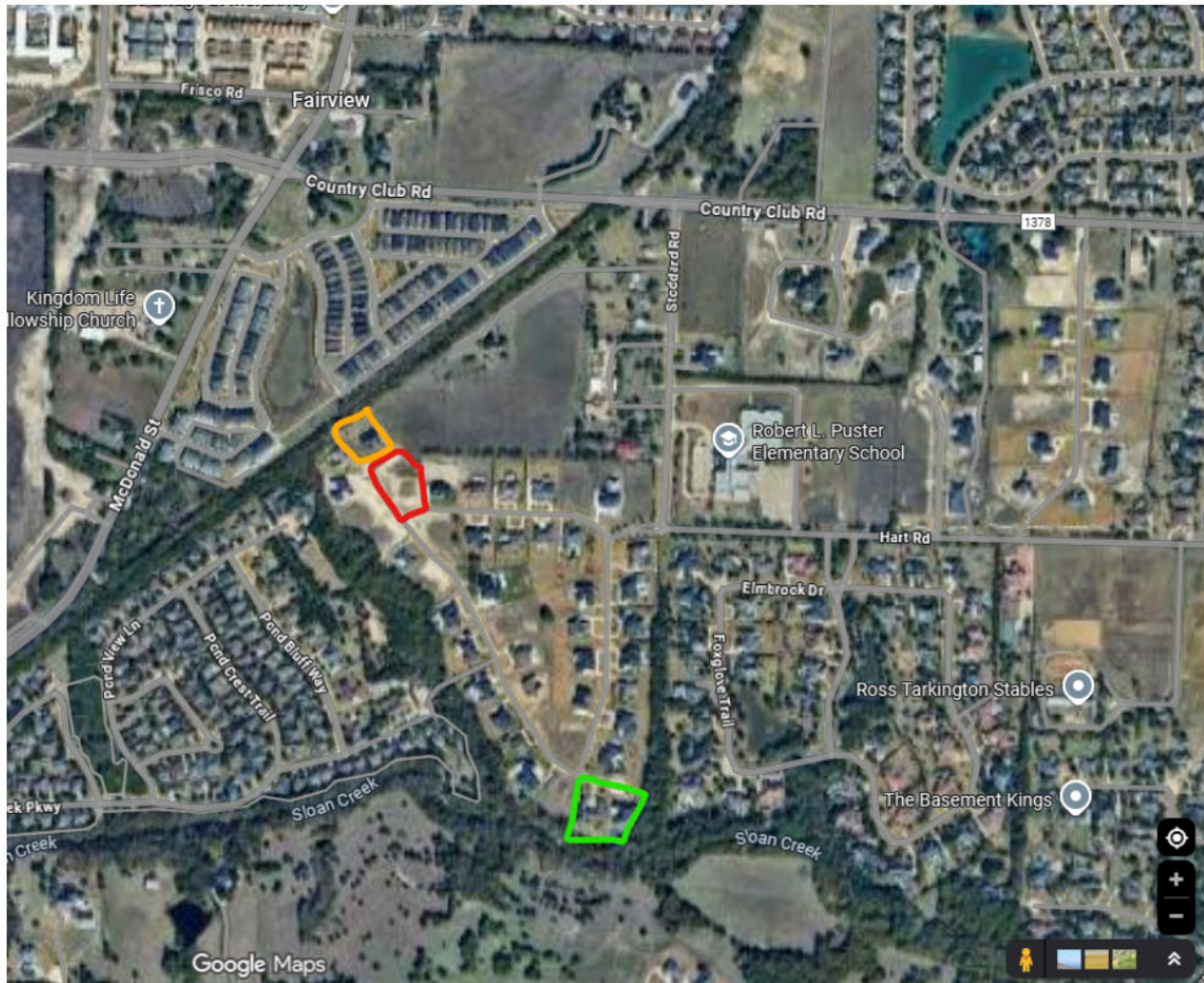
*If necessary, the concrete slab could be demolished and removed in less than a day.

*There's no evidence that installing a basketball court will lower surrounding home values.

*The noise level of a bouncing basketball on the bare concrete court surface (without VersaCourt tiles), heard by a neighbor standing at the nearest fence line (44 feet away) will likely peak somewhere around 47 to 67 decibels, with a reasonable mid estimate near 57 decibels. This is roughly equivalent to the decibel level of a normal spoken conversation at a comfortable speaking level. This assumes there is NO screening of any kind to block the noise. With the proposed tree screening around the court, the basketball noise level at the fence line would be barely audible.

*VersaCourt tiles have a 30% noise reduction coefficient. So the VersaCourt tile surface will make the basketball bounce 30% quieter versus bare concrete (data provided by VersaCourt). With that additional reduction, noise level at the nearest property line is estimated around 40 decibels, about the same noise level as a home refrigerator hum or a light rain.

*Below is a map showing other courts in the neighborhood. Red is the proposed court lot. Orange is a nearby driveway hoop. Green is a full court basketball/pickleball court. There might be others but that's all I could identify with Google Earth.







October 31, 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, November 13, 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 take action on a request for approval of a Conditional Use Permit (CUP) for a sports court. The 1.19-acre site is located at 651 Louise Drive and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Joel Catalano, North Texas Stone representing owner Kenny Donaldson.

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: Rick Haddock

Address: 631 Irene

- ☐ Support
☒ Oppose (provide comments below)

Signature: Rick Haddock

Date: November 5, 2025

Comments:

We did not buy land in Fairview to have a sport court sitting in my front yard. The is inconsitent with Fairview's motto of "keeping it country" and their mission of "embracing natural features of the community". This will absolutely decrease home values for those in the 2 neighborhoods.



Israel B. Roberts, AICP
Planning Manager
Town of Fairview, Texas

RE: 651 Louise Drive sport-court request

Dear Mr. Roberts,

Please share the attached with the Fairview Planning and Zoning Commission as well as Town Council. I am aware of notice/response letters having been sent to one or more of our lot owners in Chamberlain Park, however, I have not yet received one. It is for this reason that I am responding via this medium.

Distinguished Members of the Fairview Planning and Zoning Commission and Fairview Town Council,

Please consider this correspondence as opposition, in the strongest terms, to the proposed sport-court at 651 Louise Lane in the Chamberlain Place subdivision.

Our organization is the developer of the adjacent residential community, Chamberlain Park. Chamberlain Park is a community consisting of 12, 1-acre parcels in RE-1 zoning, likewise in comparison to the subject request property. We were first alerted to the proposed sport-court by an individual to whom we sold a vacant lot on which they recently broke ground for their dream-home. They, much like us, are very concerned about the disturbance in terms of noise and appearance, such a court would present. It is our understanding the Chamberlain Place HOA has not granted approval for this court as of this date; as the HOA has authority for denial of such additions to homes/lots. We retain ownership of a lot immediately adjacent to the subject lot and feel the approval of this request will place a significant burden on us as the value for that lot will immediately decrease below otherwise market value. Additionally, as sellers of lots to others we feel a great responsibility to likewise object on their behalf as their value and enjoyment will surely be affected negatively.

We hope you will consider the sentiments expressed herein and deny this proposal as we relied upon your sound judgement and relevant ordinances in the interest of maintaining the value and enjoyment of our lots.

Most Sincerely,

Dave J. Wilcox
Vice President, Land Investment

A handwritten signature in black ink, appearing to read "D. Wilcox", is written over the typed name and title.