



Memorandum

January 11, 2018

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE
(CASE #CUP2018-01)**

BACKGROUND: This is a request for approval of a conditional use permit (CUP) to accommodate the construction of a canopy over an existing detached patio. The 1.1-acre site is located at 1010 Patrician Ct. and is zoned for the (RE-1) One-Acre Ranch Estate District. Owner/Applicant: Jeff Dale (Case #CUP2018-01)

STATUS OF ISSUE:

The applicant proposes to construct a 440 square foot canopy over an existing patio that is anchored with an outdoor fire place. The 15 feet tall structure will be constructed of 100% cedar lumber and will have a shingle roof to match that of the existing home.

Public Input

The town has notified 32 adjacent property owners within 500 feet of the subject property and to date, have not received any correspondence.

Staff Analysis

- In the (RE-1) One-acre Ranch Estate District:
 - Setback for an accessory structure is 30.’ *The proposed canopy is approximately 10’ from the rear property line with the overhang and the existing patio/fire place extending into an existing 10’ drainage easement. Staff has reviewed the drainage and utility layout for the site and there are no facilities within the easement and the drainage pattern is not affected by the existing patio or the proposed canopy.*
 - Maximum height for an accessory structure is 30 feet. *The proposed height to the crest of the pitched roof is approximately 15 feet, therefore, the proposed structure meets this requirement.*
 - Maximum number of accessory structures is two (2). *The proposed canopy will be the second accessory structure on the lot, therefore, the site meets this requirement.*
 - Maximum square footage for all accessory structures on a lot is 900 square feet. *The proposed canopy is 440 square feet. Existing on the site is a 524 square foot detached carport, that was constructed in 2017. In total, including the proposed canopy and the existing carport, there is 964 square feet of accessory structures on-site, exceeding the maximum area allowed for all accessory structures by 64 square feet.*
 - Maximum lot coverage is 35%. *Since the proposed canopy covers an existing patio, there is a minimal increase to the lot coverage. Including the proposed canopy, the lot coverage is approximately 19%, 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 building elevations.

BUDGET: N/A

ATTACHMENTS:

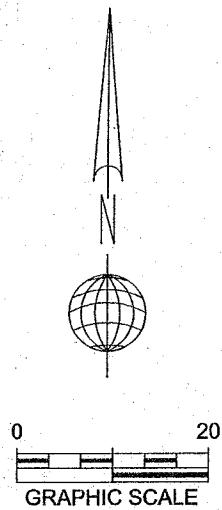
- Locator
- Site Plan
- Elevations
- Pictures



1010 Patrician Court
CUP2018-01

SURVEY PLAT

LOT 9, BLOCK E, OAKWOOD ESTATES PHASE III, AN ADDITION TO THE TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME J, PAGE 607, MAP RECORDS, COLLIN COUNTY, TEXAS.



PATRICIAN COURT

R = 325.00'
Δ = 23°37'28"
CB = S 85°49'37" E
CH = 133.06'
L = 134.00'

FND 1/2" I.R. WITH A RED PLASTIC CAP STAMPED "BUSBY"

FND 1/2" I.R. WITH A RED PLASTIC CAP STAMPED "BUSBY"

5' T.U.E. (P.P.)

10' DRAINAGE ESMT. (P.P.)

35' B.L. (P.P.)

10' DRAINAGE ESMT. (P.P.)

ST. JAMES DRIVE

REF. BRG. (P.P.) S 10°11'55" E 189.07'

25' B.L. (P.P.)

FND 1/2" I.R. WITH A RED PLASTIC CAP STAMPED "BUSBY"

R = 50.00'
Δ = 80°35'35"
CB = S 33°45'40" W
CH = 64.67'
L = 70.33'

FND 1/2" I.R. WITH A RED PLASTIC CAP STAMPED "BUSBY"

10' DRAINAGE ESMT. (P.P.)

LOT 8

STONE/BRICK RESIDENCE NO. 1010

SPA POOL

POOL EQUIPMENT

STONE GRILL

FIREPLACE

STONE PLANTER

STONE STEPS

STONE WALL

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FLOOD ZONE

This is to certify that NO PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 480169 0315G, Zone "X", dated 01-19-96, of the Flood Insurance Rate Map.

NOTES

- 1) All corners labeled as SET 1/2" I.R. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310" set for corner.
- 2) (P.P.) indicates that Building Lines, Easements, Rights-of-Way, etc., as shown on this survey are per plat referenced in Legal Description hereon.
- 3) All boundary dimensions shown hereon are per plat unless otherwise noted.
- 4) The easements to the Town of Fairview recorded in Volume 1393, Page 744, Volume 1393, Page 747 and Volume 1393, Page 750 do not affect the subject property.

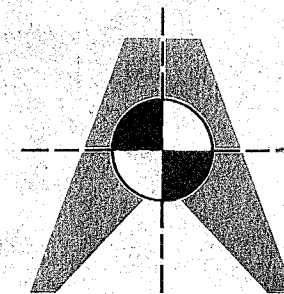
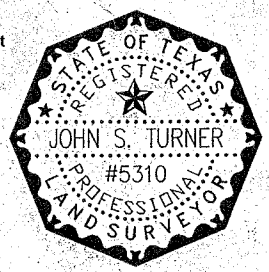
LEGEND

●	POWER POLE	○	WROUGHT IRON FENCE
⊗	GAS METER	—	BUILDING LINE
⊕	WATER METER	- - -	EASEMENT LINE
—	POWERLINE	⊗	STONE COLUMN
—	OVERHEAD SERVICE LINE	⊕	TRANSFORMER AND PAD
—	WOOD FENCE	⊕	AIR CONDITIONER
—	CHAIN LINK FENCE	—	CONCRETE
—	WIRE FENCE	—	BRICK
—	COVERED AREA	⊕	TELEPHONE BOX
—	STONE MORTAR	⊕	SEPTIC TANK LID
—	STONE RETAINING WALL	—	SIGN
—	LOOSE ROCK	—	CABLE BOX

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies.

John S. Turner
R.P.L.S. #5310



Analytical Surveys, Inc.
"Registered Professional Land Surveyors"

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www.analyticalinc.com

Job Number: 88663-09	Date: 02-23-09
G.F. Number: 10901957	Title Company: STEWART TITLE
Certified to: DALE	Drawn by: JY

"A professional company operating in your best interest"

Jeff Dale
1010 Patricia Ann
Court
Fairview

8x8 Posts
2'-3' In Ground

↑
24'
↓

← 11' →
Rafters

← 11' →
Rafters

← Ridge

Chimney

8x8 Attached
w/ OZCO's

Perimeter
of
Gable Roof
Cover
(3 Step Facia
and Trim)

20'
6x8 Beam

* Scale: 1/4"
* Plan: #1
* 100% Cedar
* Shingled to
Match House

8x8 In
Ground

8x8 w/OZCO
Post Bases

Aug. 12-2017

