

STAFF REPORT

Case Number: 13-SU-05
Request: Specific Use Permit
Address: 3320 Rockmartin Drive
Lot Size: 1.03 acres
Petitioner: Eric and Mary Mattingly

Existing Conditions:

The subject property is a 1.03 acre (44,920 square feet) residential lot located on the western terminus of Rockmartin Drive. To the east of the property is another single family residence and eventually Templeton Trail. To the west of the site is Farmers Branch Creek. To the north is a historic private (Marsh Family) cemetery. To the south is Templeton Trail Park. The property is located in the R-1 single family zoning district. This zoning district requires all lots to at least be 1 acre in area.

Site Design:

There is an existing split level single family residential home comprised of approximately 3,000 square feet built in the 1940's. The residence is constructed of brick and wood siding. In addition to the primary structure, there is an existing accessory building containing approximately 375 square feet. The applicant is significantly expanding and remodeling the primary structure. The finished floor elevation for the primary structure will be at least 512 feet.

The topography of the subject tract severely slopes downward towards the creek on the west edge. A substantial portion of the western edge of the site is located in the floodplain of Farmers Branch Creek. There is also a significant depression in the rear yard. Because of these topographic conditions, the existing accessory building has been built entirely on piers. A long wooden elevated boardwalk connects the primary residence and the accessory building. The finished floor elevation of the existing accessory building is at least 512 feet. (See Site Photographs)

The applicant is requesting a Specific Use Permit to expand the existing accessory building by approximately 136 square feet. This additional space will be added to the northern portion of the building, closest to the primary residence. The Mattingly family plans to use the expanded accessory building as a separate clubhouse or recreation room. In addition to a substantial rehabilitation of the existing home, the applicant is proposing adding a new pool area in the depressed rear yard, adjacent to the accessory building.

The improved accessory building will contain a bathroom and large activity room. No kitchen or food preparation area is planned for the new addition. The applicant understands that the enlarged accessory building cannot be used as a separate dwelling unit.

The applicant has agreed to match the exterior materials and colors of the accessory building with that of the primary residence. Since the existing accessory building is constructed on exposed piers 6 feet in the air, the use of masonry materials on the exterior is infeasible. The Mattinglys have agreed to make the improved accessory as architecturally compatible with the primary residence as possible.

Article 15 of the Comprehensive Zoning Ordinance dictates that a residential property is allowed to have an accessory building if it is less than 120 square feet in floor area by right. An accessory building that is larger than 120 square feet requires a Specific Use Permit.

Section 15-104 of the Comprehensive Zoning Ordinance (CZO) defines an accessory building as *"a separate building or structure from the main building, used for purposes incidental to the main use of the premises."* The applicant's intended use of the building is consistent with the CZO.

The accessory building will be setback approximately 4 feet from the side yard and eastern property boundary which is in compliance with the requirements of the CZO (See Site Plan).

Comprehensive Plan:

The 1989 Farmers Branch Comprehensive Plan recommends Single-Family Detached Residential uses for this area. This request is compatible with the Comprehensive Plan.

2012 Central Area Plan designates this area as Low Density Residential. The vision for this district is traditional single family detached neighborhoods. The SUP request is consistent with the future land use for this area.

Thoroughfare Plan:

Rockmartin Drive is a two-lane local residential city street. This local street terminates at Farmers Branch Creek. No expansion or improvements are planned or budgeted for either of these roadways by the city at this time.

Public Response:

Twelve (12) notification letters were mailed to the surrounding property owners on August 14th, 2013. One zoning notification sign was placed on the site that same day. As of August 22nd, no written opposition to this SUP request has been received by the City.