



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council

FROM: Charles S. Cox  
City Manager

DATE: July 6, 2017

SUBJECT: Ordinance 3448 – Specific Use Permit for detached accessory structure at 14430  
Tanglewood Drive

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## **Existing Conditions:**

The subject property is a 19,000 square foot residential lot located on Tanglewood Drive. The property is located in the One Family Residential zoning district (R-2) which is comprised of single-family homes. To the north and south are additional, comparable residential lots and existing residential uses. To the east, the property is bordered by Marsh Lane. The existing one-story, single family residential home is comprised of approximately 2,154 square feet. The primarily building material for the residence is masonry. (See Location and Aerial Map).

The applicant is requesting a Specific Use Permit to build a detached accessory building, approximately 285 square feet, located in the rear yard in the northeaster portion of the lot. The Comprehensive Zoning Ordinance dictates that any residential accessory building that is larger than 120 square feet requires a Specific Use Permit.

## **Site Design:**

The accessory building proposed is an enclosed greenhouse. The greenhouse will be used a hobby greenhouse for growing vegetables, houseplants, and flowers.

The building will be setback 14 feet from the rear property line and 8 feet from the side property line. The proposed accessory building is located approximately 38 feet from the main residential

structure. The greenhouse will be approximately 10.4 feet at its highest point. The proposed accessory building is located within the fenced backyard. (See Site Plan).

The greenhouse is a closed structure with double storm doors (32x80) on the western facade. The proposed dimensions are approximately 15'x19' for a total of 285 square feet. The roof consists of glass and metal panels in the traditional greenhouse architectural style. The metal components will be powder coated a white color. The structure will include two evaporation coolers to control the temperature in the greenhouse. The base of the building is masonry (See Representative Photos and Floor Plan).

The applicant also plans to add additional landscaping in the backyard after the greenhouse is installed. No additional improvements are proposed with this Specific Use Permit request. The applicant has fulfilled all necessary planning and zoning requirements.

### **Public Response:**

Thirteen (13) notification letters were mailed to the surrounding property owners on May 10<sup>th</sup>, 2017. One zoning notification sign was placed on the site that day after. A public notice was placed in Dallas Morning News on June 21<sup>st</sup>. As of July 6<sup>th</sup>, 2017 no written letters in favor or opposition of this SUP request have been received by the city.

*On May 22<sup>nd</sup>, the Planning & Zoning Commission voted to recommend approval of this Detailed Site Plan as outlined in Ordinance No. 3448. The vote was unanimous.*

### **Possible Council Action:**

1. I move to adopt Ordinance No. 3448
2. I move to adopt Ordinance No. 3448 with the following modification(s)...
3. I move to table the item or take no action.