



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: August 5, 2017

SUBJECT: Ordinance 3462 – Specific Use Permit for Detached Accessory Structure at 13412 Charcoal Lane

Existing Conditions:

The subject property is a 0.597 acre (26,025 square feet) irregularly shaped lot located on Charcoal Lane. The property is located in the Residential District 3 (R-3) zoning district, which is comprised of single-family homes. To the north, east, and west are other comparable, existing residential uses. To the south of the property is the Christian Center Assembly Church. Ingress and egress to the site is via Josey Lane, Charcoal Lane and the alleyway, which begins along Janwood Lane. (See Location and Aerial Map)

The applicant is requesting a Specific Use Permit to build a detached, open, accessory building that is proposed to be 936 square feet in size. The accessory structure is greater than 120 square feet, hence the need for the applicant to pursue the Specific Use Permit. In addition, the height of the proposed structure at 14 feet exceeds the stated maximum height in Section 2.9, “Accessory Uses and Structures.” This added height may be approved through the SUP process as well.

Site Design:

The subject property contains an existing one-story residential home approximately 2,387 square feet in size. The primary exterior building material for this residence is masonry. No expansion of the existing residential structure is proposed with this request.

The backyard features several existing structures. Adjacent to the southeastern corner of the house is an existing tool shed. Immediately adjacent to this building is an existing dog kennel. As part of this SUP request, the applicant has agreed to remove both the tool shed and the dog kennel. One existing accessory structure that is approximately 402 square feet in size is scheduled to remain. Located centrally to all of these existing structures is the proposed accessory structure.

According to the site plan, the proposed accessory structure will be located 66 feet from the eastern corner of the house, 30 feet from the northeastern corner of the house, 20 feet from south side of the property, 22 feet from the existing accessory building, and 47 feet from the rear property line, meeting all the setback requirements of the Zoning Ordinance. (See Site Plan)

Residential Accessory Structure:

According to the floor plan, the proposed open accessory structure will be 36 feet wide, 26 feet long and 14 feet in height. The structure will be comprised of masonry material at the base, siding in the middle, with a composite shingle roof. The structure is proposed to be used as an outdoor entertainment area with an outdoor kitchen. The proposed Specific Use Permit request is consistent with the requirements set forth in the Comprehensive Zoning Ordinance. (See Floor Plan and Elevations)

Public Response:

Twenty-two notification letters were mailed to the surrounding property owners within 200 feet of the subject property on August 3, 2017. One zoning notification sign was placed on the site. A public notice was published in Dallas Morning News on August 21st. As of September 5, 2017, no letters in favor or opposition of this SUP request have been received by the City.

On August 14th, the Planning & Zoning Commission voted to recommend approval of this Specific Use Permit as outlined in Ordinance No. 3462. The vote was unanimous.

Possible Council Action:

1. I move to adopt Ordinance No. 3462
2. I move to adopt Ordinance No. 3462 with the following modification(s)...
3. I move to table the item or take no action.