



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: March 15, 2018

SUBJECT: Ordinance 3494 – Specific Use Permit for detached garage with a top plate exceeding 10 feet in height for a property located at 13426 Castleton Drive

Existing Conditions:

The subject property is an existing 11,421-square foot single-family residential lot located at the northeast corner of Castleton Drive and Brockway Drive. The property is located in the One Family Residence District-6 (R-6) which is intended to accommodate one-family detached houses on small individual lots. The property is bordered by residential lots on all sides.

The applicant is requesting a Specific Use Permit to build a detached garage with a top plate of 14 feet in height. The Comprehensive Zoning Ordinance requires approval of a Specific Use Permit for detached accessory structures that exceed a 10-foot top plate height.

Site Design:

The applicant is currently building a new house on the property located at 13426 Castleton Drive. The proposed house will be two stories, consisting of 3,403 square feet, and will be setback 30 feet from Castleton Drive and 15 feet from Brockway Drive.

The detached garage is proposed on the rear portion of the property with the driveway access from Brockway Drive. The garage will be 759 square feet in area (23 feet by 33 feet) and will be setback 20 feet from Brockway Drive, 28 feet from the rear (eastern) property line and 22 feet from the side (northern) property line. The garage is proposed to be located approximately 13 feet from the house. The proposed overall lot coverage will be approximately 23%.

The detached garage is designed to match the modern architecture proposed for the house, with a simple and clean façade and a flat roof configuration. The proposed flat roof for the garage is slightly sloping downward front to back. The garage will be 14 feet at its highest point and 13 feet at the lowest point, measured at the top plate.

The detached garage will have a stucco finish and an aluminum garage door. The garage will be built on the required concrete foundation.

There are no additional improvements associated with this Specific Use Permit request.

Public Response:

Twenty-one (21) notification letters were mailed to the surrounding property owners on March 2, 2018. Two zoning notification signs were placed on the site the same day. A public notice ad was placed in the Dallas Morning News on March 15, 2018. As of March 28, 2018, the city has received two letters in support and one letter in opposition for the SUP request.

Recommendation:

On March 12, 2018 the Planning & Zoning Commission voted to recommend approval of this Specific Use Permit as outlined in Ordinance No. 3494. The vote was unanimous.

Possible Council Action:

1. Motion to adopt Ordinance No. 3494.
2. Motion to adopt Ordinance No. 3494 with the following modification(s)...
3. Motion to deny Ordinance No. 3494.
4. Motion to continue discussion at the next meeting.