



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: April 16, 2019

SUBJECT: Conduct a public hearing and consider adopting Ordinance No. 3566 for a Specific Use Permit for a bathroom within an accessory building on a 0.387-acre lot located at 13561 Braemar Drive; and take appropriate action.

Existing Conditions

The subject property is a 16,895 square foot residential lot located at 13561 Braemar Drive. The property is located within the One Family Residence District-2 (R-2) zoning district, which allows one-family detached uses. R-2 further designates the property to comply with the Comprehensive Zoning Ordinance (CZO) standards for single-family residences and accessory buildings. The subject property abuts the Brookhaven Country Club to the north and existing one-family residential uses on all other sides. The existing one-story, single family residence on the property has been recently demolished. A new residence with an accessory structure (i.e. detached garage) is proposed to be constructed on the site.

The applicant is requesting a Specific Use Permit to add a bathroom in the proposed detached garage. The CZO requires that no accessory building shall be furnished with a bathroom prior to approval of a Specific Use Permit for such purpose.

Site Design

The detached garage is proposed to be located in the rear half of the lot accessible from Braemar Drive. The detached garage is setback 78 feet from the front property line and 5 feet from the side property line. The detached garage is also proposed to be 30 feet by 27 feet (862 square feet) and is designed to accommodate one vehicle and pool house. The pool house portion of the detached garage will be accessible from an exterior door on the south elevation, facing Braemar Drive, and doors along the east elevation toward the future pool. A pool is anticipated to be located at the rear of the lot, behind the primary residence, and will be a future phase of the improvements on the lot.

The applicant is proposing to install a full bathroom within the detached garage to serve the pool house in anticipation of the future pool. The proposed bathroom will be on the southeast corner of the detached garage and will be approximately 70 square feet. The bathroom will be fully equipped with a shower and standard toilet, and will be connected to necessary utilities.

The exterior wall material for the residence is proposed to be primarily painted brick veneer and accents of siding. The exterior of the detached garage is proposed to match the proposed primary residence.

The applicant does not intend to use the proposed detached garage as an accessory dwelling unit or business purposes.

The proposed detached garage including the requested bathroom complies with the accessory development standards within the CZO.

Public Response

Ten (10) notification letters were mailed to the surrounding property owners on March 15, 2019, in addition to both Carrollton-Farmers Branch and Dallas school districts. A zoning notification sign was placed on the site the same day. A legal notice was also posted in the Dallas Morning News on March 31, 2019. As of April 8, 2019, one letter of support for this Specific Use Permit request has been received by the City.

Recommendation

On March 25, 2019, the Planning and Zoning Commission considered this request and unanimously recommended approval of the Specific Use Permit as presented in Ordinance No. 3566.

Possible City Council Action:

1. Motion to adopt Ordinance No. 3566.
2. Motion to adopt Ordinance No. 3566 with the following modifications...
3. Motion to deny Ordinance No. 3566.
4. Motion to continue discussion at the next meeting.