



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. 3565 for a Specific Use Permit for an approximately 480 square foot accessory building located at 13215 Woodhaven Drive; and take appropriate action.

Existing Conditions

The subject property is a 15,897 square foot residential lot located at 13215 Woodhaven Drive. The subject property abuts the Brookhaven Country Club to the north and existing one-family residential uses on all other sides. The property is occupied by an existing one-story, single family home, and is located within the One Family Residence District-2 (R-2) which allows one-family detached uses. R-2 further designates the property to comply with the Comprehensive Zoning Ordinance (CZO) standards for single-family homes, including accessory uses and structures requirements.

The applicant is requesting a Specific Use Permit for an accessory building that is open on all sides (i.e. patio cover) constructed at the rear of the property. This request is a result of a Code Enforcement violation that was issued to the property owner due to the structure being built prior to the proper permits or request being pursued. The CZO allows an accessory building with no full walls (i.e. open on four sides), covering a lot area greater than 200 square feet, with prior approval of a Specific Use Permit.

Site Design

The patio cover is located on the rear of the lot and is setback 3 feet from rear property line, 20.1 feet from the western side property line, and 36.9 feet from the eastern side property line. The patio cover is a wood frame structure with a steel roof, and has an overall height of 12 feet 6 inches.

Just south of the patio is an existing pool. The accessory building is an oblong rectangle, with the western and eastern sides of the structure being 10 feet and 19 feet, respectively. The north and

south sides of the patio cover are 34 feet and 33 feet, respectively. This area was previously occupied by a wood deck, which has since been removed and replaced with a concrete patio and patio cover.

The proposed patio cover complies with all dimensional requirements of the accessory regulations within the CZO.

Public Response

Thirteen (13) notification letters were mailed to the surrounding property owners on March 15, 2019, in addition to the Carrollton-Farmers Branch and Dallas school districts. A zoning notification sign was placed on the site the same day. A legal notice was also published in the Dallas Morning News on March 31, 2019. As of April 8, 2019, four letters of support for this Specific Use Permit request have been received by the City.

Recommendation

On March 25, 2019, the Planning and Zoning Commission unanimously recommended approval of the Specific Use Permit as presented in Ordinance No. 3565.

Possible City Council Action:

1. Motion to adopt Ordinance No. 3565.
2. Motion to adopt Ordinance No. 3565 with the following modifications...
3. Motion to deny Ordinance No. 3565.
4. Motion to continue discussion at the next meeting.