



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 1, 2024
SUBJECT: ZC24-0101 Public hearing and consideration of a request from Jake and Virginia Murrah for a special use permit for a permanent accessory building and an accessory dwelling unit at 6909 Little Ranch Road, being 1.84 acres described as Lot 3, Block 1, Morgan Meadows. CONTINUED FROM THE JULY 18, 2024, PLANNING AND ZONING COMMISSION MEETING.
PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

Jake and Virginia Murrah are requesting a special use permit for a permanent accessory building on 1.84 acres at 6909 Little Ranch Road.

This is a case that is continued from the July 18, 2024, Planning & Zoning Commission meeting where the request also included an accessory dwelling unit of 2,364 square feet. After that meeting, the applicant decided to remove the request for the accessory dwelling. The special use permit request now only addresses the large accessory building intended for use as a shop, garage, storage, and gym. The same or similar area previously planned for a detached accessory dwelling will instead be incorporated into the area of the primary dwelling on the lot.

GENERAL DESCRIPTION:

The property under consideration is a 1.84-acre (80,150 square feet) lot located on the west side of Little Ranch Road just south of Hightower Drive. The property has 200 feet of frontage on Little Ranch Road and is approximately 399.8 feet deep. There is not a house on the property, but two small accessory buildings are located in the northwest corner.

The owner intends to construct a house and other improvements on the property. As part of the development plans, the owner proposes to construct a permanent accessory building (detached garage). This type of building is permitted by right on the property. However, the building exceeds the maximum allowed size. As a result, the owner is requesting a special use permit for the building to address proposed modifications of these standards. A description of the request is attached, as well as a plot plan and building plans for the proposed structure.



Permanent accessory building

The proposed building would be located behind the house. The building is 2,400 square feet in size, with a 720-square-foot covered porch on the east side. The overall footprint of the structure is 3,120 square feet, measuring 52 feet in width and 60 feet in depth. The building is 23.7 feet tall, with a wall height of 16 feet and 4:12 roof pitch. The exterior walls are finished with board and batten siding. On the applicant's floor plan, the building is shown to be used for the parking of three (3) vehicles, exercise room, workshop equipment, and personal storage of household items and property maintenance equipment. Building elevation and floorplan drawings are attached.

[Section 118-718\(c\)](#) of the zoning ordinance establishes the requirements and standards for permanent accessory buildings and structures. For lots greater than 40,000 square feet in area, the zoning ordinance allows for consideration of a special use permit for varying from specific development standards. The applicant is requesting modifications to the design standards described in the table below.

| DEVELOPMENT STANDARD | PROPOSED BUILDING |
|---|---|
| <u>Maximum floor area</u> <input type="radio"/> 2,003 square feet (2.5% of lot area) | <input type="radio"/> 2,400 square feet enclosed area <input type="radio"/> 720 square feet covered porch <input type="radio"/> 3,120 square feet total area (3.9% of lot area) |
| <u>Maximum wall height</u> 12 feet (buildings over 500 SF) | <input type="radio"/> 16 feet wall height |

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing, barns, and livestock. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

CURRENT ZONING: The property is currently zoned RE-1 (Residential Estate). This district was formerly named R-1-S (Special Single-Family) and is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of one unit per acre in a quasi-rural setting. The RE-1 district is specifically planned to allow for the keeping of livestock in a residential setting.

SURROUNDING ZONING | LAND USE:

| DIRECTION | ZONING | LAND USE PLAN | EXISTING LAND USE |
|-----------|---------------------------|-------------------------|--|
| NORTH | RE-1 (Residential Estate) | Residential Estate | Single-family residences |
| WEST | AG (Agricultural) | Low Density Residential | Drainage channel Single-family residences |



| | | | |
|-------|---------------------------|--------------------|--------------------------|
| SOUTH | RE-1 (Residential Estate) | Residential Estate | Single-family residences |
| EAST | RE-1 (Residential Estate) | Residential Estate | Single-family residences |

PLAT STATUS: The property is platted as Lot 3, Block 1, Morgan Meadows Addition.

CITY COUNCIL: The City Council will consider this request at the August 12, 2024, meeting following a recommendation by the Planning and Zoning Commission.

DRC RECOMMENDATION. Modifications to design standards for permanent accessory buildings are subject to approval of a special use permit or other zoning action.

The DRC recommendation for approval of the special use permit for the permanent accessory building is based on previous approvals of buildings in similar contexts and the Commission's prior direction given specifically to this request at their July 18, 2024, meeting.

RECOMMENDATION:

Approve ZC24-0101 as presented, excluding the advertised request for the accessory dwelling unit.