



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 18, 2025
SUBJECT: ZC23-0064 Public hearing and consideration of a request from Marisol Pedroza for a special use permit for an accessory dwelling unit at 9200 Martin Drive, being 0.516 acres described as Lots 3 and 4, Block 1, Thompson Park Estates.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Marisol Pedroza is requesting a special use permit for an accessory dwelling unit on 0.516 acres at 9200 Martin Drive.

GENERAL DESCRIPTION:

The property under consideration is a 22,477-square-foot parcel located on the south side of Martin Drive between Crane Road and Precinct Line Road. The site is developed with a single-family residence constructed in 1960. The property is zoned R-1 (Single-Family Residential). A detached accessory building was constructed on the property in the 1970s, and at an undetermined date the building was converted into an accessory dwelling unit. There are no city records indicating that permits or inspections were obtained for the conversion.

The applicant purchased the property in January 2023. At that time, she was advised that there was an active code compliance case regarding the building and that permits, inspections, and approval of a special use permit would be required to continue using the building as an accessory dwelling unit.

A special use permit application was submitted in May 2023 and reviewed by the Development Review Committee. However, the application eventually expired due to inactivity, and action resumed on the code compliance case. Staff continued to work with the applicant to bring the property into compliance, and in May 2025 updated plans for the building were submitted and the special use permit application was reactivated.

An accessory dwelling unit, also known as a secondary living unit under the zoning code, may be constructed by right on a residential lot, subject to certain development standards. The maximum allowed floor area for accessory dwelling units is 650 square feet, and the unit must be located within 25 feet of the primary house and connected with a breezeway at least six feet wide attached to the roofline. These types of living units are intended for use by a family member or relative of the occupants of the primary house, and the units may not be rented or leased or have separate utility meters.



The proposed accessory dwelling unit is located approximately 39 feet away from the primary house. The building includes approximately 995 square feet of living area. The design of the structure is consistent with the architecture of the primary house.

[Section 118-718\(e\)](#) of the zoning ordinance establishes the requirements and standards for accessory dwelling units. The accessory building is compliant with all development standards except for the standards noted below. Modifications to or deviations from the standards may be approved through approval of a special use permit, and applicants are requesting modifications to these standards as described in the table.

DEVELOPMENT STANDARD	PROPOSED BUILDING
<u>Connection to primary residence</u> <ul style="list-style-type: none">Unit must be connected to primary house by a breezeway attached to the roofline	<ul style="list-style-type: none">Building and primary house not connected
<u>Proximity to primary residence</u> <ul style="list-style-type: none">Unit must be within 25 feet of the primary residence	<ul style="list-style-type: none">Building is approximately 39 feet from the primary house
<u>Maximum total floor area</u> <ul style="list-style-type: none">650 square feet	<ul style="list-style-type: none">Living area: 995 square feet
<u>Use</u> <ul style="list-style-type: none">Unit must not have a separate utility meter	<ul style="list-style-type: none">Separate meter not proposed

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

CURRENT ZONING: The property is currently zoned R-1 (Single-Family Residential). This district is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of 2.9 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1 (Single-Family Residential) R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	PD (Planned Development)	Retail commercial	Home improvement store (Home Depot)
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences



PLAT STATUS: The property is platted as Lots 3 and 4, Block 1, Thompson Park Estates. A replat application was administratively approved by the Development Review Committee on July 22, 2025. The plat would combine the lots into a single lot designated as Lot 3R1, Block 1, Thompson Park Estates.

CITY COUNCIL: The City Council will consider this request at the October 13, 2025, meeting following a recommendation by the Planning and Zoning Commission.

DRC RECOMMENDATION. Modifications to design standards for accessory dwelling units 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 accessory dwelling unit is based on previous approvals of buildings in similar contexts.

RECOMMENDATION:

Approve ZC23-0064.