

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 27, 2023

SUBJECT: ZC22-0044, Ordinance No. 3779, Public hearing and consideration of a request from Michael Wood for a special use permit to construct permanent accessory building at 8104 Green Valley Drive, being 1.0 acre described as Lot 2R, Block 1, College Acres Addition.

PRESENTER: Clayton Comstock, Planning Director

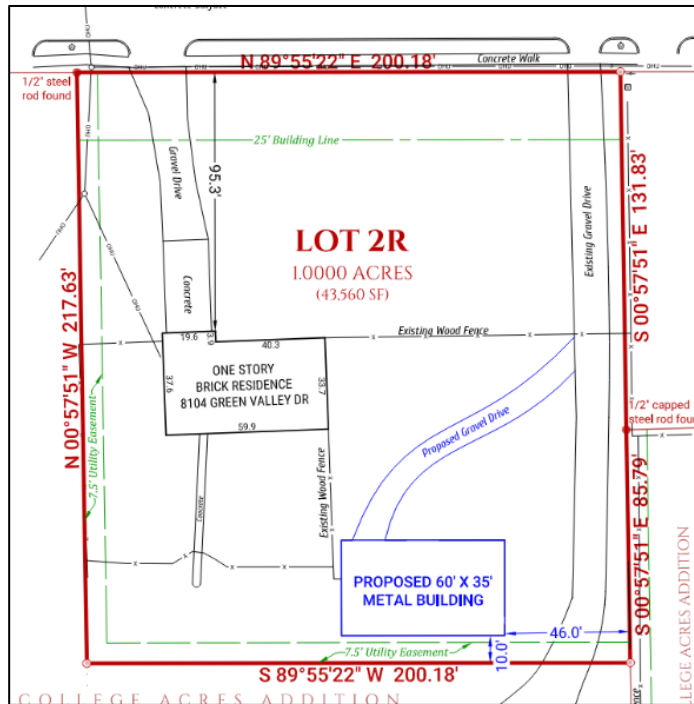
SUMMARY:

Michael Wood is requesting a special use permit to construct a permanent accessory building that does not comply with current standards for floor area, roof pitch, and concrete driveways. The property is located on a 1.0 acre lot at 8104 Green Valley Drive.

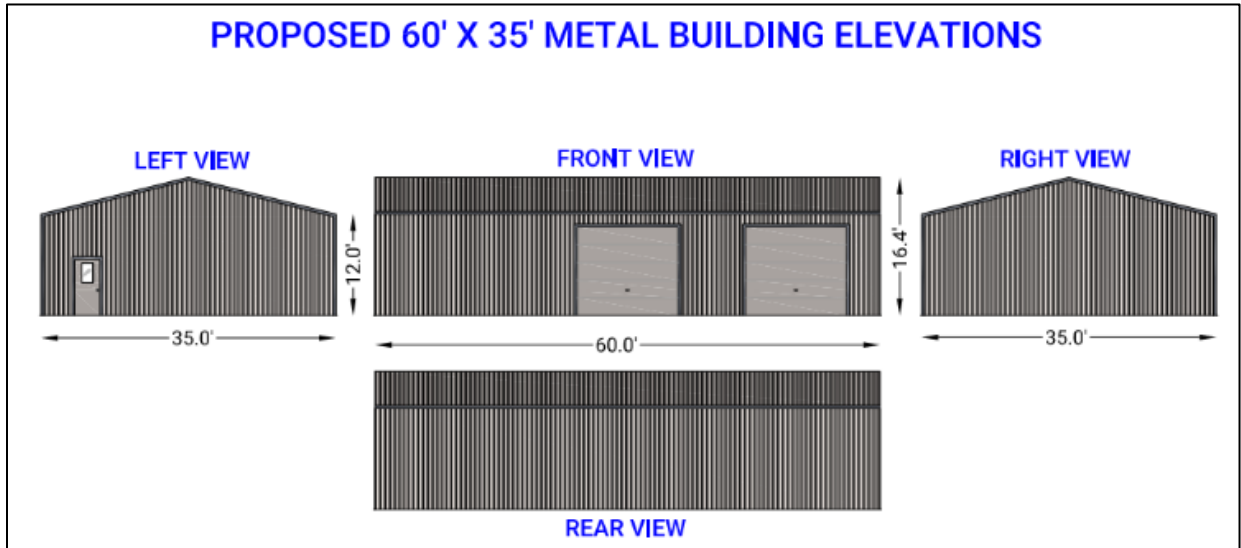
GENERAL DESCRIPTION:

The property under consideration is a 1.0-acre lot located on the south side of Green Valley Drive just west of Davis Boulevard. The site is developed with a single-family residence. The lot has 200 feet of frontage on Green Valley Drive and is approximately 217 feet deep.

The owner is requesting a special use permit for a permanent accessory building. A project narrative, site plan of the property, and building elevation drawings are attached. The proposed building is located near the southeast corner of the lot. The building is 2,100 square feet in size, measuring 60 feet in width and 35 feet in depth. The overall height of the building is 16 feet, with a wall height of 12 feet. The



exterior walls are faced with metal panels. The building is intended to be used as a hobby shop, personal storage, and for the parking of vehicles.



[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 accessory building is compliant with all development standards except for the standards noted below. The applicant is requesting modifications to these standards as described in the table.

DEVELOPMENT STANDARD	PROPOSED BUILDING
<u>Maximum floor area</u> ○ 1,089 square feet (2.5% of lot area)	○ Building area: 2,100 square feet (4.8% of lot area)
<u>Roof pitch</u> ○ Minimum roof pitch of 4:12 on each side of the ridge	○ Roof pitch of 3:12 on each side of ridge
<u>Concrete driveway</u> ○ Buildings used for parking of vehicles must include a concrete driveway that connects to the street	○ Gravel road base driveway proposed to connect building to street
<u>Special use permit provision</u> ○ Permanent accessory structures may not exceed square footage of primary residence	○ Primary residence: 1,962 square feet (per Tarrant Appraisal District)

LAND USE PLAN: This area is designated on the 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 zoned R-1-S (Special Single-Family). This district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S district is specifically planned to allow for the keeping of livestock in a residential setting. The zoning was approved by City Council on June 13, 2022 (Ordinance 3741).

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Medium Density Residential	Vacant
WEST	R-1-S (Special Single-Family)	Low Density Residential	Single-family residence
SOUTH	R-3 (Single-Family Residential) C-1 (Commercial)	Low Density Residential	Single-family residence Landscape contractor/sod sales
EAST	C-2 (Commercial) PD (Planned Development)	Office Commercial	Vacant / Communications tower Roofing contractor office/warehouse

PLAT STATUS: The property is platted as Lot 2R, Block 1, College Acres Addition. A replat of the property was approved on June 13, 2022.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the February 2, 2023, meeting and voted 4-1 to recommend denial (Vice Chair Luppy voting against).

Unless appealed to the City Council by the applicant, denial of a zoning request is considered final ten days from the date of action by the Commission. The applicant has appealed the request, and a copy of the appeal is attached.

RECOMMENDATION:

Deny Ordinance 3779.