

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager      **DATE:** August 12, 2024  
**SUBJECT:** ZC24-0104, Ordinance No. 3859, Public hearing and consideration of a request from Zachary Ray for a special use permit for a permanent accessory building at 6800 Meadow Creek Road, being 1.29 acres described as Lot 9, Block 3, Morgan Meadows.  
**PRESENTER:** Clayton Comstock, Managing Director of Development Services

### **SUMMARY:**

Zachary Ray is requesting a special use permit for a permanent accessory building on 1.29 acres at 6800 Meadow Creek Road.

### **GENERAL DESCRIPTION:**

The property under consideration is a 1.29-acre (56,700 square feet) lot located at the northeast corner of North Forty Road and Meadow Creek Road. The property has 188 feet of frontage on Meadow Creek Road and 300 feet of frontage on North Forty Road. There is a house on the property, but no accessory buildings are located on the lot.

The owner intends to construct a 2,400-square-foot permanent accessory building on the lot. This type of building is permitted by right on the property. However, the building exceeds the maximum allowed size standards required by the zoning ordinance. As a result, the owner is requesting a special use permit for the building to address proposed modifications to 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 in the southeast corner of the lot. The building is 2,400 square feet in size, measuring 40 feet in width and 60 feet in depth. The building is 23 feet tall, with a wall height of 16 feet and 4:12 roof pitch. The exterior walls are finished with metal siding. The building is intended to be used for the parking of a recreational vehicle and trailer, storing workshop equipment, and personal storage of household items. The building site also includes a new drive approach on North Forty Road, and paved areas around the structure. Building elevation 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> o 1,417 square feet (2.5% of lot area)	o 2,400 square feet enclosed area (4.2% of lot area)
<u>Maximum wall height</u> 12 feet (buildings over 500 SF)	o 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 residence
WEST	R-1 (Single-Family Residential)	Residential Estate	Single-family residence
SOUTH	RE-1 (Residential Estate)	Residential Estate	Single-family residence
EAST	RE-1 (Residential Estate)	Residential Estate	Single-family residence

**PLAT STATUS:** The property is platted as Lot 9, Block 3, Morgan Meadows Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the July 18, 2024, meeting and voted 7-0 to recommend approval.

**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.

#### **RECOMMENDATION:**

Approve Ordinance No. 3859.