

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 13, 2021

SUBJECT: SUP 2021-07, Ordinance No. 3709, Public hearing and consideration of a request from Dohrman Wintermute for a special use permit for an addition to a permanent accessory building at 7504 Bursey Road, being 2.015 acres described as Lot 4, Block 1, Oakvale Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Dohrman Wintermute is requesting a special use permit to authorize an addition to a permanent accessory building on 2.015 acres located at 7504 Bursey Road.

GENERAL DESCRIPTION:

The property under consideration is located on the south side of Bursey Road between Londonderry Drive and Bursey Road South. The lot is 2.015 acres in size, 184 feet wide, and 453 feet deep. The property is developed with a single-family residence and one permanent accessory building. The property is zoned R-1 (Single-Family Residential).

City Council approved the special use permit for the original accessory building on October 2, 2017 (Ordinance 3480). This ordinance authorized a 1,500-square-foot building with a 750-square-foot attached covered parking area on the property. Since that time, the owner made a 300-square-foot addition to the rear of the building that includes an unenclosed covered area. The addition was constructed without a permit. Since the building does not comply with the approved Special Use Permit, the owner is requesting to amend the special use permit to allow the design as proposed. If the special use permit is approved, the building permit for the addition will continue to be processed and applicable fees assessed for conducting work without a permit.

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. Since the covered area is attached to the existing accessory building and is considered an addition to the building, proposals to modify the design standards may be authorized through approval of a special use permit.

A site plan and photos of the building are attached. The building is located near the middle of the lot, with side setbacks of 52 feet and 94 feet and a rear setback of 104 feet. The 300-square-foot covered area is attached to the rear of the building, measuring 30 feet in width, 10 feet in depth, and 8.5 feet in height.



SIDE VIEW OF BUILDING



REAR VIEW OF BUILDING

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 proposed zoning is 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-2 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residence
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residence

PLAT STATUS: The property is platted as Lot 4, Block 1, Oakvale Addition.



PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the August 19, 2021, meeting and voted 5-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3709.