

**CITY OF COPPELL
PLANNING DIVISION**

STAFF REPORT

**PUBLIC HEARING: Text Amendments to the Code of Ordinances
Chapter 12, Article 35 “Accessory Structures”
Section 3 “In-ground and above-ground swimming pools and spas”
Subsection C - Distance from the main structure**

P&Z HEARING DATE: September 21, 2023
C.C. PUBLIC HEARING DATE October 10, 2023

STAFF REP.: Matthew S. Steer, AICP, Development Services Administrator

PURPOSE: PUBLIC HEARING: To consider text change amendment to the Code of Ordinances, Chapter 12, Article 35 “Accessory Structures” Section 3 “In-ground and above-ground swimming pools and spas” Subsection C - Distance from the main structure.

HISTORY: This Subsection of the Zoning Ordinance was last amended in June 2023 with the Accessory Structure changes. We have received a permit application in conflict with the separation requirements established for the pool to the main structure.

DISCUSSION: In reviewing other cities ordinances, the majority allow the setback between the house and pool to be waived if the permit includes engineered plans for reinforcing one or both foundations to accommodate the load of the other, or a letter is submitted by a professional engineer stating that the proposed pool will not adversely affect the foundation of the primary structure. The proposed ordinance is attached for your reference. Staff is comfortable in recommending the ordinance amendment which is in line with best practices.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of the text change amendment to the Code of Ordinances, Chapter 12, Article 35 “Accessory Structures” Section 3 “In-ground and above-ground swimming pools and spas” Subsection C - Distance from the main structure.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Ordinance