

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-319-SF-12, 552 Arbor Brook Lane - Carport

P&Z HEARING DATE: November 21, 2024

C.C. HEARING DATE: December 10, 2024

STAFF REP.: Mary Paron-Boswell, Sr. Planner

LOCATION: 552 Arbor Brook Lane, south of E. Bethel School Rd and west of Moore Rd.

SIZE OF AREA: 0.4 acres of property

CURRENT ZONING: SF-12 (Single-Family 12)

REQUEST: A zoning change request from SF-12 (Single-Family-12) to PD-319-SF-12 (Planned Development 319- Single-Family-12) to approve an existing carport encroaching within the required side setback, located at 552 Arbor Brook Lane.

APPLICANT: **Owner:**
Derric Bonnot
552 Arbor Brook Lane
Coppell, Texas 75019
469-323-4342
Email: derric.bonnot@icloud.com

HISTORY: The property is part of the North Lake subdivision and has SF-12 zoning. The home was constructed in 1978, and the applicant purchased the property in 2019. The carport was constructed sometime between May 27th of 2022 and October 7th of 2022 without benefit of permits or inspections. A variance request went before the Board of Adjustments (BOA) on September 5, 2024, and was denied.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: Arbor Brook Lane is a residential street.

SURROUNDING LAND USE & ZONING:

North: Residential – Single-Family Residential (SF-12) Northlake Woodlands
South: Residential – Single-Family Residential (SF-12) Northlake Woodlands
East: Residential – Single-Family Residential (SF-12) Northlake Woodlands
West: Residential – Single-Family Residential (SF-12) Northlake Woodlands

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as Residential Neighborhood (Low and medium Single Family Residential).

DISCUSSION:

Background

The subject property is a single-family residence on the northeast side of Arbor Brook Lane. The property is zoned SF-12 and is 0.4 acres in size. The home was constructed in 1978, and the applicant purchased the property in 2019. The existing house has an attached two-car garage with a front-access driveway. The carport was constructed sometime between May 27, 2022, and October 7, 2022, without benefit of permits or inspections.

The Zoning Ordinance Section 12-35-5 of the Coppell Code of Ordinances, which governs zoning requirements for garages and carports, states:

B. Garages and carports that are 150 square feet in area, or more, shall observe the following regulations:

2. Minimum property line setbacks:

(b) *Side:*

i. The same as the minimum setback required for the main structure unless the garage or carport has side alley access, then the side setback on that side shall be no less than 20 feet.

iii. Ten feet from the main structure on an adjacent property.

The width of the property at the front property line is 91.55-ft according to the survey provided, indicating that at a minimum the setback should be 9-ft from the side property line. The owner applied for a building permit for this property on August 28, 2023, that pertained to the carport and other work items on the property. As stated earlier, this constructed carport does not meet the requirements of the Zoning Ordinance and the permit, when it was applied for after construction, was denied.

The applicant then pursued a variance from the Board of Adjustment (BOA) on September 5, 2024, to allow for the carport to remain in its current location. The carport sits roughly on the property line with the adjacent property at 548 Arbor Brook Lane. The BOA listens to cases and decides based on hardship. At the BOA hearing, the adjacent neighbor who is impacted by the carport's location, opposed the request. The Board denied the request as there was no hardship found and the applicant chose not to appeal the request to District Court. The applicant then decided to request a variance through the PD process, which is why it requires a Public Hearing at the Planning and Zoning Commission and City Council.

The applicant was aware of the request of the Sherwood Park neighborhood request to keep their carports. That request was substantially different in nature than what is being requested by Mr. Bonnot. Mr. Bonnot gathered signatures for a petition to keep his carport. He gathered signatures from other neighbors in his subdivision and adjacent streets. A map and list of addresses are included in the backup. In preliminary discussions with Mr. Bonnot, staff indicated that each request is considered on its own merits and that staff would recommend denial of his request, as it does not meet the ordinance requirements, it is not a hardship, and has opposition from the affected neighbor.

Carport Elevations

The carport elevations show that it was constructed of steel tubing and has steel members across the roof and wood slats along the roof and property line side. It is anchored into the driveway from a steel plate with bolts. The roof is angled with one end of the carport being 7'8" and the other end reaching 8'9". There are three poles on the passenger sides of the carport and a 2'10" overhang at the entrance. The roof itself does not overhang along the sides of the structure. Staff has received a letter from an engineer relating to the carport, stating that it complies with conventional engineering and construction standards and 2015 International Residential Code for accessory uses and applicable uses.

Staff is recommending DENIAL of the request. If the PZ Commission decides to recommend approval of the request, staff would request the following PD Conditions:

1. To allow the carport where it exists and cannot be expanded.

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. Detail Site Plan
2. BOA Variance Memo
3. Building Permit Application
4. Floor Plan
5. Engineer's Letter
6. Site Photographs
7. Applicants Presentation
8. Petition