



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 11, 2022

Reference: Consider approval of an Ordinance for case PD-181R3-SF-12, Bethel Road Estates Addition, Lot 1R, Block 1, a zoning change request from C (Commercial), R (Retail) and PD-181R2-SF-12 (Planned Development-181-Revision 2 Single-Family- 12) to PD-181R3-SF-12 (Planned Development-181-Revision 3 Single-Family - 12) to approve a Detail Site Plan for an existing single-family residence with a 300 square foot addition and the construction of a 4,000 sf accessory garage structure, and modification of the front yard fence located on 2.065 acres of land located on the northside of W. Bethel Road, approximately 325 ft east of Hearthstone Lane, and authorizing the Mayor to sign.

2040: Enhance the Unique 'Community Oasis' Experience

Introduction:

The purpose of this agenda item is for Council approval an Ordinance for case PD-181R3-SF-12, and to authorize the Mayor to sign. On August 18, 2022, this request was recommended for approval by the Planning and Zoning Commission (4-0). On September 13, 2022, the item was approved by the Coppell City Council (6-0), subject to the following conditions, which have been included in the ordinance:

1. There may be additional comments at the time of Building Permit.
2. Building permits shall be required for all proposed buildings, structures, paving and fences/walls.
3. To allow for a washroom with a kitchenette in the proposed accessory garage structure.
4. To allow the accessory building height to be 30' as opposed to the maximum 12' required in the Zoning Ordinance.
5. To allow an option of either cement plaster or stone on the accessory building to match the existing home.
6. To allow the stone screening wall within the front yard as previously permitted on the eastern half of the subject property.
7. To allow grass-crete as an acceptable material for the driveway south of the structure.
8. To prohibit the conversion of the accessory structure into a habitable residence.

Background:

In January 2000, City Council approved a request to change the zoning from Commercial to Planned Development 181-SF-12 to allow the development of 2 residential lots on 3.2 acres of property. The easternmost half of the subject property was part of that zoning change that contains the current Larson Residence, built in 2004. The western half of the subject property was purchased by the Larsons in June 2018. It has a residence and is considered legal non-conforming because it predates the zoning of the property (Commercial and Retail). This rezoning allows for the combining of the two properties into one lot, removal the privacy fence currently separating the two properties, demolition of the home from the western portion and construction of a 4,000 square-foot, 30-foot-high accessory garage structure in its place. A 300 square foot addition is also planned on the front of the eastern residence and a sidewalk to connect the residence to the garage and a new driveway for access. The portion of the driveway on the southside of the structure will be constructed of grass-crete which will be better for the survival of the 35-caliper inch oak.

The existing fence in the front yard is proposed to be modified from iron to a solid stone and will match the style of the existing fence on the eastern portion of the property. The fence will be stepped back to align with existing fence to the west and will be stepped back at the new pedestrian gate area proposed to be added along Bethel Road. A driveway gate will be rebuilt at the existing driveway this will be setback 21.5 feet from the front property line; enough room for a vehicle to pull off the road and wait while it opens into the site.

Benefit to the Community:

Allows an existing homeowner to expand their property and build a detached accessory garage structure, expand their existing home, and modify a screening wall on the front western portion of the property to match the existing wall on the east portion.

Legal Review:

The City Attorney drafted the ordinance.

Fiscal Impact:

None

Recommendation:

The Community Development Department recommends approval of this ordinance.