



MEMORANDUM

To: Mayor and City Council

From: Mary Paron-Boswell, Senior Planner

Date: April 13, 2021

Reference: Consider approval of an Ordinance for PD-184R2-SF-ED (Planned Development–184 Revision Two- Single-Family Residential– Estate District) to incorporate the existing carriage house as a part of the Planned Development District and to allow the addition of a guest suite, pool pavilion, game room, greenhouse, porch, and new entry gate to an existing residential unit located on 5.067 acres of land located at 748 Deforest Road and authorizing the Mayor to sign.

2040: Enhance the Unique Community Oasis Experience

Executive Summary:

In March 2000, the property was rezoned from Agriculture to PD-184-SF-ED to allow for a residential dwelling and pool and associated PD conditions. In 2002, a carriage house was built on the property connected to the main house with a pergola. This is a two-story building with a garage on the ground floor and a room upstairs with a bathroom, this is located to the west of the main house along the circular drive. The current owners would like to make some improvements to their property in the form of a guest suite, pool pavilion, game room, greenhouse, porch, and new entry gate. The majority of the new development will occur behind the existing house, backing up to Denton Creek

Analysis:

On March 9, 2021, the City Council unanimously recommended APPROVAL of PD-184R2- SF-ED, subject to the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. Building permits shall be required for all proposed buildings, structures, paving and fences.
3. The City shall not be responsible for any repairs to the driveway for responding to calls at this address.
4. Gate to be equipped with GTT Opticom sensor for emergency apparatus to open the gate and Knox override in the event of malfunction.
5. All new structures to be equipped with NFPA-13R fire sprinkler systems and shall provide complete coverage including small rooms.
6. To allow the existing garage/carriage house as shown on the plans.
7. To allow for proposed accessory buildings to be taller than 12 feet in height, as shown on the plans.
8. To allow for accessory structures with a bedroom, kitchen and bathroom plumbing as shown on the plans.

9. The accessory units shall not be rented or leased out separately from the main house.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Site Plan
4. Exhibit C – Building Elevation
5. Exhibit D – Material Board