

MEMORANDUM

TO: Planning & Zoning Commission
FROM: Grace Martin-Young, Planner I
DATE: July 16, 2024
SUBJECT: **Public Hearing: Consideration of a Special Use Permit for a Backyard Cottage on Approximately 0.3037-Acres; Legally Described as Lot 10, Block E, Vista Oaks – Phase II Addition, Located at 1353 Utica Lane; Zoned Single-Family Residential (6,000 Square Foot Lot) (R-6) District; as Requested by Coby Minton, on Behalf of Michael C. Burns, the Property Owner. (24-06-11-SUP)**

BACKGROUND:

The owners of 1353 Utica Lane were pursuing a building permit through Eclipse Construction to build a backyard cottage. They aim to maximize the use of their property and allow a family member to have their own home.

ANALYSIS:

The City of Lewisville allows for backyard cottages by right on residential lots zoned R-7.5 and larger, though a special use permit is required on smaller lot sizes to ensure the site is not overcrowded. While 1353 Utica Lane is zoned R-6, the actual lot area is over 13,000 square feet. Even though the lot has ample space to accommodate this use, the current unified development code requirements which are based on zoning rather than literal lot area requires a special use permit to allow this use.

The proposed backyard cottage meets all supplemental use requirements for backyard cottages and staff finds this request consistent with the surrounding uses and is in alignment with the Lewisville 2025 Vision Plan call for the Big Move of Thriving Neighborhoods.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the Special Use Permit, as set forth in the caption above.