

## **MEMORANDUM**

**TO:** Claire Powell

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** May 5, 2025

**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for an Accessory Building/Accessory Structure Greater than 800 Square Feet on 0.54 Acres, Legally Described as Timbercreek Acres Lot 1, Block C; Located at 1010 Timbercreek Drive; Zoned Single-Family Residential (18,000 Square Foot Lot) District (R-18); as Requested by Noel Galan, the Applicant, on Behalf of Regino Blanco, the Property Owner. (Case No. 25-02-2-SUP)**

### **BACKGROUND:**

The owner is wishing to add a 1,080 square-foot single-story workshop to the rear of a residence located at 1010 Timbercreek Drive. The house was constructed in 1967, per the Denton County Appraisal District. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 15, 2025.

### **ANALYSIS:**

Section VII.3.2 of the Unified Development Code (UDC) requires a special use permit (SUP) for accessory buildings that are greater than 800 square feet for lots 12,000 square feet or greater. The area of the subject property is 23,356 square feet. The maximum lot coverage allowed by the Single-Family Residential (18,000 Square Foot Lot) (R-18) zoning district is 25%. The total lot coverage (main dwelling and accessory building) would be 13%.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC:

- A. Compatibility with surrounding uses and community facilities.  
*The site is zoned R-18 District and is surrounded by other residential uses. Accessory buildings and structures are common in the neighborhood. This workshop is for personal use only and not for a home occupation, which is not permitted.*
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;  
*The workshop is a property improvement for personal use. This is consistent with the Big Move of Diverse and Thriving Neighborhoods outlined in the Lewisville 2025 Vision Plan, which encourages property upkeep.*

- C. Enhancement or promotion of the welfare of the area;  
*The addition of the workshop will increase the enjoyment of the residence for the homeowner.*
- D. Whether the use will be detrimental to the public health, safety, or general welfare;  
*There are no expected detrimental effects to the public health, safety, or general welfare of the area.*
- E. Conformity with all zoning regulations and standards.  
*The accessory building meets all of the supplemental standards in Section VII.3.2 regarding height, setback from the property line and from the primary building, and total lot coverage. The proposed white siding ties to some existing white siding on the main home and the structure will have a shingled roof. The applicant is contemplating rebuilding the main home in the future.*

**CITY STAFF'S RECOMMENDATION:**

That the City Council approve the ordinance as set forth in the caption above.