

## MEMORANDUM

**TO:** Claire Powell, City Manager

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

**DATE:** May 18, 2026

**SUBJECT:** **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for an Accessory Structure on Approximately 0.4132 Acres, Legally Described as Hivue Addition, Block A, Lot 7, Located at 528 Degan Avenue, and Zoned Single-Family Residential (R-7.5) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date as Requested by Larry Seely, the Property Owner (Case No. 26-04-7-SUP).**

### **BACKGROUND:**

The property owner is seeking to demolish the existing wooden detached garage and replace it with a new modern metal garage with an attached carport to be used as a garage with storage. While Lewisville's Unified Development Code (UDC) includes supplemental regulations for Accessory Buildings/Accessory Structures, the applicant cannot meet the specific building maximum or compatibility standards. Consequently, the applicant is requesting a Special Use Permit (SUP). The Planning and Zoning Commission recommended unanimous approval (6-0) on April 21, 2026.

### **ANALYSIS:**

#### *Site, Landscaping and Building*

The proposed new 14' x 26' garage will be in the same location as the existing garage in the northeast portion of the lot.

Section VII.3.2.B.2 of the UDC allows for up to two accessory structures with an aggregate total of no more than 500 square feet for a lot of this size. The applicant is proposing three accessory structures with a total of 1,264 square feet of building area, which includes an existing 100 square-foot storage building at the southeastern corner of the lot, an existing 20' x 20' carport at the end of the existing driveway along the north boundary of the lot, and the proposed 14' x 26' garage/storage building with an attached 20' x 20' carport.

Section VII.3.2.F of the UDC also requires that the building material be architecturally designed to be compatible with the principal building. The proposed building is metal, which does not meet this standard. The applicant has provided two letters of support from their north and south neighbors regarding this proposed structure.

*Compatibility Criteria for Approval*

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff's analysis for each criterion is outlined below:

**A. Compatibility with surrounding uses and community facilities.**

The subject property is directly adjacent to a single-family lot to the north and south, across the public ROW from a single-family lot to the west, with a park zoned Public Use (PU) located to the east. Adjacent property owners have signed letters of support. Staff does not anticipate any major impacts on surrounding uses.

**B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.**

The Lewisville 2025 Vision Plan encourages Diverse and Thriving Neighborhoods, which includes supporting residents as their needs change. Allowing the applicant to upgrade their current Accessory Structure is in line with the goals of the Lewisville 2025 Vision Plan.

**C. Enhancement or promotion of the welfare of the area.**

The proposed SUP provides an upgrade to the garage enhancing the utility of this lot.

**D. Whether the use will be detrimental to the public health, safety, or general welfare; and**

Staff has identified no negative impacts on public health, safety, or general welfare.

**E. Conformity with all zoning regulations and standards.**

The site will meet all development standards not specifically addressed in this SUP request.

*Summary*

Staff finds that the proposal meets the compatibility criteria for SUP approval. This use will have minimal impact on adjacent properties.

**CITY STAFF'S RECOMMENDATION:**

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