

# ZONING BOARD OF ADJUSTMENT

November 19, 2025

## **AGENDA ITEM 1**

Minutes of the October 15, 2025, Zoning Board of Adjustment meeting

## AGENDA ITEM 2

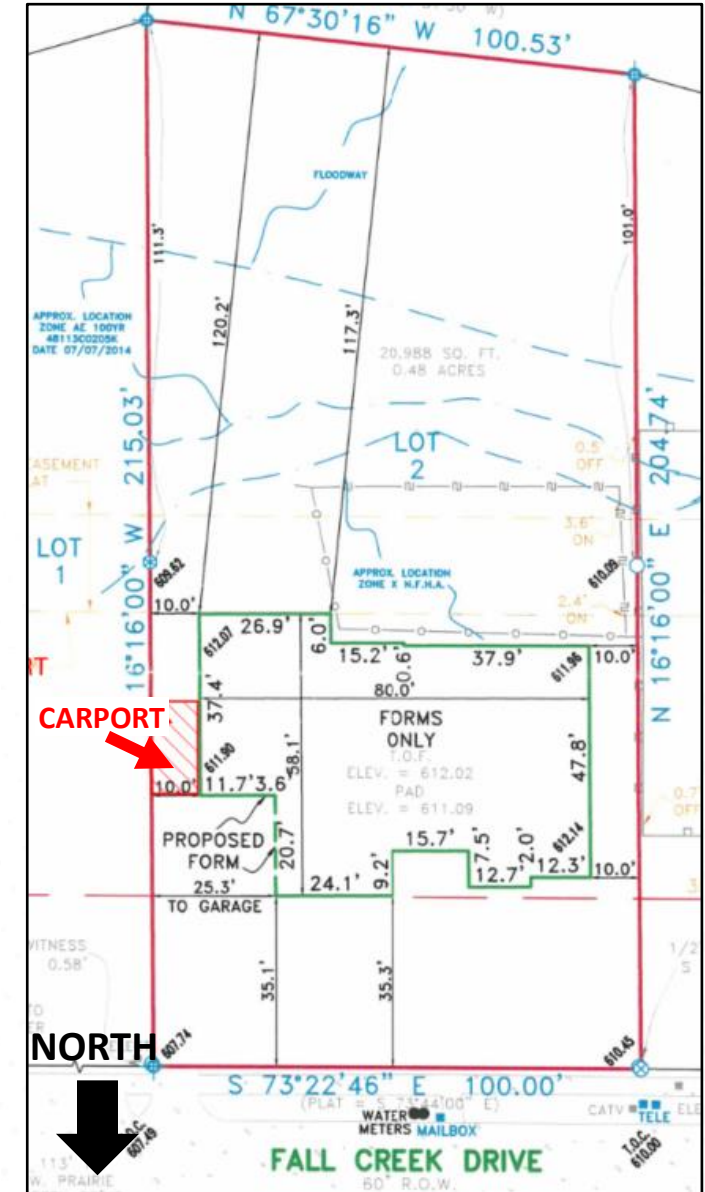
### V 25-05 – 303 Fall Creek Drive **(continued from October 15, 2025)**

Request for a variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV-A, Sec. 4(f) for a 10-foot variance to the required 10-foot side yard setback to allow a carport. The property is located at 303 Fall Creek Drive and is zoned R-2000-M Residential



# REQUEST

- Single family home: 4,522 sq. ft. and two stories
- Carport: 190 sq. ft. roof installed over east side yard
- Allow 0-foot in lieu of a 10-foot side yard setback



## APPLICANT JUSTIFICATION

- Applicant states they need an area to secure two vehicles, trash, and essential storage
- Applicant states they feel unsafe with parking on-street due to curve of street and criminal activity in neighborhood
- House backs up to a creek and is encumbered by a drainage and floodway easement
- House is not alley-served
- Estimated cost to expand to a front-facing, 3-car garage: \$167,000 to \$267,000

## ZBA MOTIONS

- This request and public hearing was heard and continued from the August 20, 2025 meeting to September 17, 2025 and the public hearing remained open
  - ZBA requested staff to bring back additional information as it relates to:
    - retractable awnings
    - definition of temporary
    - other potential options
- This request and public hearing was heard and continued from the September 17, 2025 meeting to October 15, 2025 and the public hearing remained open
  - Applicant provided remaining buildable area of 12 properties including existing improvements
  - ZBA requested staff to bring back additional information as it relates to:
    - The net buildable area square footage for all of the lots on the same block that backed up to the creek
    - Did not request staff to analyze all existing improvements on the lots

## ZBA MOTIONS - CONTINUED

- This request and public hearing was heard and continued from the October 15, 2025, meeting to November 19, 2025, and the public hearing remained open
  - No presentation provided – applicant was unable to attend meeting

## ADDITIONAL INFO SINCE AUG. 20, 2025, CONTINUANCE

- “**Awning**” is not defined in the CZO or IRC, but is considered an architectural projection that extends outward from a building, providing weather protection, identity, or decoration
- **Retractable awnings** are limited to window awnings with no support column, that project no more than 54 inches from an exterior wall; it must be taken down or retracted daily
- **Permanent awnings** may extend up to 2 feet into the setback and may not be more than 10 feet in length (2’ x 10’, with the 2’ projecting into the side yard)(per the CZO)
- Multiple awnings may be used
- Permitted roof covering materials addressed in IRC; some fabric roofing could be allowed as long as compliant w/ Class C code requirements (limiting flame spread and smoke development)
- **Canopies** are supported by the building and a post, thus resulting in an encroachment
- “**Temporary**” is not defined in the CZO or IRC, but is considered to be an improvement that is not permanently affixed (i.e. pop-up canopies, umbrellas, etc.)

# ADDITIONAL INFO SINCE SEPT. 17, 2025, CONTINUANCE



## Net Buildable Area:

- Utilized recorded plat
- Subtracted building setbacks (front, rear and side)
- Subtracted floodplain easement
- Subtracted sanitary sewer easement
- Did not include existing improvements (i.e. house, swimming pool, accessory buildings, etc.)

# ADDITIONAL INFO SINCE SEPT. 17, 2025, CONTINUANCE

	Address	Total Lot Area	Net Buildable Area
1	317	16,966	4,186
2	401	16,237	4,237
3	301	21,094	4,358
<b>4</b>	<b>303</b>	<b>21,515</b>	<b>4,405</b>
5	315	19,085	4,490
6	305	19,589	4,628
7	403	18,949	4,719
8	311	22,255	4,722
9	307	19,557	4,743
10	309	23,446	4,866
11	427	12,051	5,493
12	319	21,758	5,518
13	313	21,097	5,769
14	405	19,189	5,947

	Address	Total Lot Area	Net Buildable Area
15	429	12,578	5,974
16	425	14,278	5,977
17	415	22,784	7,171
18	431	15,048	7,398
19	407	17,523	8,020
20	435	18,917	9,001
21	413	23,843	9,103
22	433	26,487	9,451
23	423	16,889	9,458
24	417	27,156	10,123
25	411	29,077	11,911
26	419	37,905	17,490
27	421	36,167	18,593

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Of the 27 lots analyzed, the 12 lots closest to the subject property generally had a comparable net buildable area (all in the range of approx. 4,200 – 5,900 sq. ft.)

## 303 FALL CREEK DRIVE ANALYSIS

- R-2000-M zoning district requires properties to be developed with a min. 2,000-sq.-ft. house and a min. 400-sq.-ft. garage (min. 2,400 sq. ft. total).
- Assuming a single-story house and attached two-car garage is constructed, the calculated buildable area of approximately 4,400 sq. ft. is more than adequate to accommodate the minimum requirements needed to construct a 2,400-sq.-ft. house.
- The property has been developed with a 4,122-sq.-ft. two-story house with a 400-sq.-ft. attached garage, with an overall building footprint of 3,300 sq. ft.
- As such, the property can be developed in a manner commensurate with other parcels in the same zoning district.
- Therefore, staff determined that the property does not exhibit a hardship related to its physical characteristics that would limit its reasonable use.

## EVALUATION CRITERIA

In exercising its authority under Texas Local Government Code § 211.008, Subsection (a)(3), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

1. The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;
2. Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
3. Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
4. Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
5. The municipality considers the structure to be a nonconforming structure.



## TECHNICAL RECOMMENDATION

Based on the information provided by the applicant, applicable codes, and ordinances, it is Staff's opinion that a physical property hardship does not exist, and the request should therefore be denied.

# SITE PHOTOS



# SITE PHOTOS

NORTHEAST  
ELEVATION

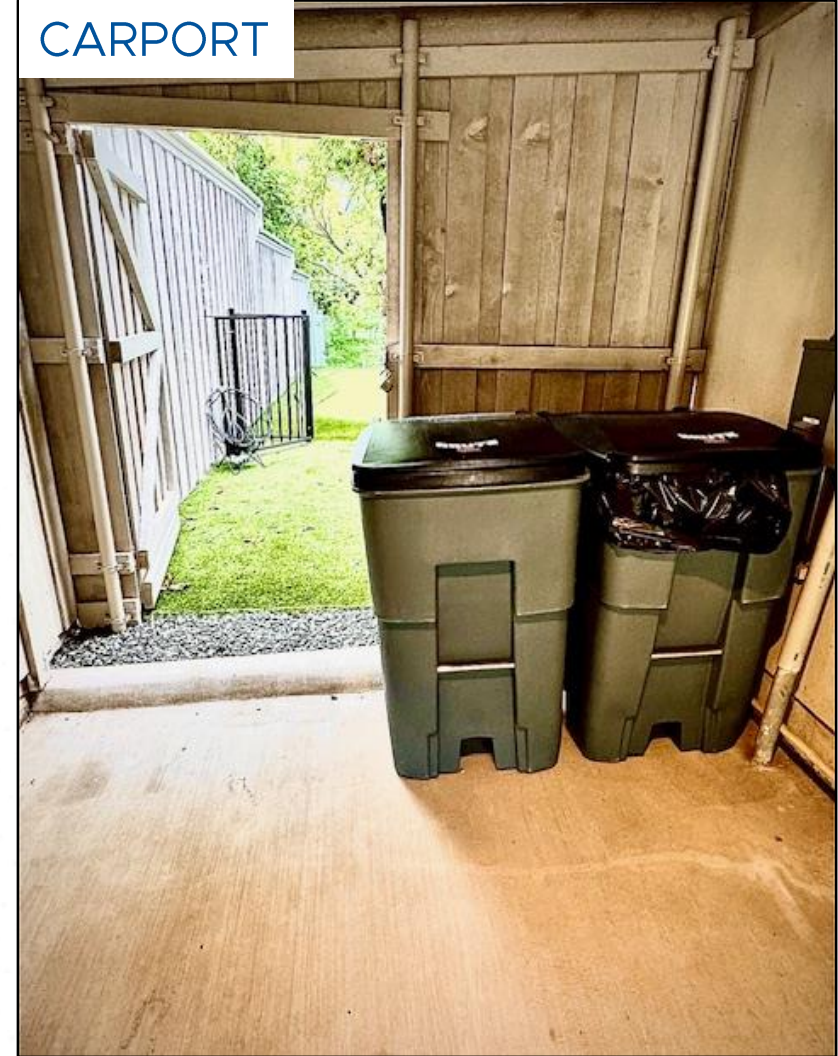


EXISTING CARPORT  
BEHIND FENCE

CARPORT



CARPORT



# AERIAL

