

ZONING BOARD OF ADJUSTMENT

April 15, 2026

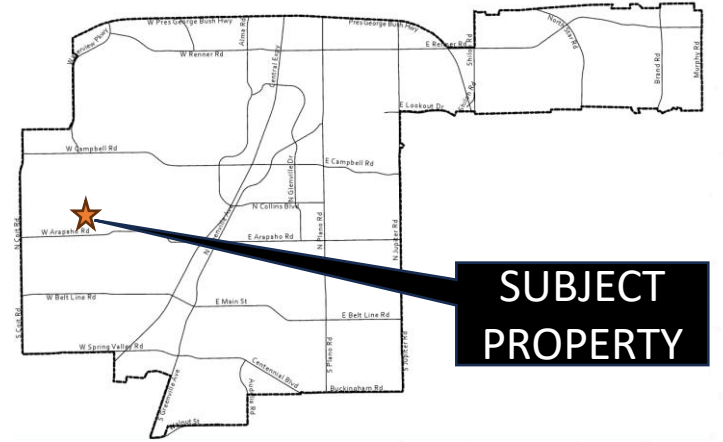
AGENDA ITEM 1

Minutes of the March 18, 2026 Zoning Board of Adjustment meeting

AGENDA ITEM 2

V 26-01 – 1202 Cheyenne Place: A request for a variance to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article IV, Sec. 4(f)(1)(b) to allow a 7-foot side yard setback in lieu of the required 10-foot side yard setback on the northwest property line. The property is located at 1202 Cheyenne Place and is zoned R-1500-M Residential.

AERIAL AND LOCATION MAP



SITE PHOTOS

Previous Conditions (2022)

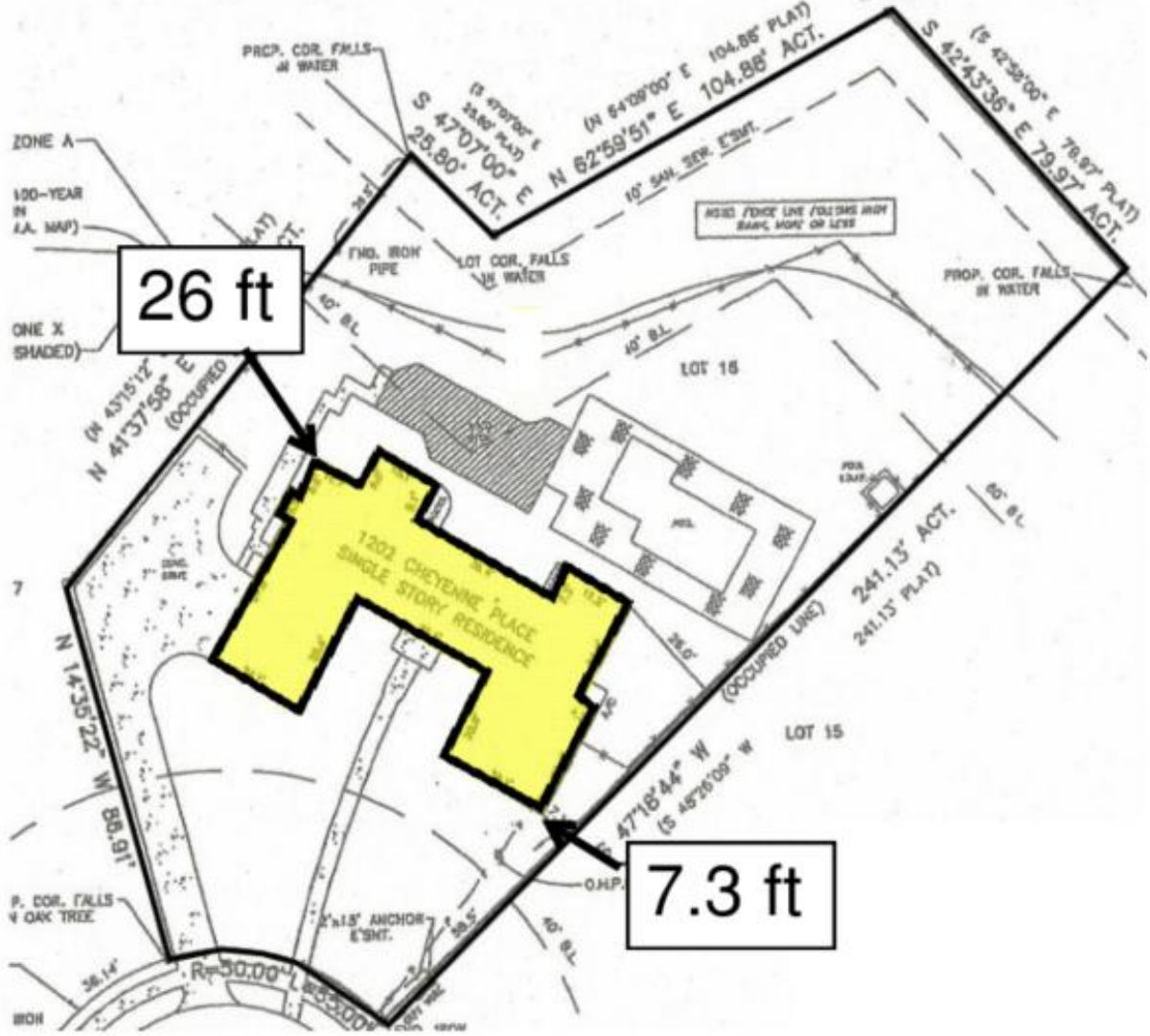


Current Conditions (2026)



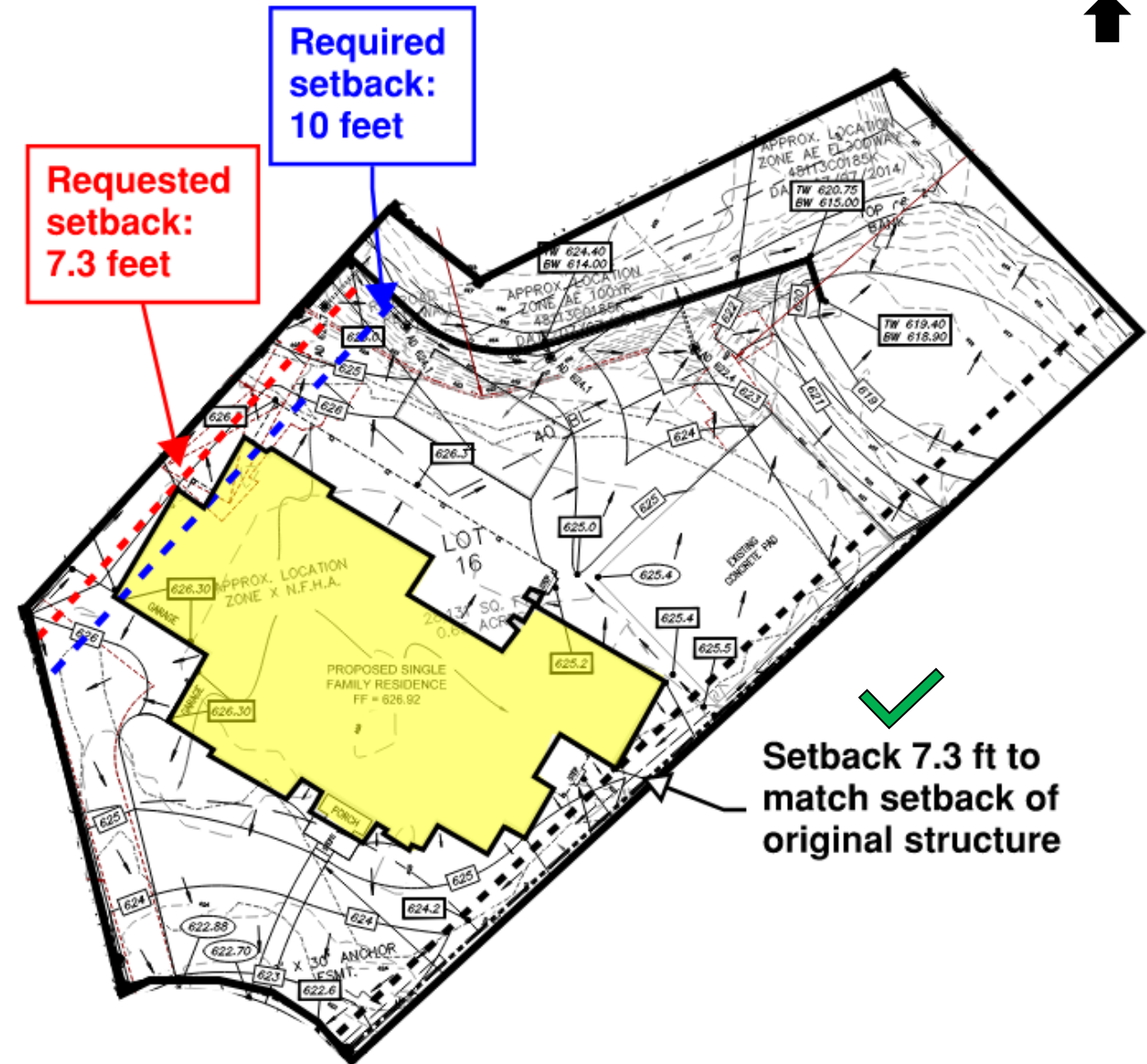
ORIGINALHOUSE FOOTPRINT

- 1962: original house constructed
 - 3,292 sq. ft.
 - Required minimum side yard setback: 7 ft
 - 7.3 ft side yard setback applied to southeast side
 - 26 ft side yard setback applied to northwest side



BACKGROUND & REQUEST

- 0.61-acre lot, zoned R-1500-M
- 1962: original house constructed
- 2025: original house demolished
- 2026: applicant submitted building plans showing:
 - 4,522 sq. ft. new house
 - 7.3-foot side yard setback applied to both southeast side and northwest side
- Request: allow a 7.3-foot setback in lieu of a 10-foot side yard setback on the northwest side



CODE BACKGROUND & HISTORY

- 1962: House constructed at 7.3-foot-side yard setback on the southeast property line in conformance with required setbacks at the time (7 feet), and at 26-foot-side yard setback on the northwest property line (due to the J-swing garage configuration).
- 2004: Comprehensive Zoning Ordinance amends side yard setbacks to create a tiered system with setbacks based on ranges of lot widths, with the intent of allowing a buildable area that is more proportionate of lot widths.
- R-1500-M Residential District now reads:
 - *“Where lots are created or combined so that the resulting lot is 80 feet or more, but less than 120 feet in width, the minimum side setback shall be ten (10) feet.”*
 - *“The reconstruction of a single-family dwelling on an existing, platted lot of record may utilize the side setback established for the previous dwelling on that lot. However, in no instance shall the side setback be less than seven feet in width, nor less than the side setback of the previous dwelling.”*

FOOTPRINT COMPARISON

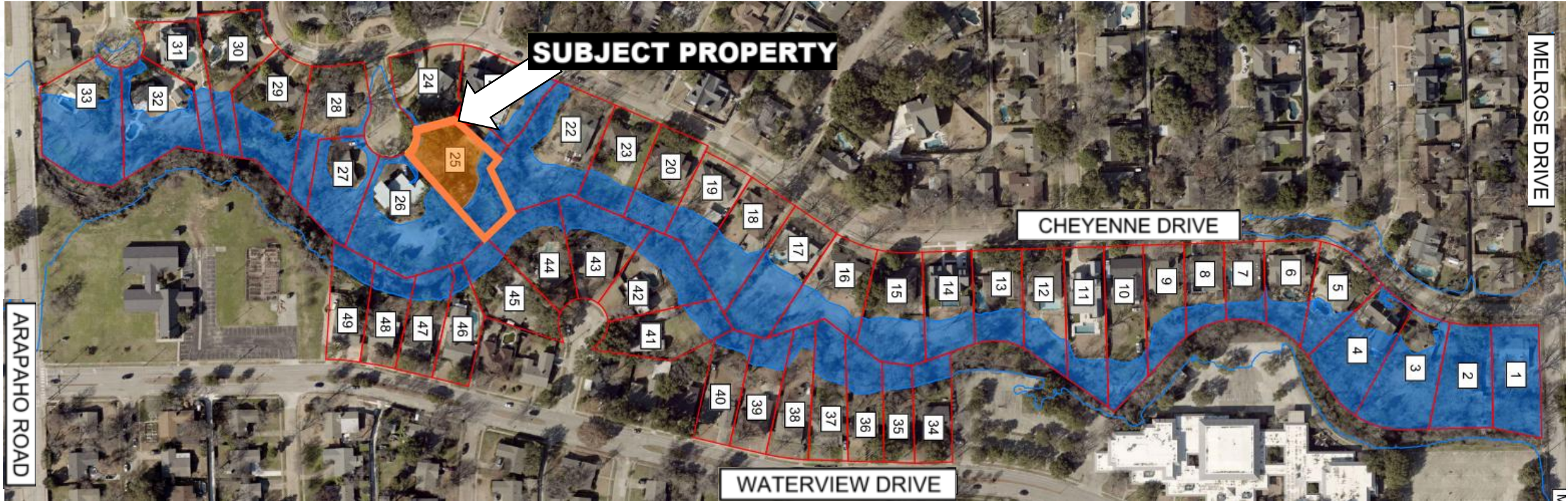


-  ORIGINAL HOUSE
-  PROPOSED HOUSE

APPLICANT JUSTIFICATION

- Applicant interprets the reconstruction provision as allowing the new home to match the previous 7.3-foot-side yard setback on both sides, consistent with the former structure.
- Proposed design is consistent with the historical side yard condition and aligns with the established character of the property and neighborhood.
- Applicant has already invested more than \$50,000 in architectural plans based on this interpretation.
- The lot's irregular, seven-sided shape and cul-de-sac location create physical constraints that limit conventional building placement.
- Two (2) converging creeks encumber the property, creating significant floodplain restrictions that reduce the buildable area.

FLOODPLAIN ANALYSIS



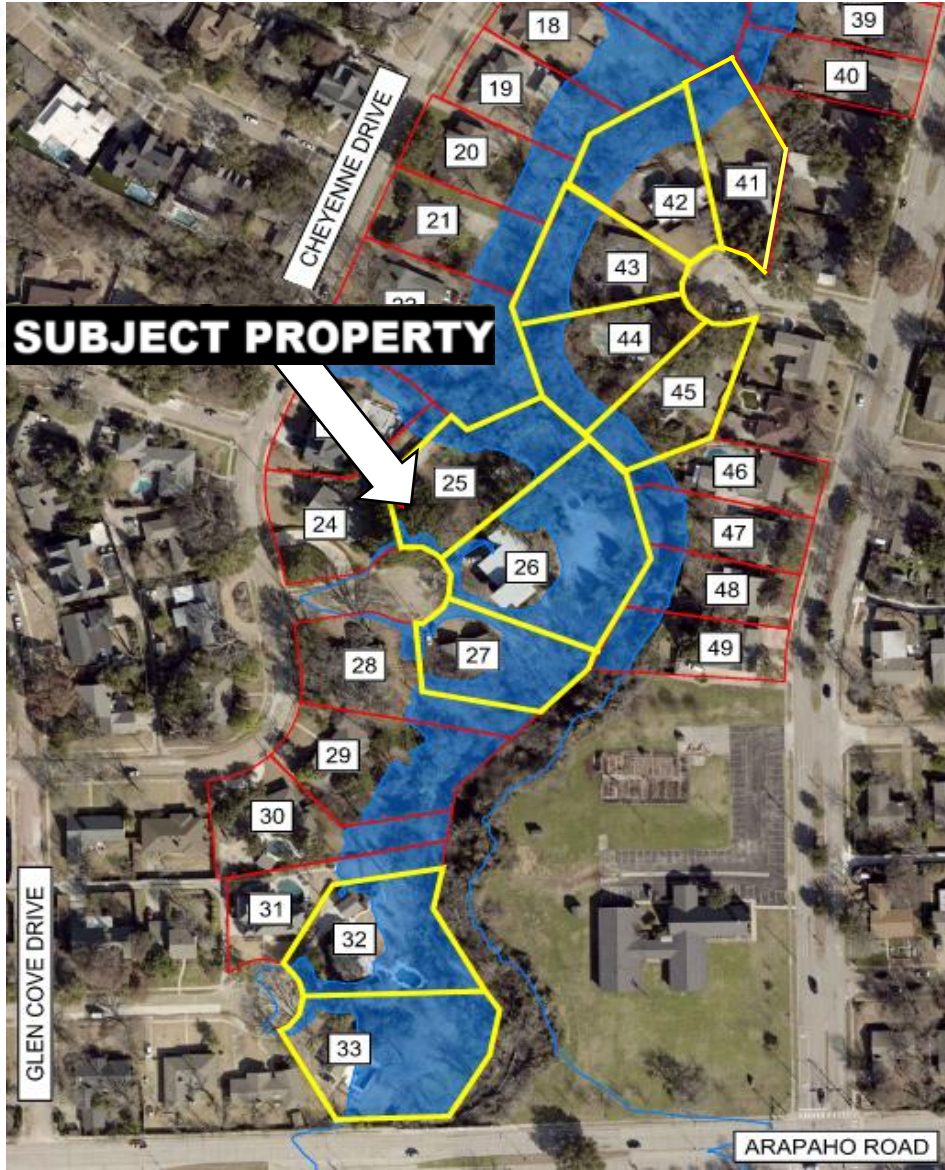
FLOODPLAIN ANALYSIS - BLOCK

Rank	Lot	Total Area (ac)	Percent Encumbered
1	1	0.48	100%
2	2	0.51	100%
3	3	0.63	83%
4	33	0.81	78%
5	4	0.59	75%
6	26	0.96	72%
7	27	0.48	69%
8	32	0.63	63%
9	22	0.87	55%
10	17	0.61	55%
11	18	0.56	45%
12	42	0.56	43%
13	15	0.59	43%
14	43	0.52	41%
15	29	0.67	40%
16	16	0.54	38%
17	36	0.38	38%
18	25	0.62	38%
19	37	0.43	36%
20	14	0.47	35%
21	13	0.43	34%
22	19	0.42	34%
23	12	0.45	32%
24	9	0.42	32%

Rank	Lot	Total Area (ac)	Percent Encumbered
25	44	0.51	31%
26	5	0.43	30%
27	28	0.54	30%
28	21	0.47	30%
29	6	0.41	29%
30	39	0.41	28%
31	47	0.37	28%
32	20	0.44	27%
33	8	0.31	25%
34	31	0.40	25%
35	35	0.28	25%
36	10	0.56	25%
37	48	0.35	24%
38	11	0.54	24%
39	7	0.29	24%
40	23	0.51	23%
41	49	0.39	23%
42	34	0.37	22%
43	30	0.54	22%
44	41	0.48	21%
45	45	0.46	18%
46	38	0.39	15%
47	40	0.39	15%
48	46	0.35	11%
49	24	0.52	7%

- 49 lots analyzed
- Average encumbrance: 38%
- Subject lot encumbrance: 38%
- Of the 49 lots analyzed, 17 are more encumbered than the subject lot

FLOODPLAIN ANALYSIS – SIMILAR CUL-DE-SAC LOTS





- 10 nearby cul-de-sac lots analyzed
- Average encumbrance: 48%
- Subject lot encumbrance: 38%
- Of the 10 lots analyzed, 6 are more encumbered than the subject lot


Rank	Lot	Total Area (ac)	Percent Encumbered
1	33	0.81	78%
2	26	0.96	72%
3	27	0.48	69%
4	32	0.63	63%
5	42	0.56	43%
6	43	0.52	41%
7	25	0.62	38%
8	44	0.51	31%
9	41	0.48	21%
10	45	0.46	18%

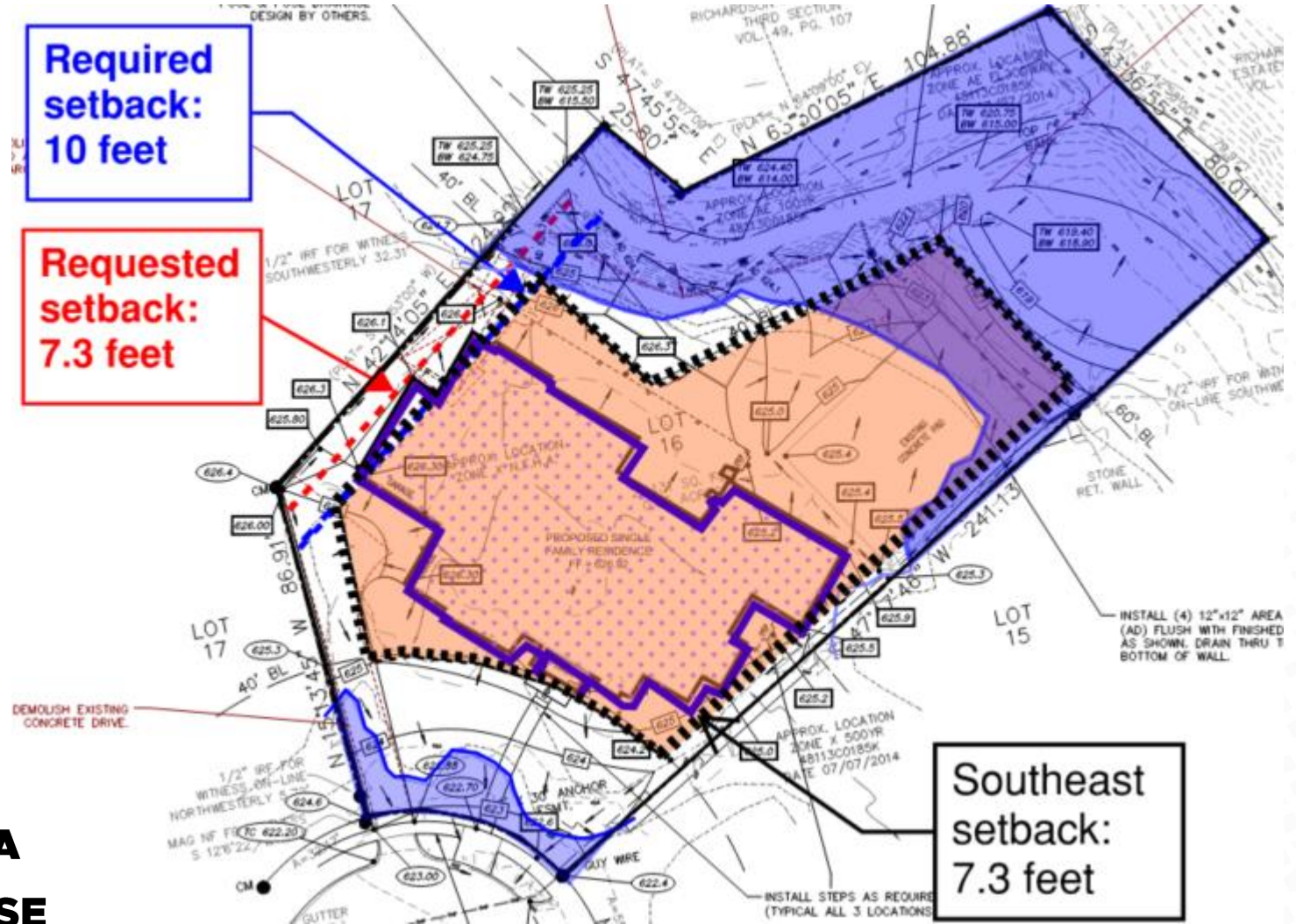
NET BUILDABLE AREA

- Utilized recorded plat
- Subtracted required setbacks and platted building lines
- Did not include existing improvements (i.e. house, swimming pool, accessory buildings, etc.)
- Calculated buildable area of approximately **11,829** sq. ft

 **FLOODPLAIN**

 **BUILDABLE AREA**

 **PROPOSED HOUSE**



1202 CHEYNNE PLACE ANALYSIS

- R-1500-M zoning district requires properties to be developed with a minimum 1,500-sq.-ft. house which is inclusive of a two-car garage (400 sq. ft.)
- The property has previously been developed with a 3,292-sq.-ft. house (including attached garage)
- Assuming a new single-story house and attached two-car garage is constructed:
 - Calculated buildable area of approximately 11,829 sq. ft. is greater than the minimum requirements needed to construct a 1,500-sq.-ft. house
 - As such, the property can be developed in a manner commensurate with other parcels in the same zoning district
- Staff determined that the property does not exhibit a hardship related to its physical characteristics that would limit its reasonable use

EVALUATION CRITERIA AND FINDINGS

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;

The financial cost of compliance would not exceed 50 percent of that value.

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;

Compliance would not result in a loss to developable area of the property.

EVALUATION CRITERIA AND FINDINGS

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:

- | | |
|---|---|
| 3. Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement; | <i>Compliance would not result in the structure not being in compliance with a requirement of any other municipal ordinance, building code, or other requirement.</i> |
| 4. Compliance would result in the unreasonable encroachment on an adjacent property or easement; or | <i>Compliance would not impact adjacent properties or easements.</i> |
| 5. The municipality considers the structure to be a nonconforming structure. | <i>The encroachment is not necessary to bring a non-conforming structure into compliance, and meeting the setback requirement would not render the proposed residence as nonconforming.</i> |

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.

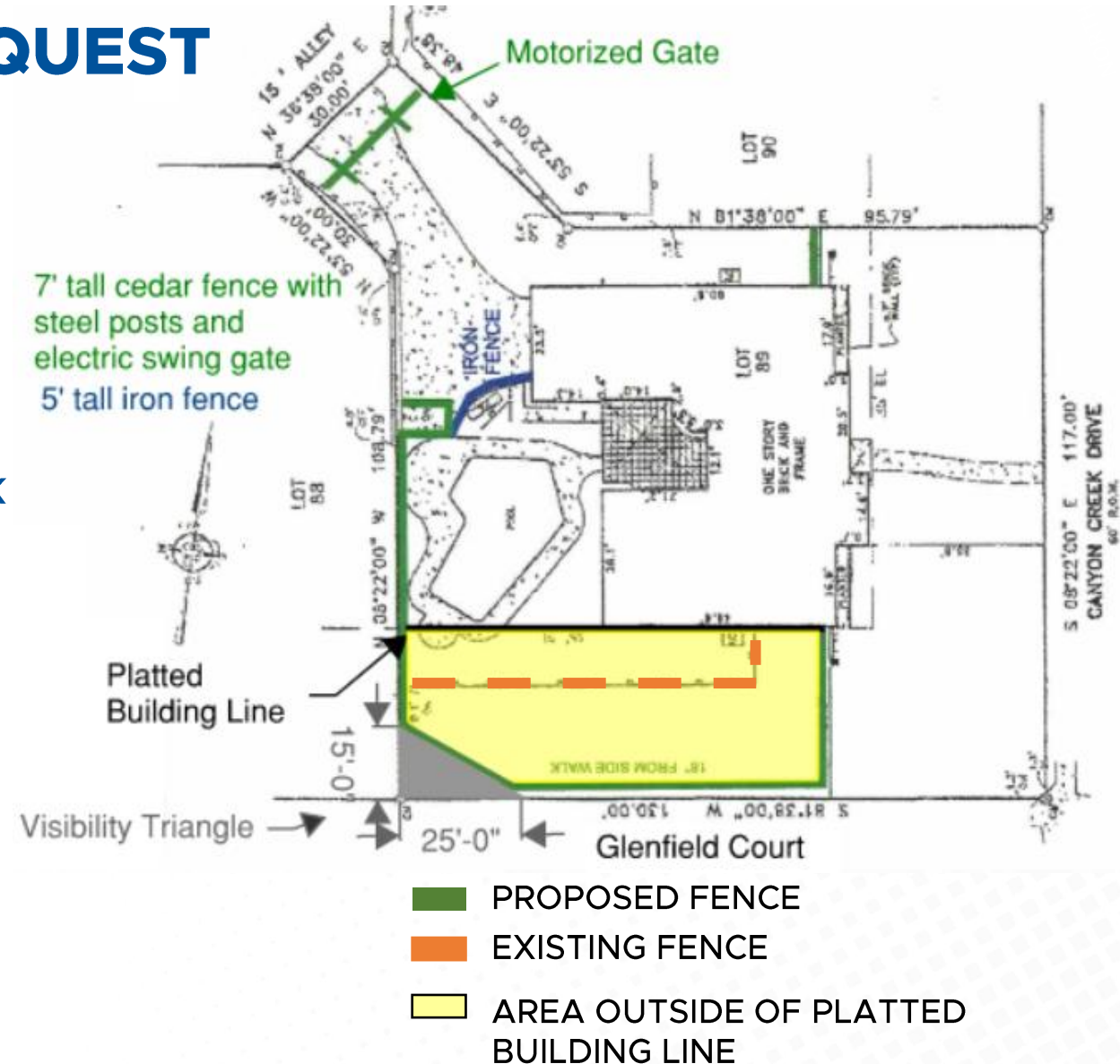
AGENDA ITEM 3

SE 26-02

A request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-209 (3) to allow a fence up to 8 feet tall to be located in the required front yard along Glenfield Court. The property is located at 3201 Canyon Creek Drive and is zoned R-1500-M Residential.

EXISTING CONDITIONS AND REQUEST

- Approximately 0.36-acre lot
- 2,860-sq.-ft., one-story residential dwelling
- Platted 30' building line along Canyon Creek Drive and Glenfield Court
- Request: a fence up to 8 feet tall to be located in the required front yard along Glenfield Court



SITE PHOTOS



APPLICANT JUSTIFICATION

- The applicant desires to secure the backyard to increase the safety for their grandchildren to play in and the current fenced in area is too small.
- Due to numerous neighboring corner lots in the neighborhood having fences, the applicant assumed they would be able to construct a fence as well.
- 2901, 3101, 3205, and 3301 Canyon Creek Drive all have wooden fences in the required front yards that face Canyon Creek Drive.
- At the January 21, 2026 Zoning Board of Adjustment meeting, 3105 Canyon Creek Drive received approval for a Special Exception for a fence in the required front yard along Chapel Creek Court.

EVALUATION CRITERIA

- Special exceptions differ from variance requests brought before the ZBA. A special exception related to fence regulations is not necessarily based on a physical property hardship and is separate from the regulations found in the Comprehensive Zoning Ordinance (CZO). A variance to the CZO has a high standards threshold for an applicant to prove to the Board that there is a hardship.
- The special exception clause found within Chapter 6 of the City’s Code of Ordinances does not require the applicant to meet the same standards. Instead, Sec. 6-203 (Appeals) (b), states the following guiding language:

“When in its judgment the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured, the zoning board of adjustment may authorize special exceptions to the regulations provided in this article in order to permit reasonable development and improvement of property where the literal enforcement of the regulations would result in an unnecessary hardship.”

TECHNICAL RECOMMENDATION

- Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that the applicant's request for a special exception:
 - Does not appear to be contrary to the public's safety
 - Does not appear to negatively impact neighboring properties, due to multiple neighboring properties having existing approximately 8-foot-tall wooden fences within the required front yards;
 - Appears to allow for reasonable development and improvement of the subject property
- Staff recommends approval of the requested special exception