ZONING BOARD OF ADJUSTMENT

July 15, 2026

RICHARDSON® TEXAS

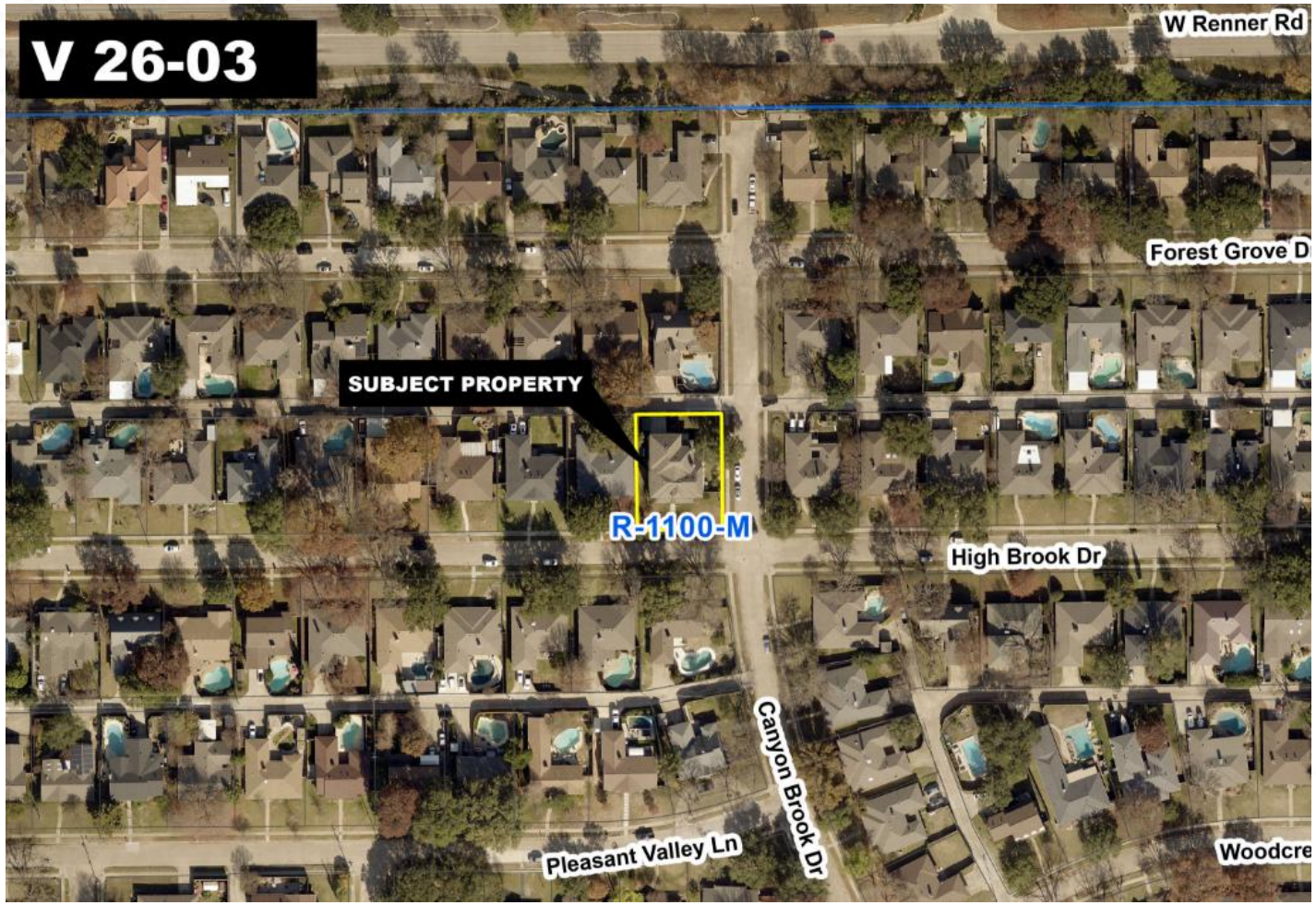
AGENDA ITEM 2

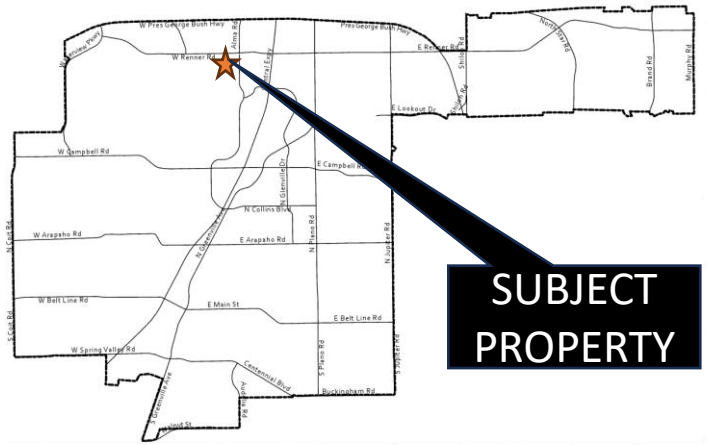
Minutes of the May 20, 2026 Zoning Board of Adjustment meeting

AGENDA ITEM 3

V 26-03 – 400 High Brook Drive: A request for a variance to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4(d)(1) to allow maximum 36.8% lot coverage in lieu of the required maximum of 35% lot coverage. The property is is zoned R-1100-M Residential.

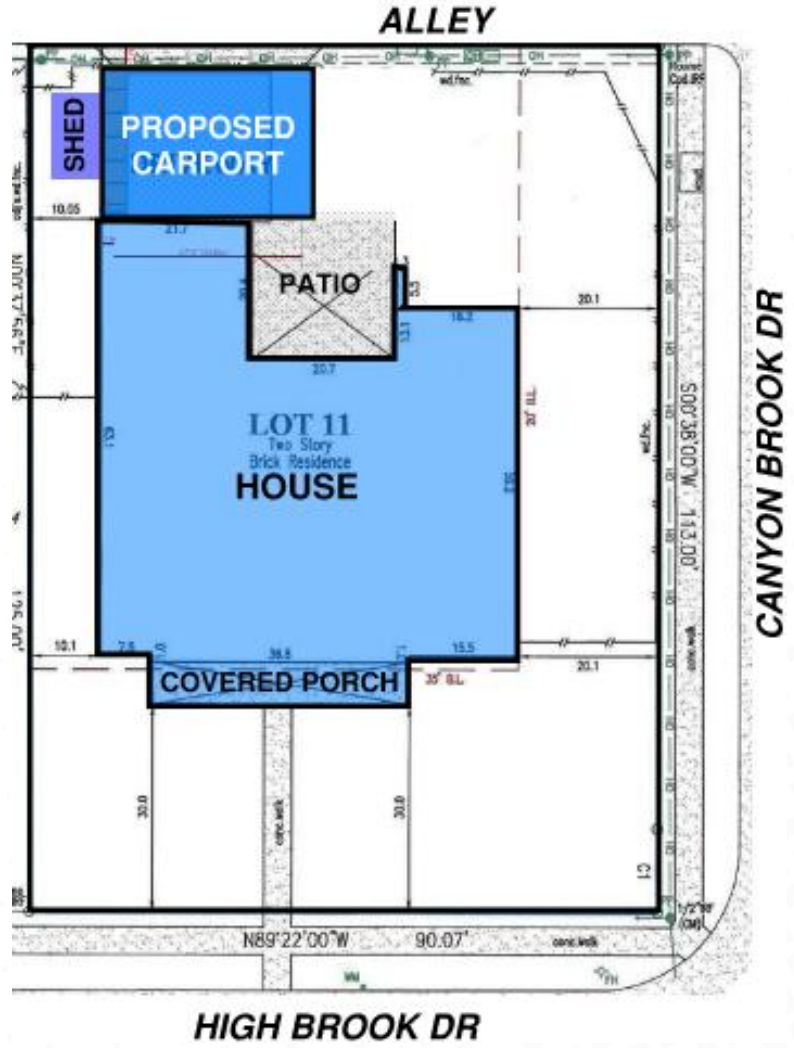
AERIAL AND LOCATION MAP





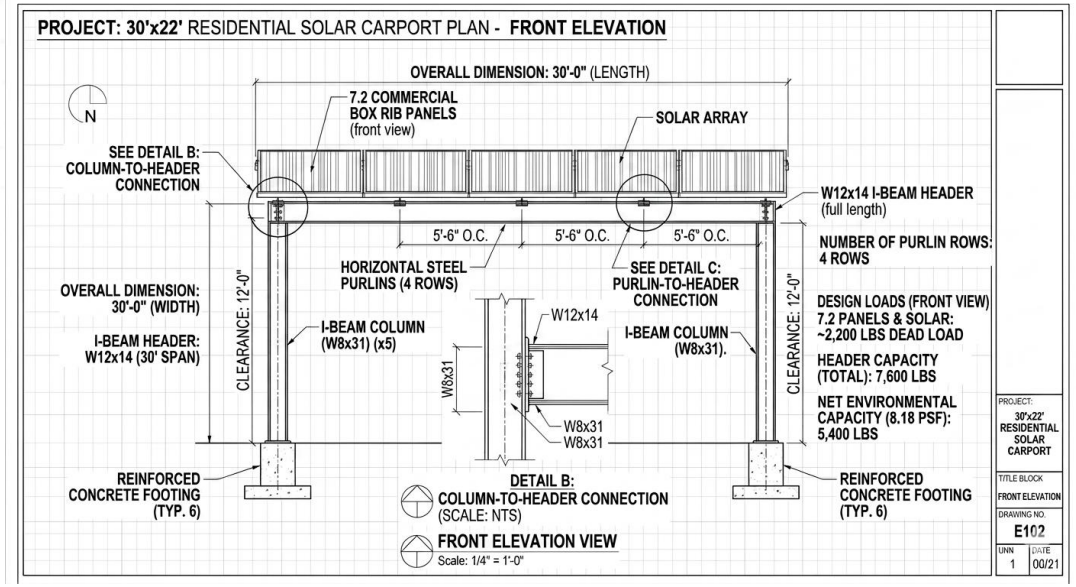
BACKGOUND & REQUEST

- 0.26-acre lot, 5,281-square-foot, two-story house
- Zoned R-1100-M Residential
- Lot Coverage required: **30% max.**
  - Exception if zoned/platted prior to March 1975: **35% max.**
  - Property platted 1968
- Current Lot Coverage: 31%
- **"Lot coverage"** includes principal building, all accessory buildings/structures, excluding breezeways and covered patios
- Request: Allow **36.8%** lot coverage (**1.8 percentage point** increase) for new, 660 sq. ft. carport

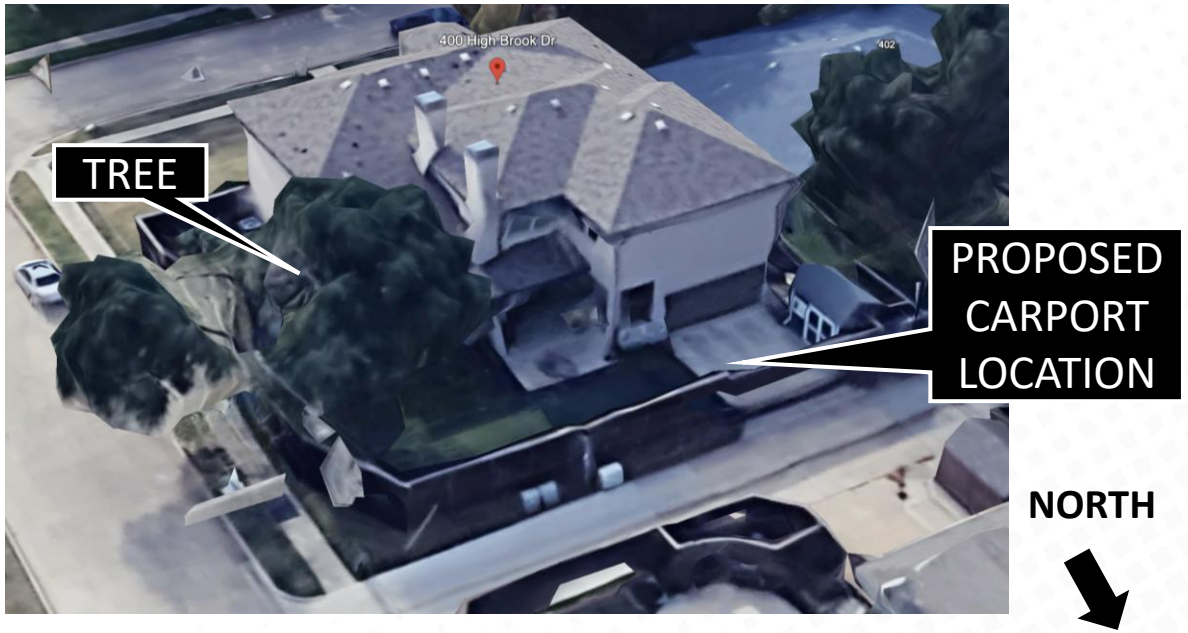


APPLICANT JUSTIFICATION

- Proposed carport intended to support new solar panel array (in addition to protecting vehicles).
- Considered alternative location for siting the solar panels (east side of house), however a mature oak tree casts a shadow in this area.



SOLAR CARPORT PLAN – FRONT ELEVATION



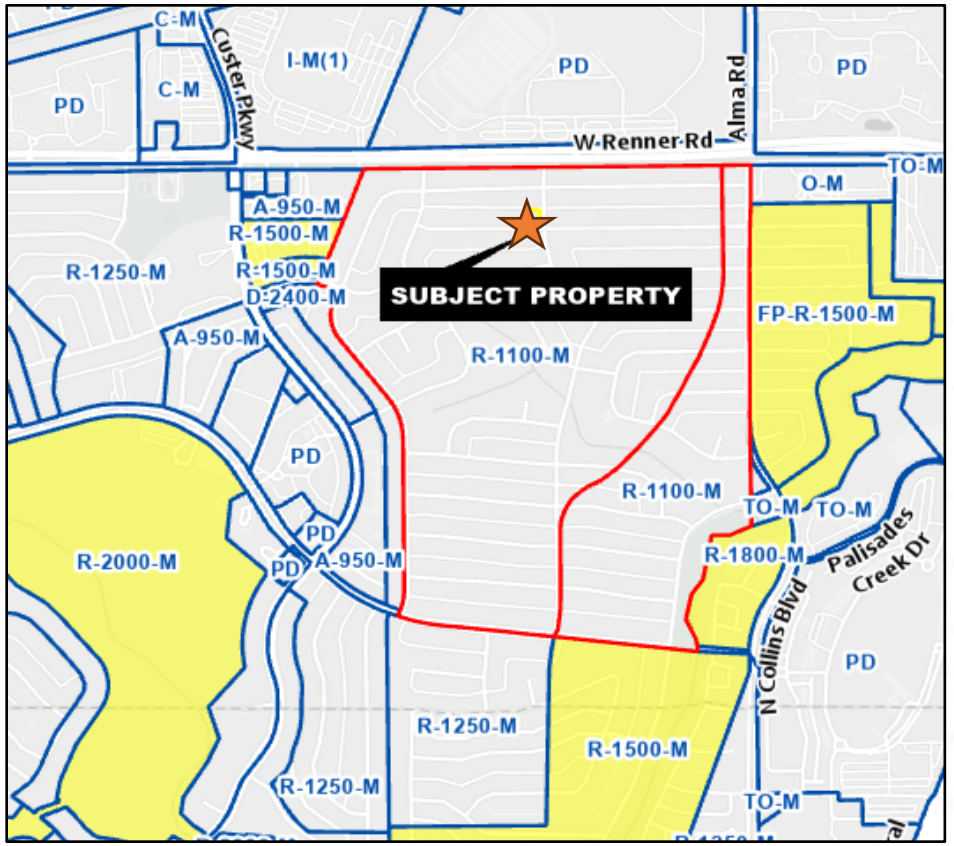
LOOKING SOUTHWEST AT OAK TREE AND REAR OF PROPERTY

APPLICANT JUSTIFICATION: ZONING

- Applicant Justification: Other zoning districts allow up to 45% maximum lot coverage, while they are limited to 35%.

- CZO stipulates the maximum lot coverage ranges from **30% to 45%**, varying by district and increases for districts with greater lot size, depth, and width requirements.

- There does not appear to be a unique condition on his property depriving of certain development rights associated with their property compared to neighboring property within the same zoning district.



Subject Property Zoning District R-1100-M Residential

Zoning Districts that allow for a greater lot coverage than the subject 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:

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;*

   Findings: The financial cost of compliance would not exceed 50 percent of the value of the house.

2. *Compliance would result in a loss to the lot on which the structure is located of at least 25% of the area on which development may physically occur;*

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

   - Carport could be reduced in size by 203 sq. ft. and be compliant with zoning code
   - Existence and location of tree typically not considered a property hardship
   - Tree Protection and Preservation requirements do not apply to developed single-family properties

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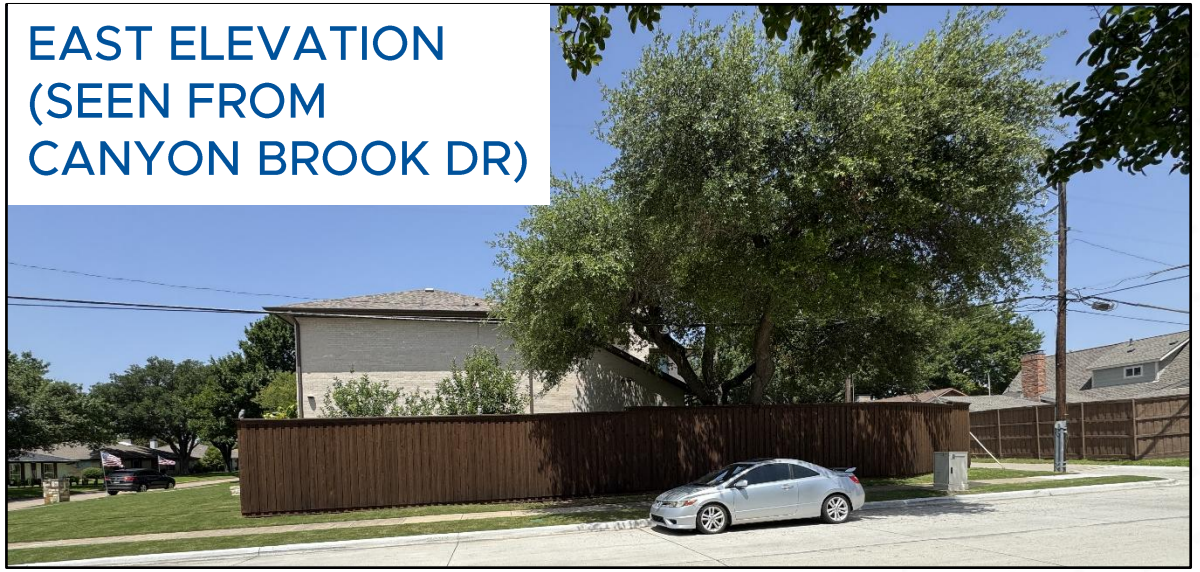
3.	*Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;*	Compliance would not result in the structure not being in compliance with a requirement of any other municipal ordinance, building code, or other requirement.
4.	*Compliance would result in the unreasonable encroachment on an adjacent property or easement; or*	Compliance would not impact adjacent properties or easements.
5.	*The municipality considers the structure to be a nonconforming structure.*	**The structure is considered to be conforming.** Carport, and solar panel array, are not necessary to bring house into compliance.

SITE PHOTOS

SOUTH ELEVATION (SEEN FROM HIGH BROOK DR)

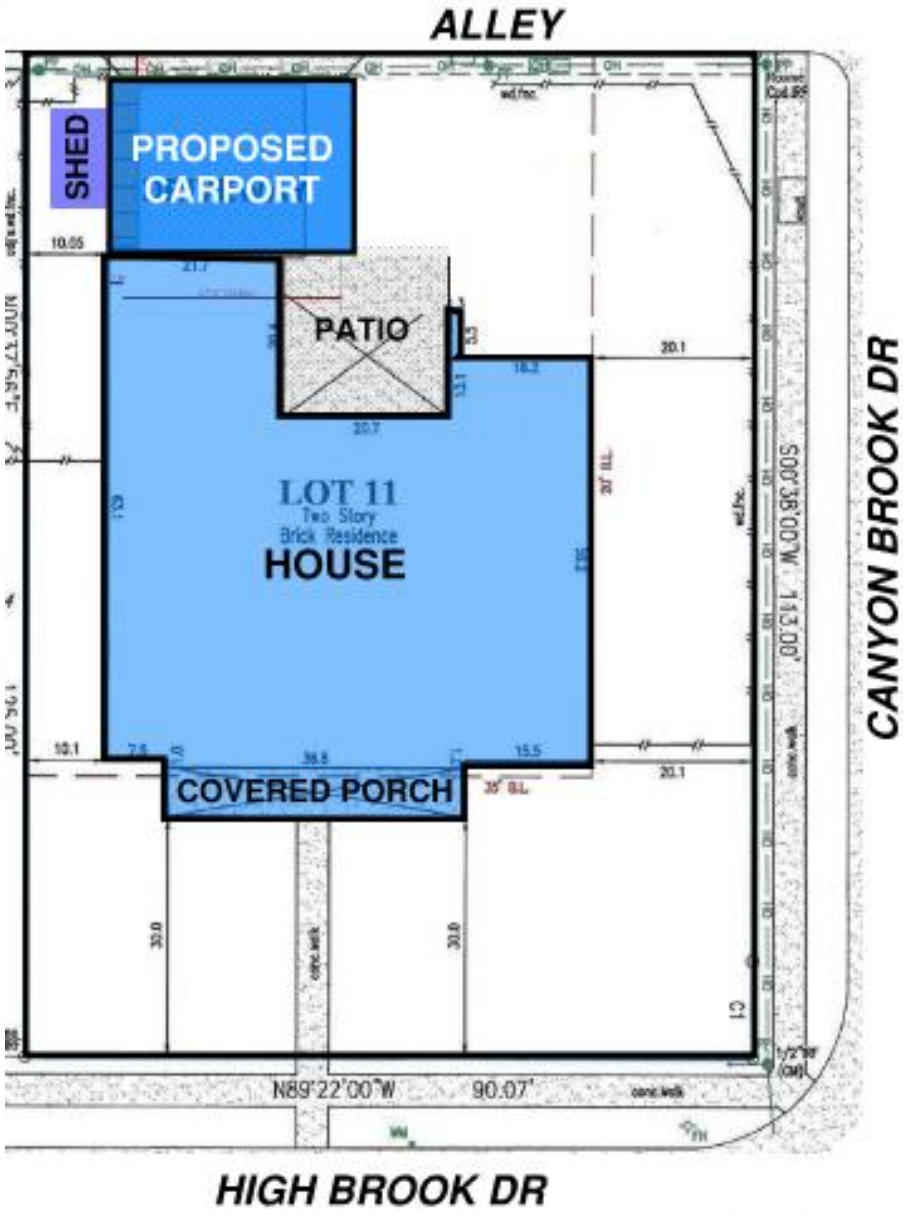
NORTH ELEVATION (SEEN FROM ALLEY)

EAST ELEVATION (SEEN FROM CANYON BROOK DR)



TECHNICAL RECOMMENDATION

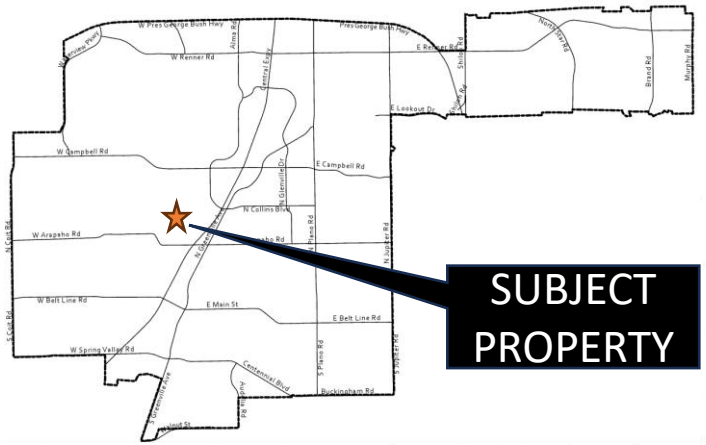
Based on the information provided by the applicant, applicable codes, and ordinances, it is Staff's opinion that a physical property hardship does not exist, and the request should therefore be denied.


ALLEY
SHED
PROPOSED CARPORT
PATIO
LOT 11
Two Story
Brick Residence
HOUSE
COVERED PORCH
CANYON BROOK DR
S00°36'00"W 113.00'
N89°22'00"W 90.07'
HIGH BROOK DR

AGENDA ITEM 4

V 26-02 – 20 Shady Cove Drive: A request for a variance to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4(e) to allow a 30-foot front building line in lieu of the required 35-foot front building line. The property is located at 20 Shady Cove Drive and is zoned R-1500-M Residential.

AERIAL AND LOCATION MAP



SITE PHOTOS

South Elevation – View from Shady Cove Drive

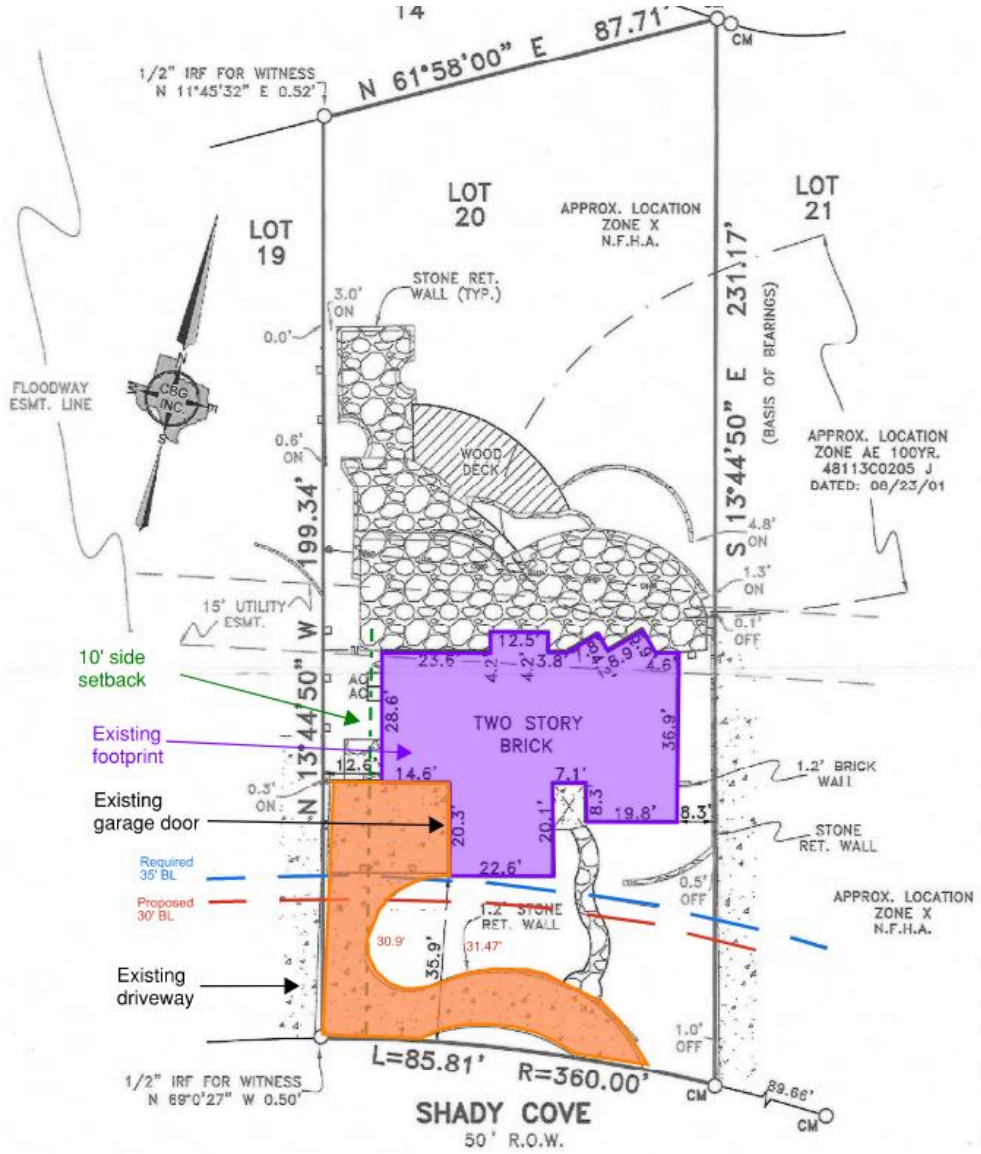
SITE PHOTOS

South Elevation – View of Driveway

South Elevation – View of Driveway and Fence

EXISTING FOOTPRINT & DRIVEWAY CONFIGURATION

- 0.43-acre lot, zoned R-1500-M
  - 3,885 sq. ft. house constructed in 1967
  - J-Swing Garage
  - 15-foot utility easement and floodway easement located in the rear of the property.
- Request: Allow a 30-foot front building line in lieu of the required 35-foot front building line to accommodate the construction of an addition to the house



EXISTING FOOTPRINT & DRIVEWAY CONFIGURATION

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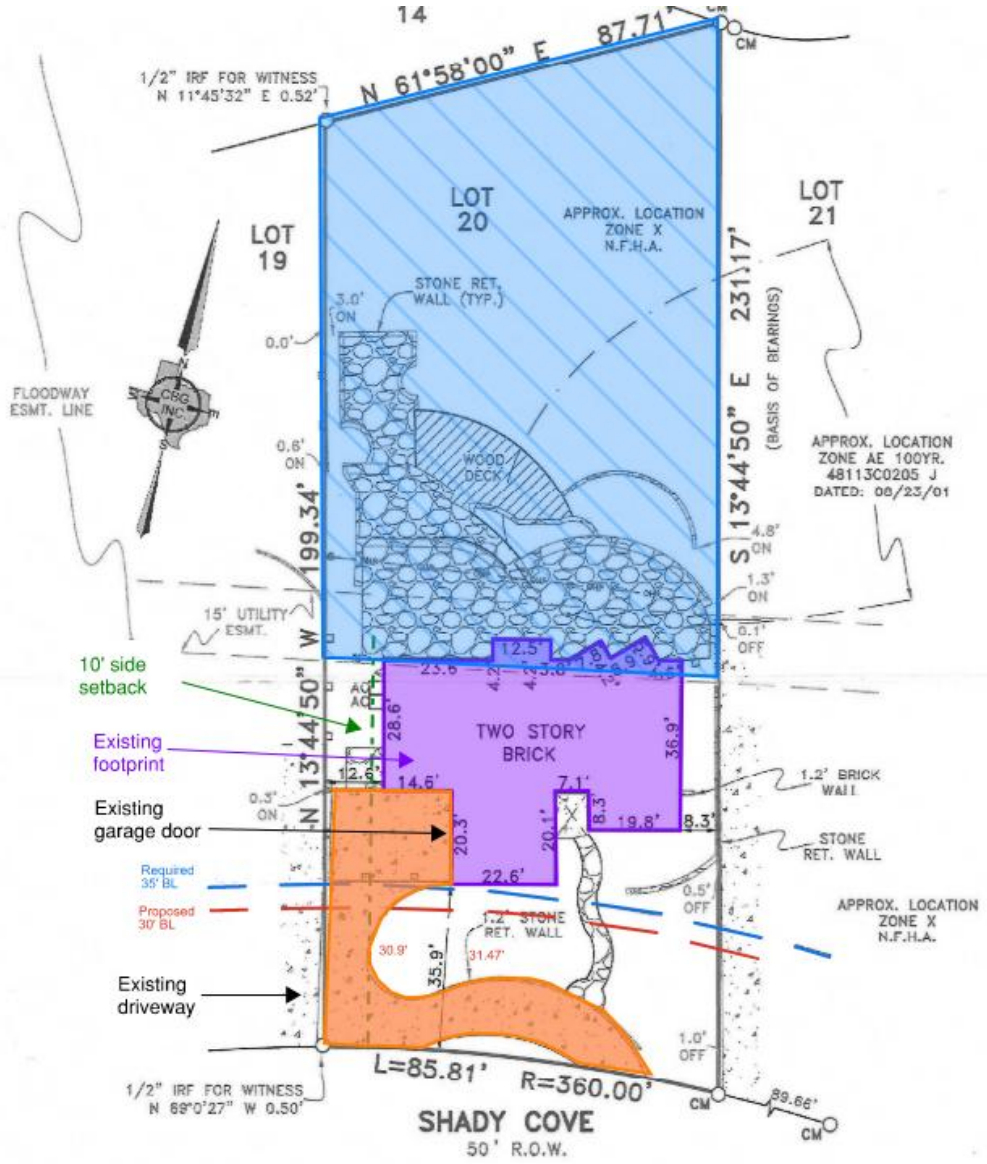
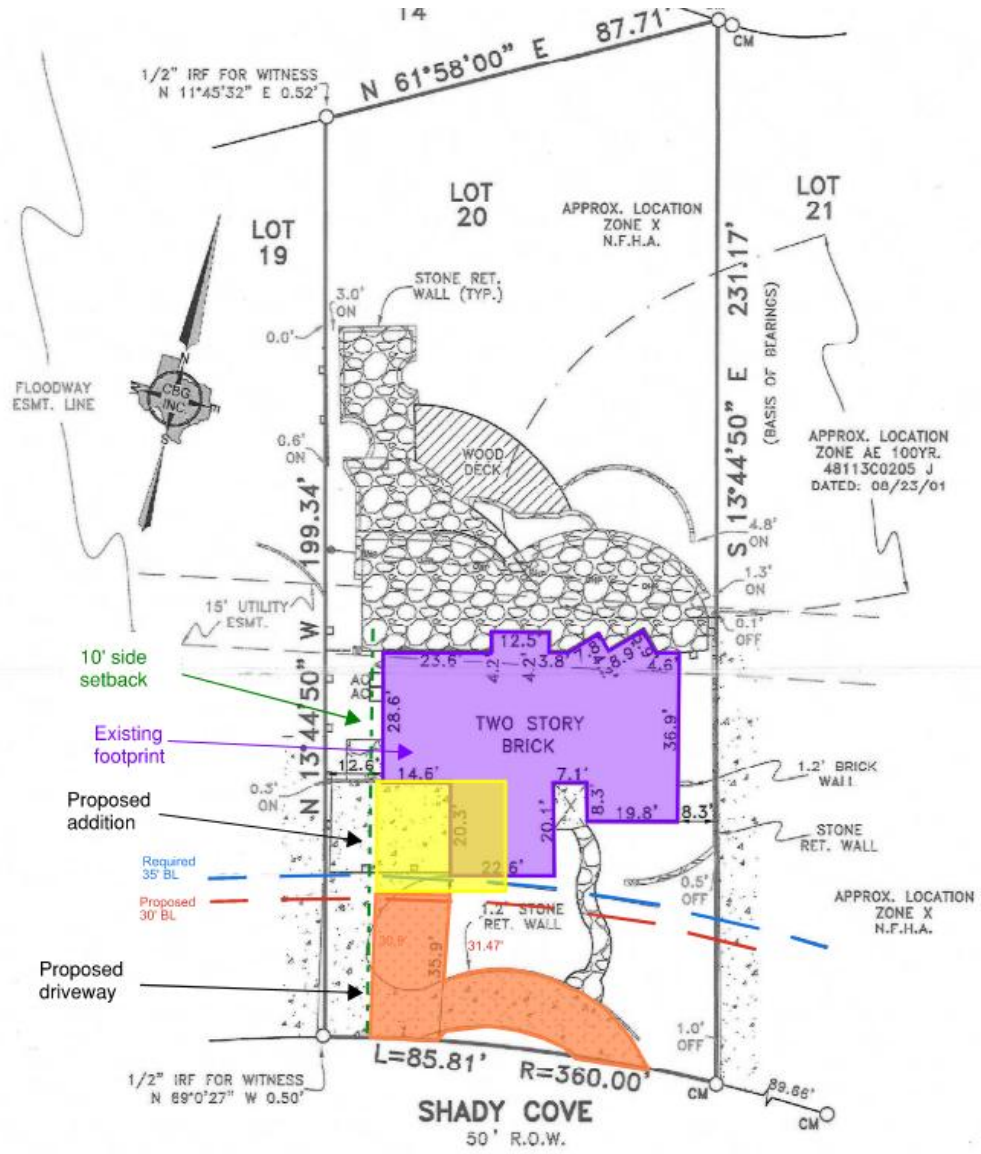


NORTH

PROPOSED FOOTPRINT AND DRIVEWAY CONFIGURATION

- Construct front-facing garage
  - 30-feet-wide
  - Larger area to store two vehicles
  - Area for additional storage
- Extends the structure
  - Approx. 17 feet to the west, respecting the side building line
  - Approx. 5 feet to the south, extending beyond the platted 35-foot platted front building line
- Existing Garage
  - Will form part of new garage,
  - Converted into a mud room, laundry room, and half bath
- Second story addition above the existing and new garage.



APPLICANT JUSTIFICATION

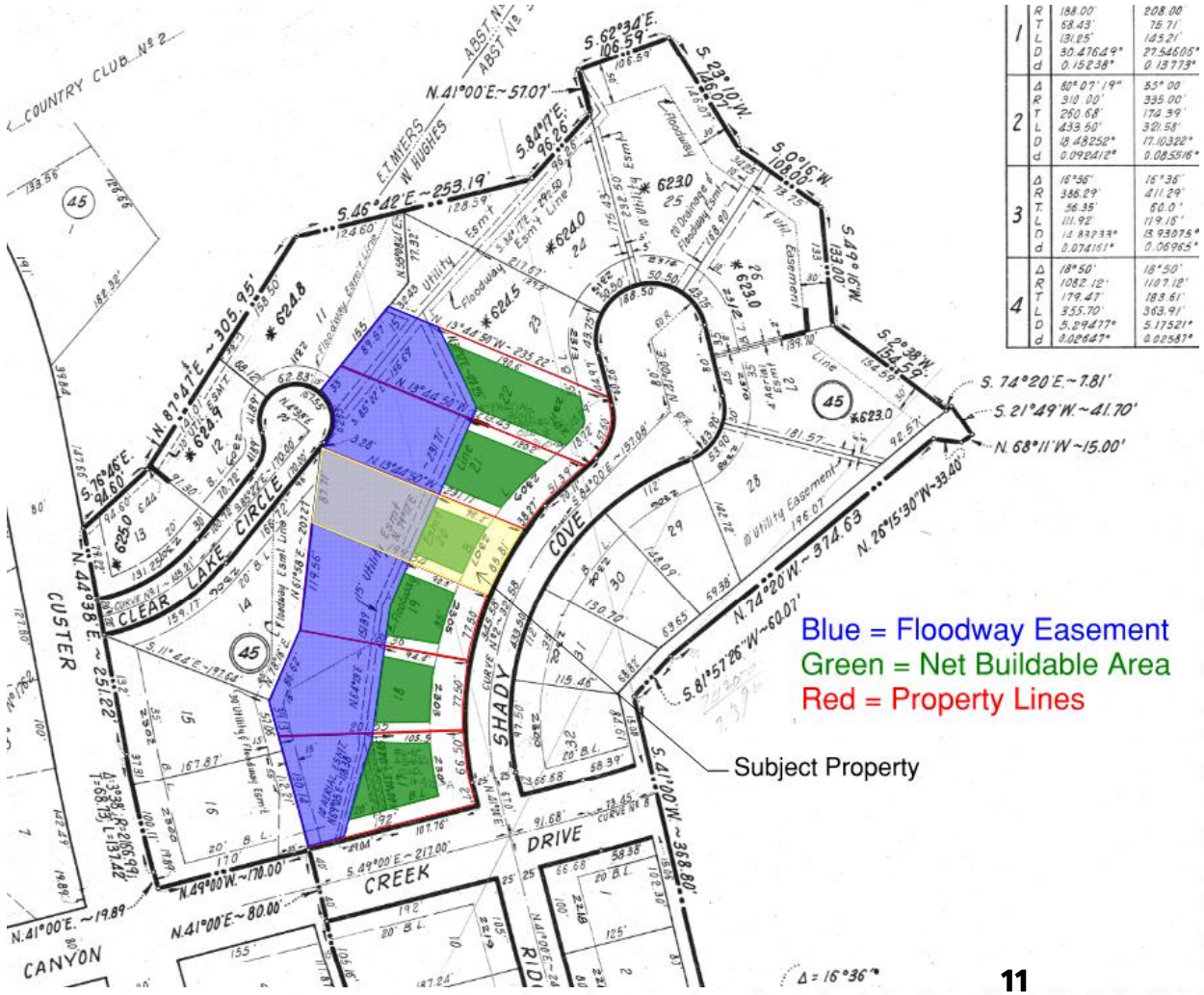
- The applicant states that the presence of a 15’ utility easement and floodway easement in the backyard prohibits development and reduces the buildable area of the lot.
- Due to the curve in the street, the applicant’s property has a shallower depth in the front yard compared to the neighboring lots.
- The J-Swing garage makes it difficult to maneuver vehicles in and out of. Although there is 25’ feet of back up space, it is not fully functional due to the presence of a perimeter fence.
- Water pools in the driveway, potentially causing damage to the foundation.
- The garage was built in 1967 when vehicles where smaller and it cannot fit two modern vehicles.

NET BUILDABLE AREA ANALYSIS

Rank	Lot	Total Lot Size	Net Buildable Area	Percentage of Net Buildable Area *
1	20	18,103	3,400	18.78%
2	18	19,974	3,717	18.61%
3	19	19,183	4,021	20.96%
4	21	23,634	5,193	21.97%
5	17	20,242	5,620	27.77%
6	22	19,605	7,439	37.95%

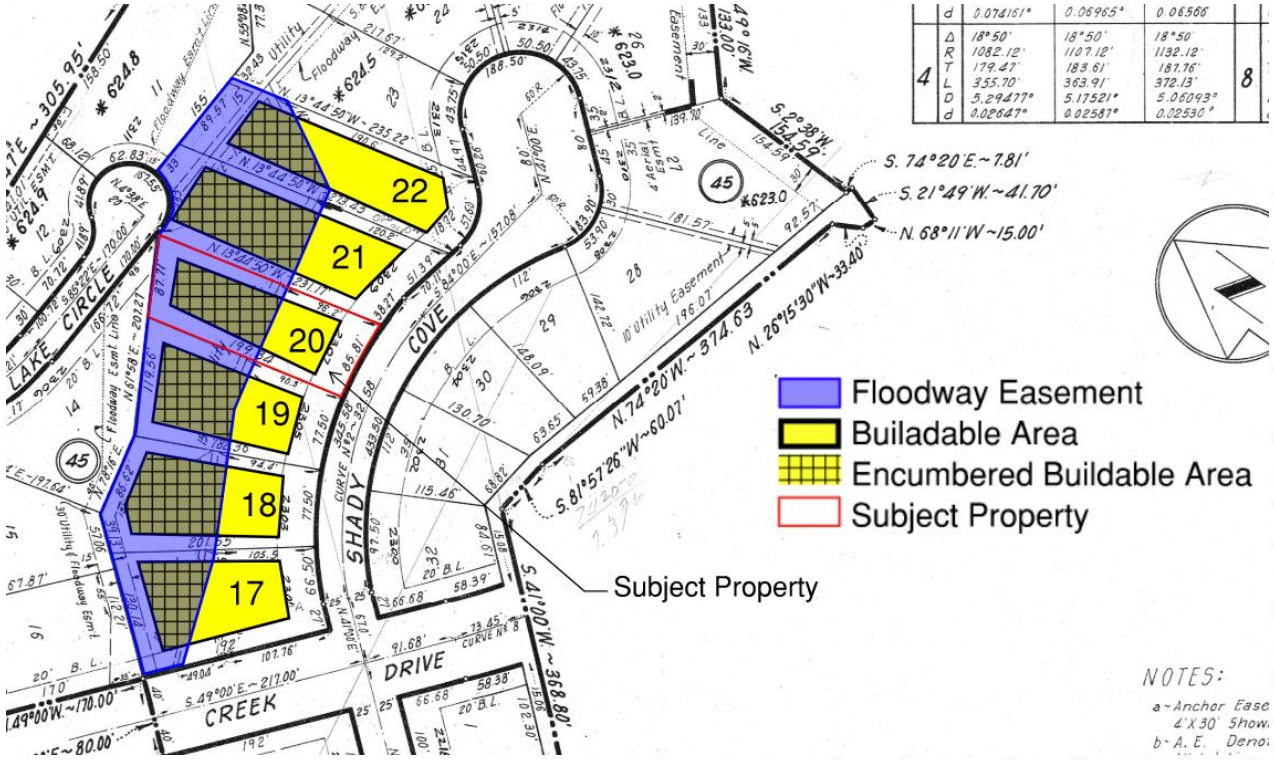
*This is the percentage of buildable area not encumbered by the floodway easement and building setbacks.

- Approx. 57% of the lot is encumbered by the floodway easement. This is higher than the average on the block (50%).
- Subject site has the least net buildable area in square feet.
- Second to least in percentage of net buildable area available (0.17% behind most encumbered lot).



BUILDING ENVELOPE ANALYSIS

Rank	Lot	Building Envelope	Percent of Building Envelope Encumbered
1	**20**	**9,127.84**	**63.84%**
2	18	10,911.28	63.75%
3	19	9,917.09	59.53%
4	21	12,797.31	58.10%
5	17	10,026.72	41.69%
6	22	12,676.38	36.86%



The subject site has the highest percentage of its building envelope encumbered by the floodway easement at approx. 64%

SUMMARY OF FINDINGS

- The presence of the floodway easement significantly limits the buildable area on the property:
  - Approximately 57% of the lot is encumbered by the floodway easement. This is higher than the average on the block (50%).
  - Approximately 64% of the property's building envelope is encumbered by the floodway easement which is the highest percentage on the block. The average is 54%.
  - The net buildable area is 3,400 sq. ft. out of a total lot size of 18,103 sq. ft. This means only 19% of the lot can be developed on.
- Staff determined that the property does exhibit a hardship related to its physical characteristics that limits its reasonable use.
  - Due to the floodway easement encumbrance relative to the size of the property.
  - Only 36% of the building envelope is available for development (inclusive of the existing house).

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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 result in a loss to developable area of the property. Approximately 64% of the building envelope is encumbered by the floodway easement.*

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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;	*Compliance would not result in the structure not being in compliance with a requirement of any other municipal ordinance, building code, or other requirement (CZO requires 30-foot front building line).*
4.	Compliance would result in the unreasonable encroachment on an adjacent property or easement; or	*Compliance would not impact adjacent properties or easements.*
5.	The municipality considers the structure to be a nonconforming structure.	*The encroachment is not necessary to bring a non-conforming structure into compliance, and meeting the front building line requirement would not render the proposed residence as nonconforming.*

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 exist, and the request should therefore be approved.