



STAFF REPORT

MEETING DATE:	12-19-2024
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Tim Rawlings
AGENDA CAPTION:	Consider a request by Ghislaine Castro for a Specific Use Permit to allow for the construction of an accessory dwelling on a 12.7 acre tract of land in the Single Family 10 (SF-10) district located at William Gatlin Abstract 499 Page 124 Tract 24 Hutchins, Dallas County Texas more particularly described as 1528 Trout Road. by: Tim Rawlings

Background Information

Ghislaine Castro has made a request for a Specific Use Permit (SUP) to allow for the construction of an accessory dwelling on their property located at 1528 Trout Rd. The property currently has a 1440 sq. ft. single family residence on it that was built in 1993. The zoning ordinance allows an accessory dwelling by Specific Use Permit (SUP) only.

On August 14, 2024, permits were applied for and issued to demolish and rebuild an existing 1500 sq. ft. barn/shed on the property. On August 22 an inspection was completed for the foundation of the new barn/shed. On October 30, 2024 Building Inspector Blake Moore made an inspection of the project and discovered that the structure had been changed and was now being constructed as a 3 bedroom 2 bathroom house, a stop work order was issued on the project until an SUP could be acquired. Should the SUP be granted the owners will need to have the property platted prior to issuance of a building permit.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends Commissioners discuss and consider the request.

Supporting Documentation and Attachments