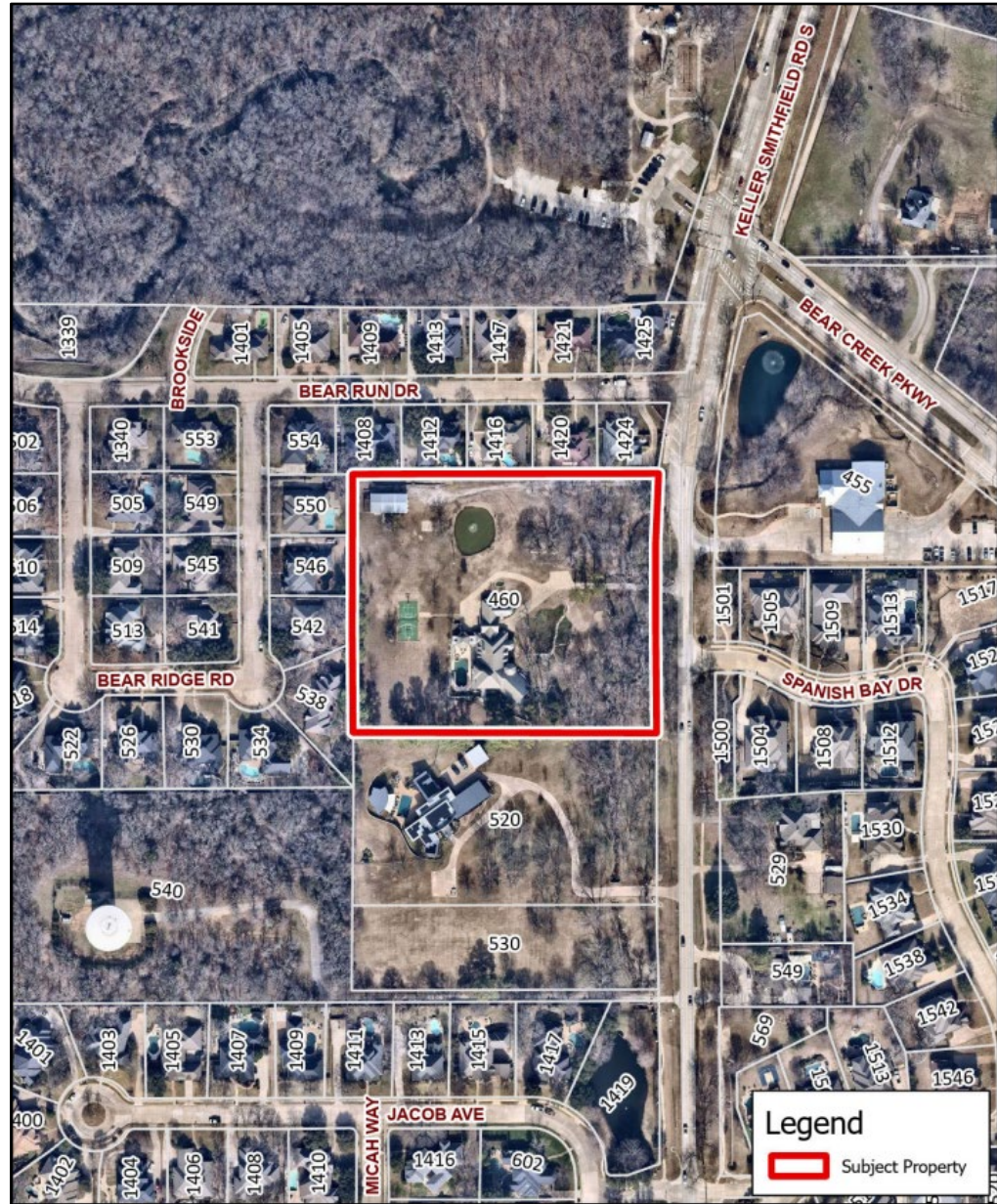


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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an 1,195 square-foot addition to an existing 1,800 square-foot accessory structure, on five acres, located on the west side of Keller Smithfield Road South, approximately 300 feet south from the intersection of Keller Smithfield Road and Bear Creek Parkway, legally described as Lot 1, Block 1 of the Kidd subdivision, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 460 Keller Smithfield Road. Rob Wilson, Applicant. Josh Hamilton, Owner. (SUP-2504-0018)

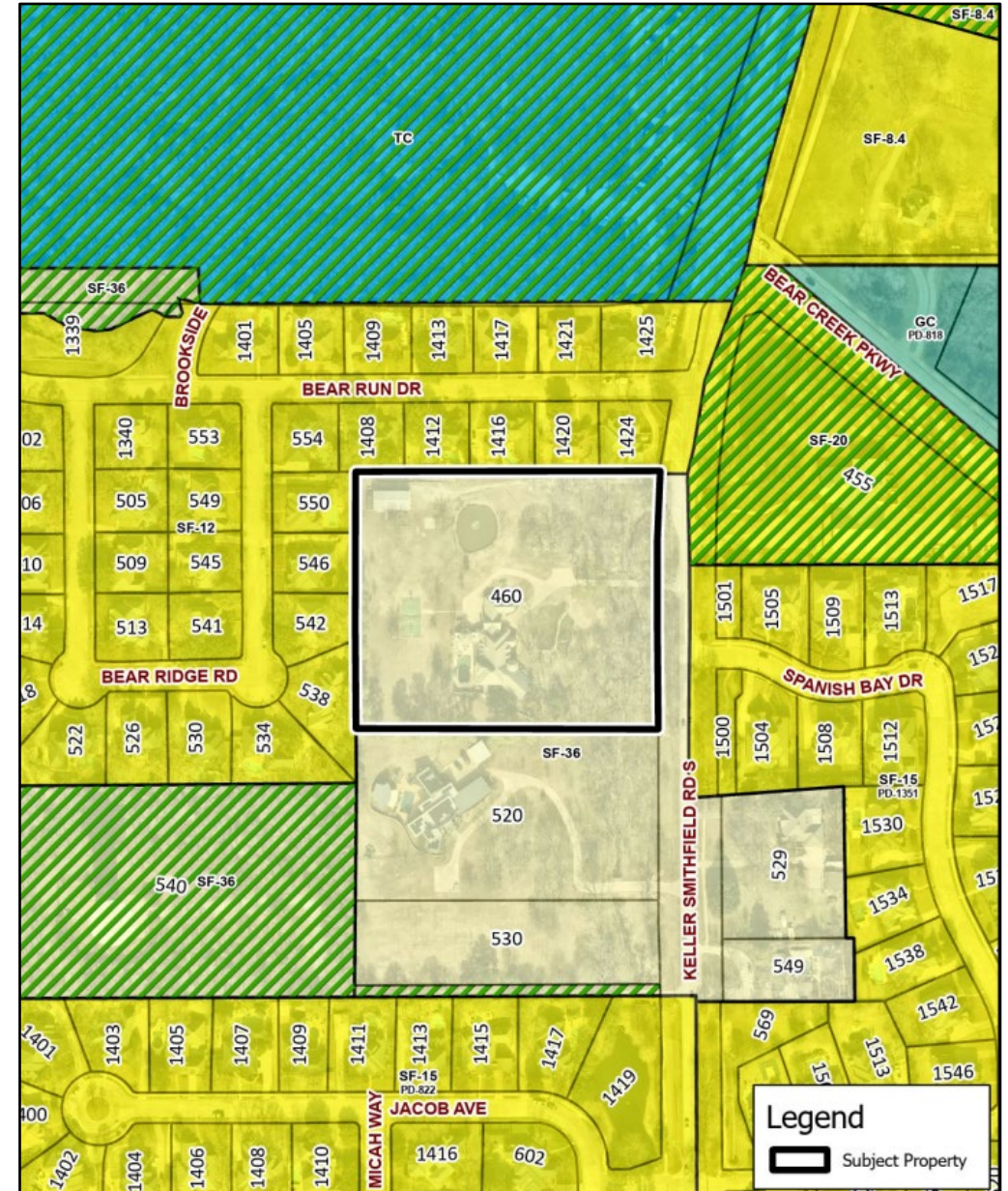
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Aerial Map



SF-36

Zoning Map



Item H-1

Background:

The Applicant is requesting an SUP to construct a 1,195-square-foot addition to an existing 1,800-square-foot barn. Including the proposed addition, the total size of the structure would be 2,995 square feet.

In the SF-36 zoning district, an SUP is required for accessory structures that exceed 1,200 square feet in total size.

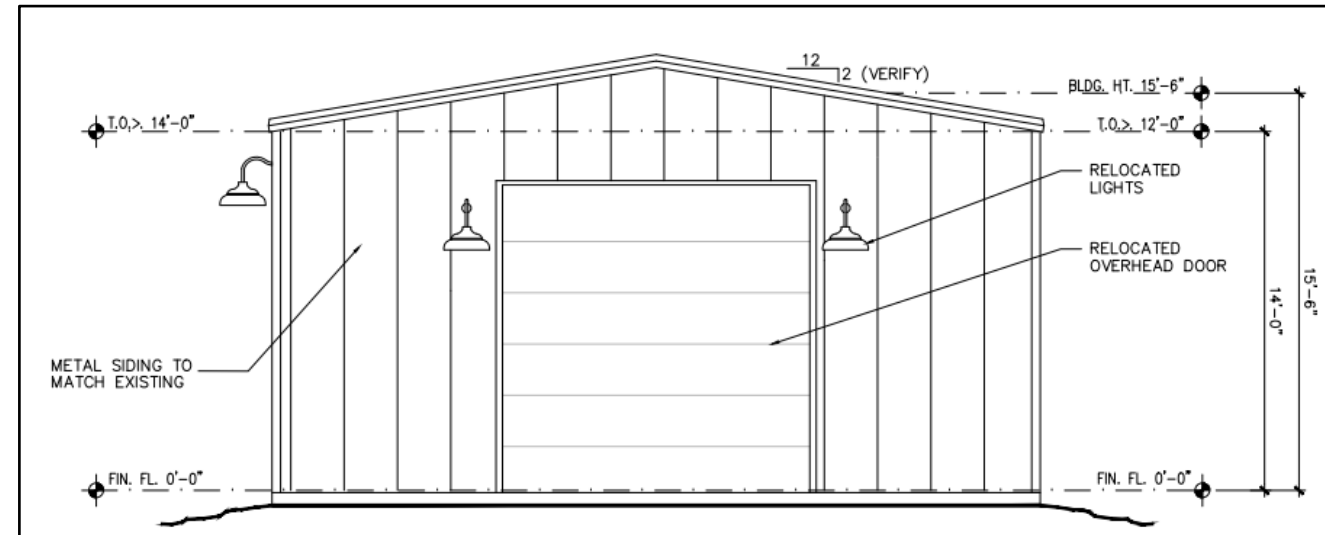
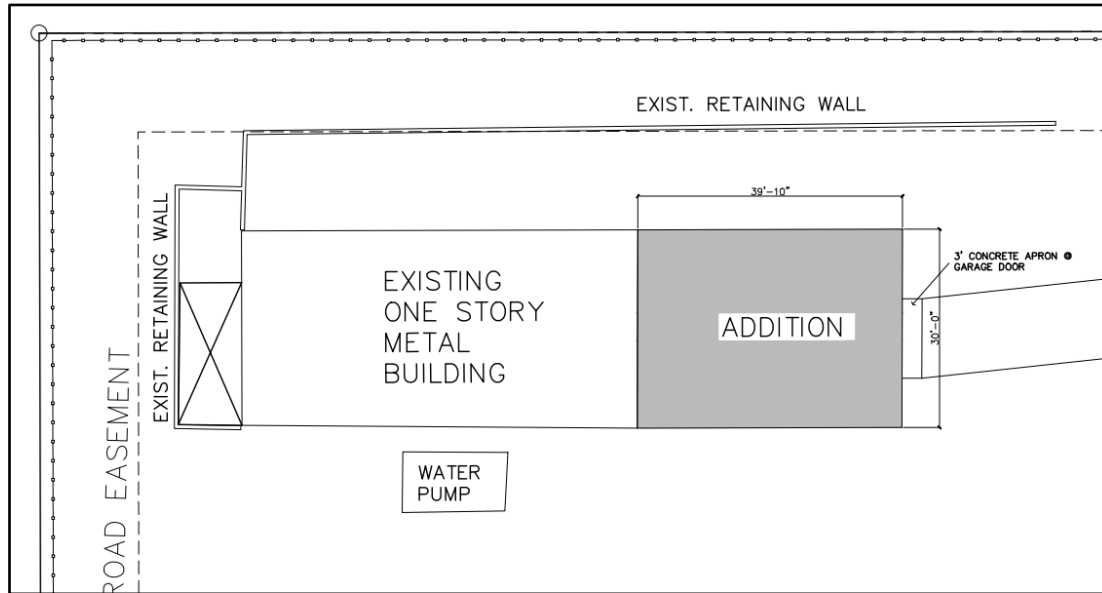
The proposed addition will be used for a batting cage.



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Structure:

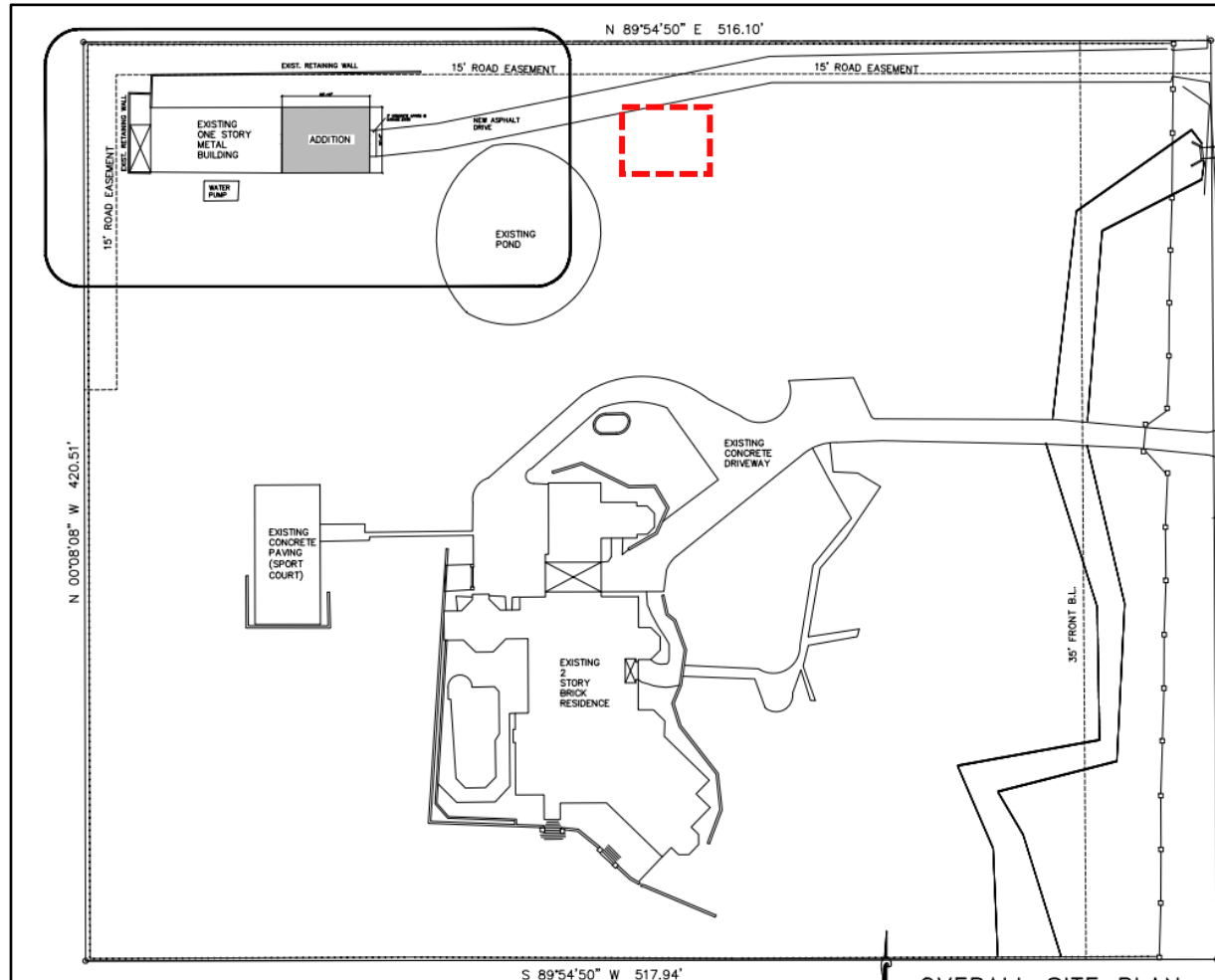
The proposed structure is a 1,195-square-foot extension of an existing 1,800-square-foot barn (2,995 square feet total). The height of the structure will be 15 feet and 6 inches. The structure will be composed of metal roofing and siding.



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Location:

The concept plan submitted by Applicant indicates that the structure will be an extension of the existing barn located in the northwest corner of the property.

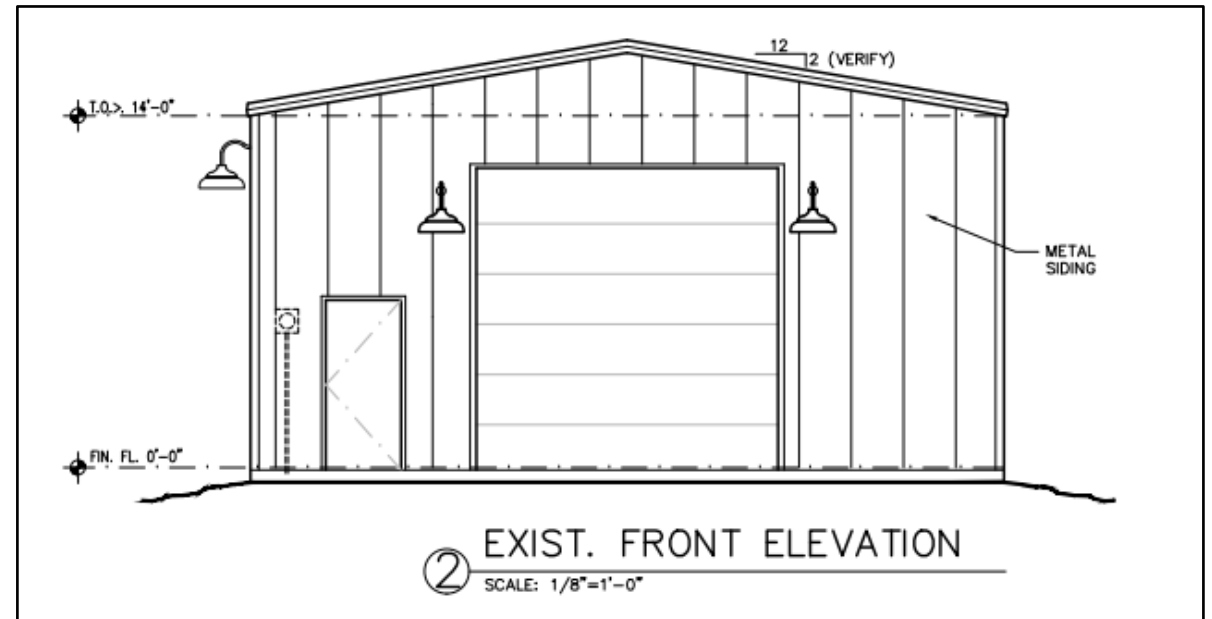


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Existing Structure

The existing structure is 1,800 square feet. According to the Tarrant Appraisal District, the main home is approximately 8,714 square feet.

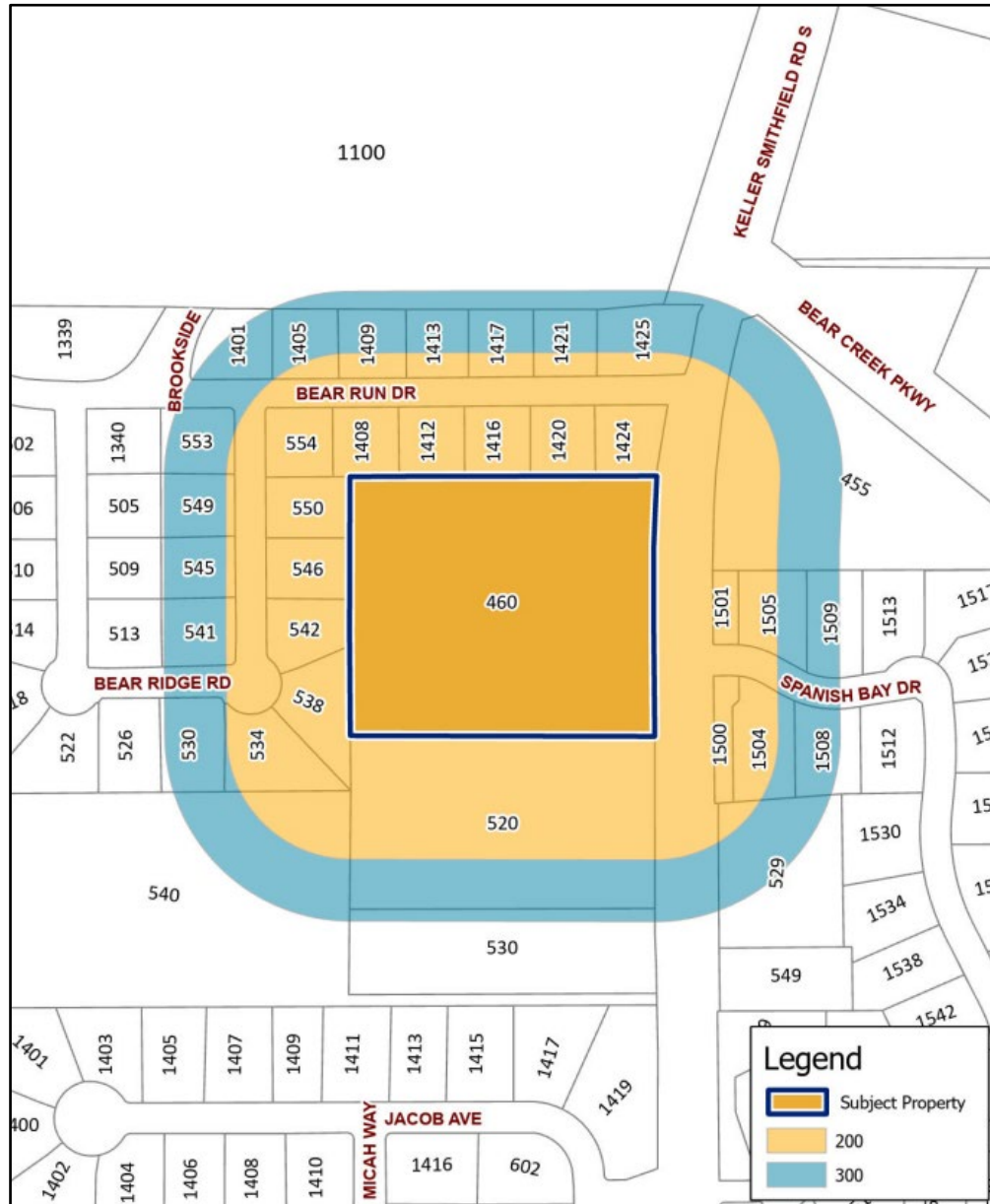
The UDC states that the combined area of all accessory buildings on a lot shall be less than 50% of the main structure, unless approved by a SUP. If this SUP request is approved, the total square footage of the accessory structure will be 2,995 square feet, which is less than 50% of the square footage of the main home.



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On May 15, 2025, the City mailed 33 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

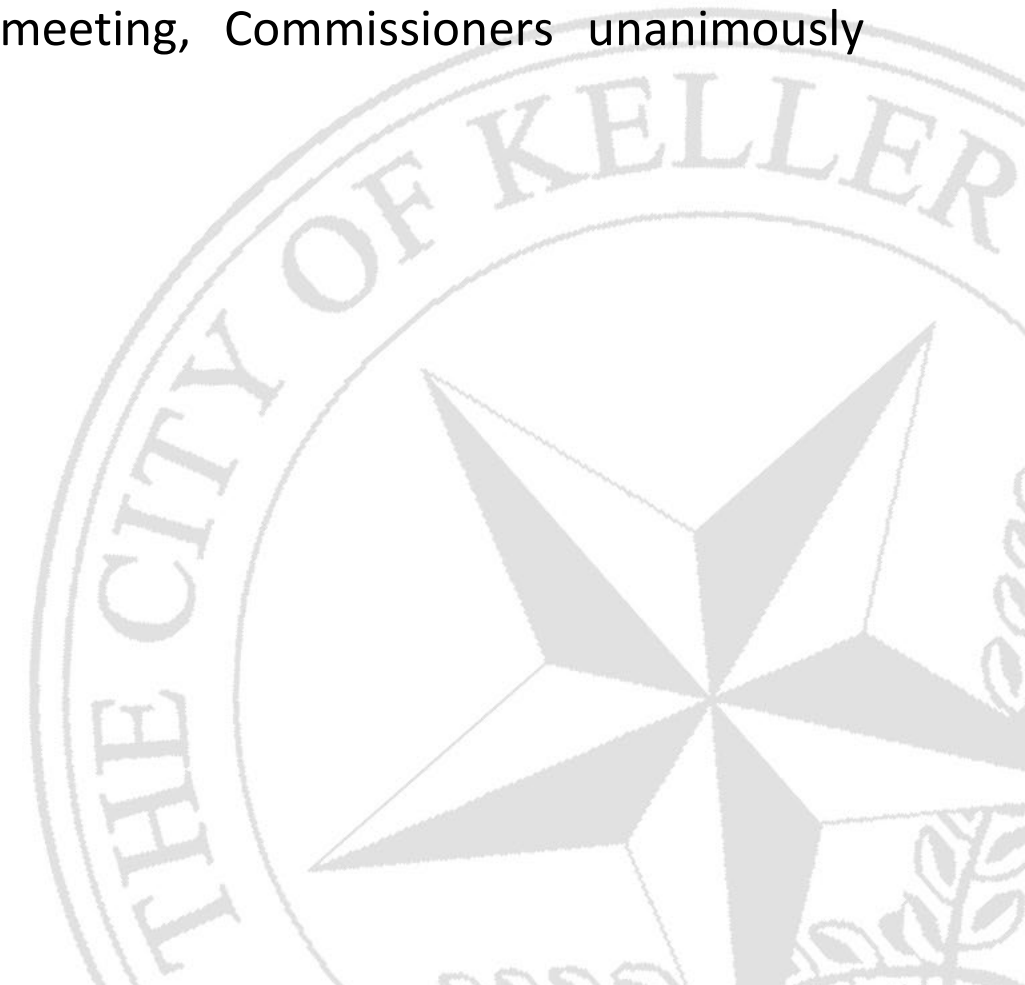
Staff has received no letters of support or opposition in response to this request.



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Planning and Zoning Commission Recommendation:

At the May 27, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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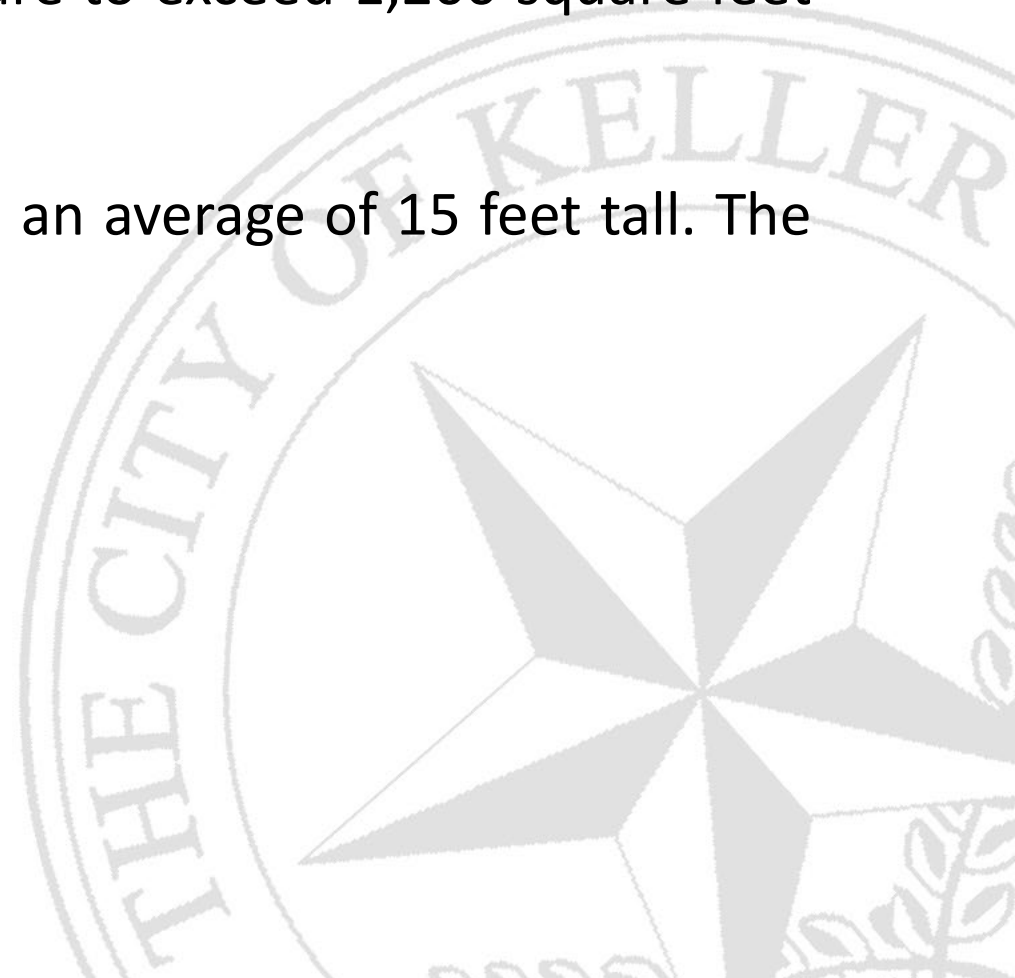
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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SUP Requests:

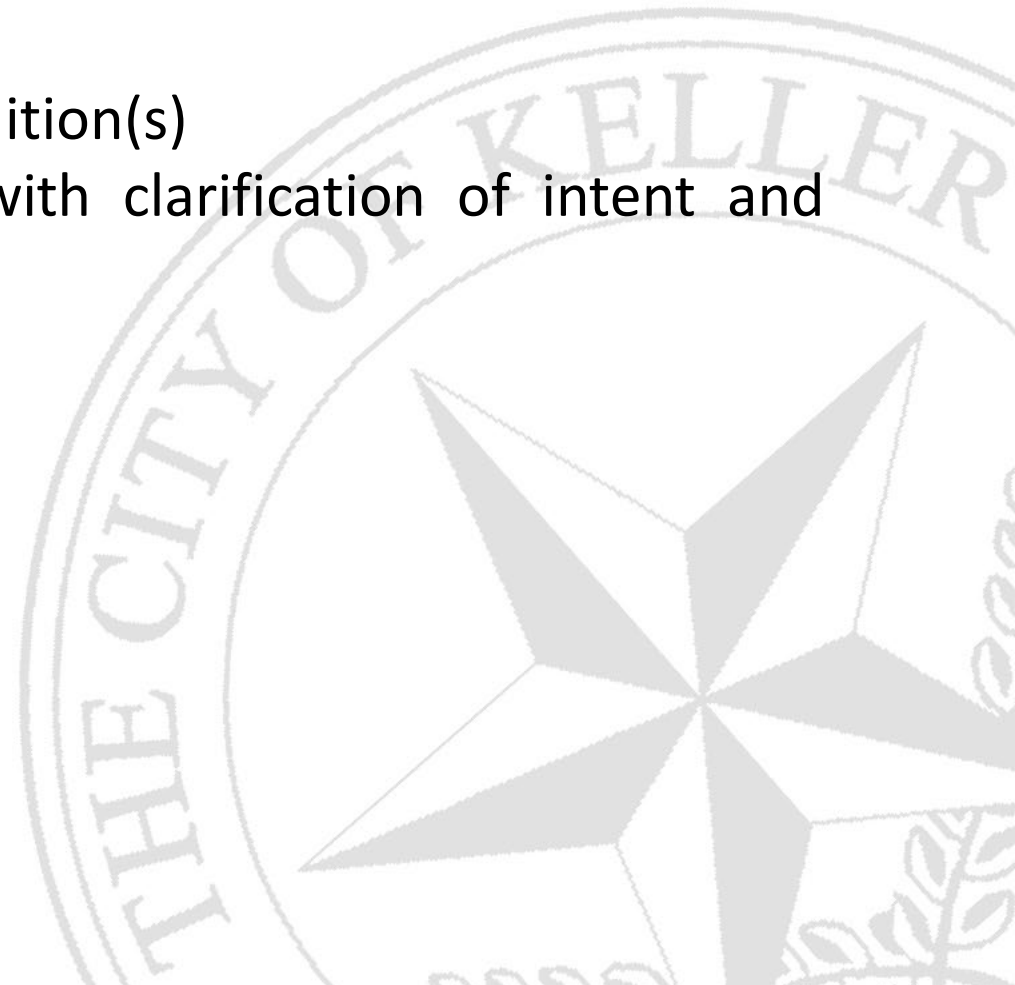
1. An SUP for a 2,995-square-foot accessory structure to exceed 1,200 square feet in the SF-36 zoning district.
2. An SUP for the height of the structure to exceed an average of 15 feet tall. The proposed average height is 15 feet and 6 inches.



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The City Council has the following options when considering an SUP request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Kalvin Eddleman
817-743-4130

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