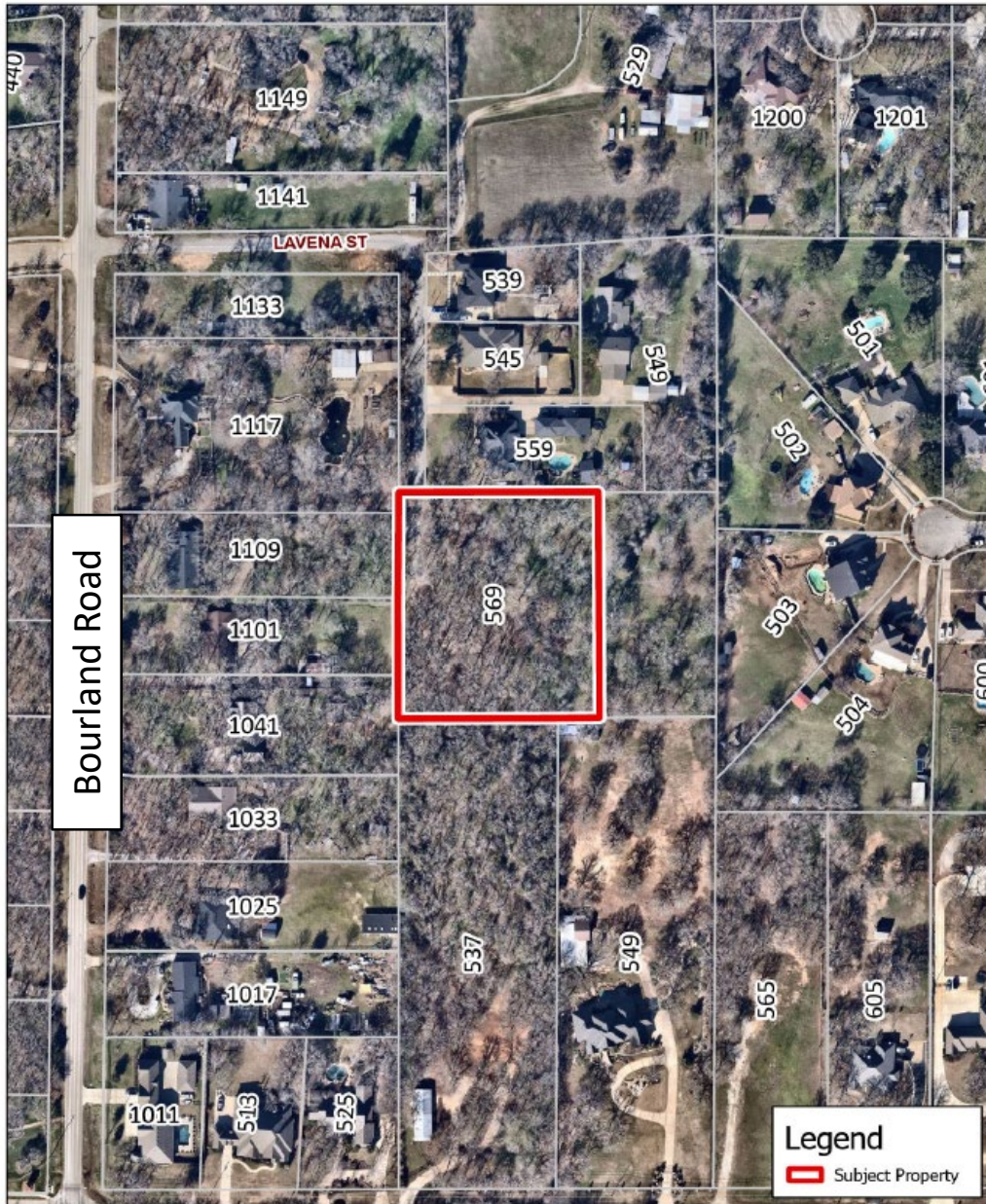


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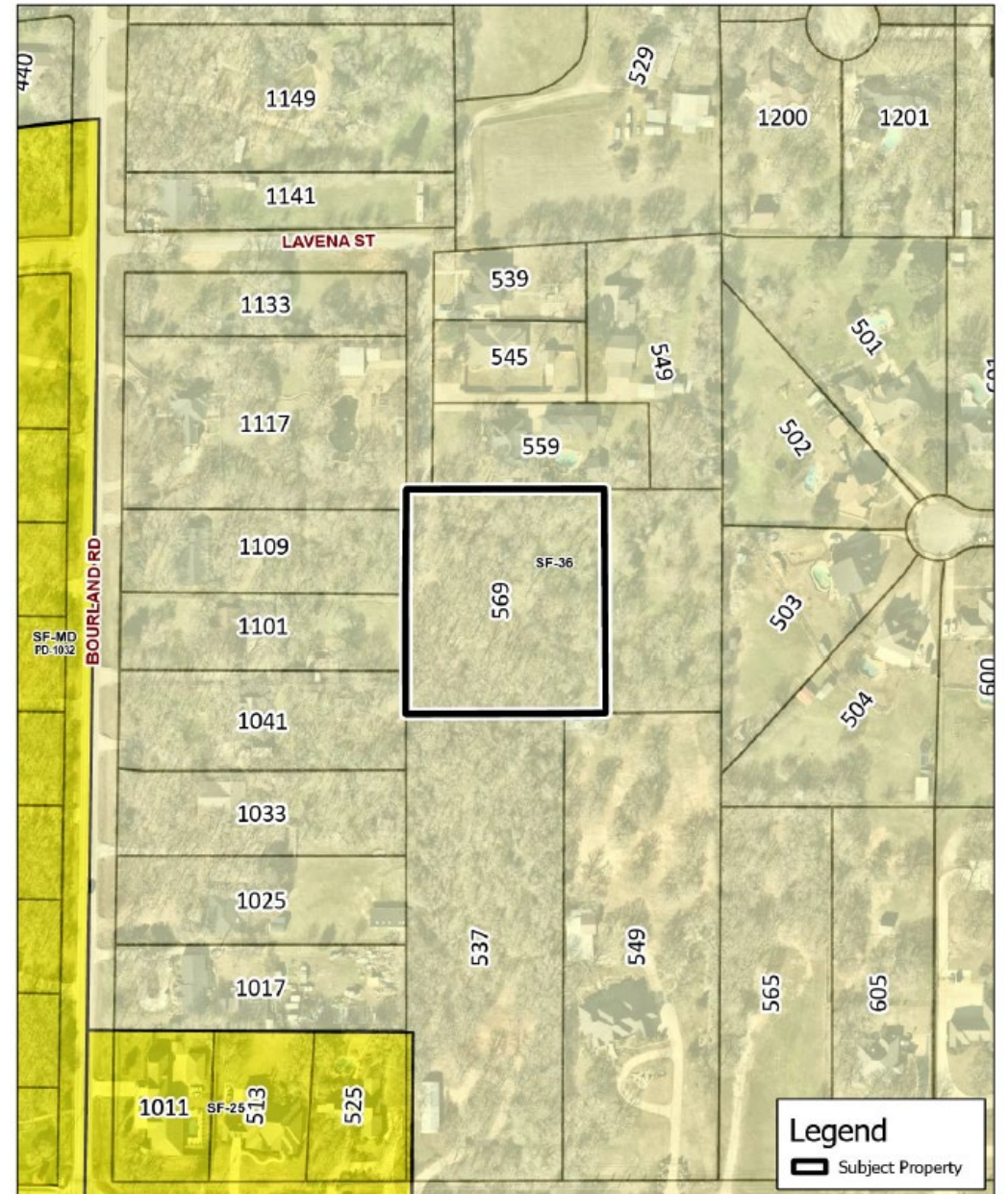
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 1,250 square-foot detached garage with an average height of approximately 17 feet, with a variance to allow the structure to be located in front of the home, on 1.77 acres of land, 500 feet southeast of the Bourland Road and Lavena Street intersection, legally described as Lot 1, Block 1 of the Diemand-Mueller Addition, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 569 LaVena Street. Lisa Diemand and Robert Mueller, Owners. Pentavia Custom Homes, Applicant. (SUP-24-0018)

Item H-1

Aerial Map



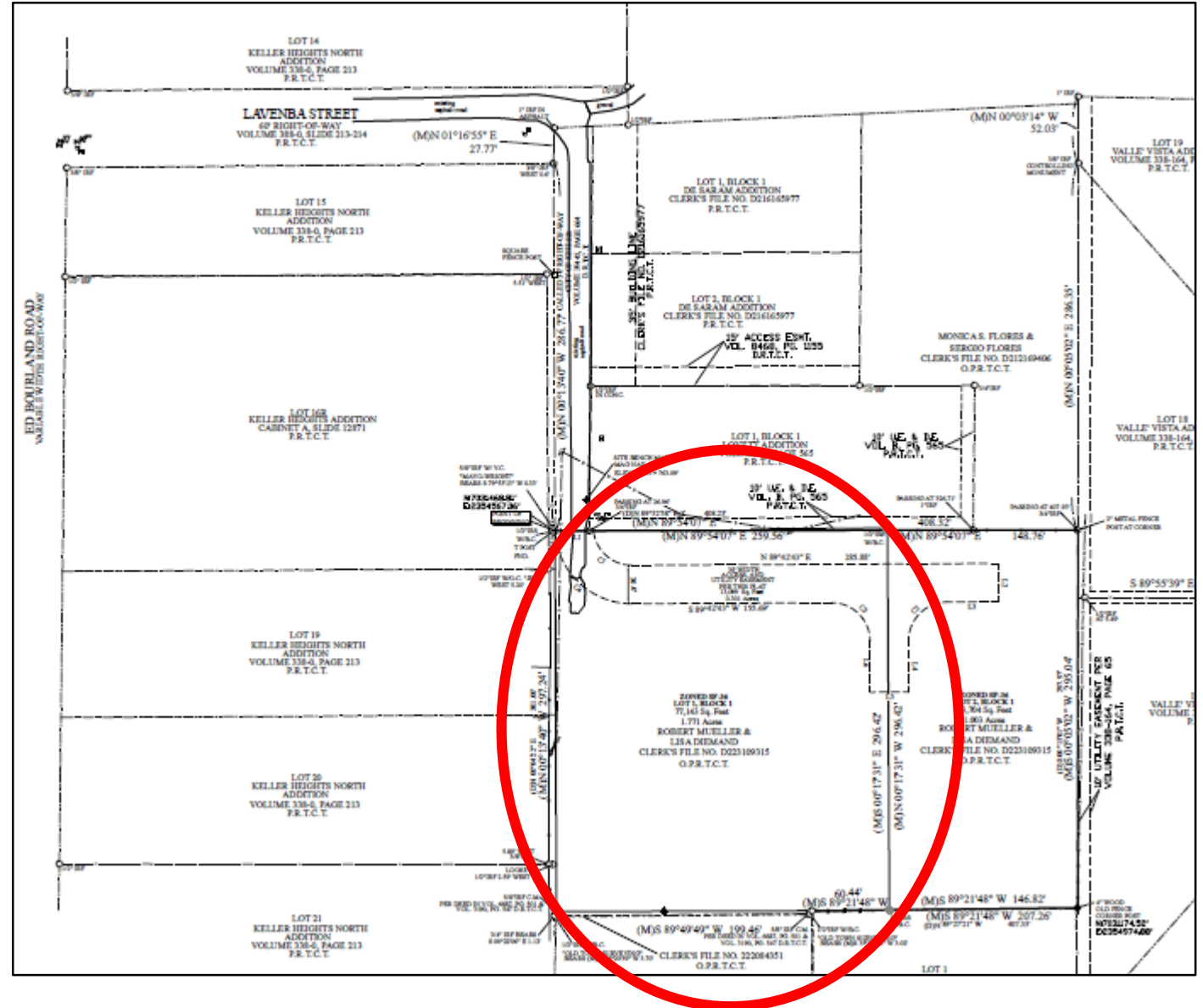
Zoning Map



Item H-1

Background:

- The Applicant recently subdivided the property at 569 LaVena Street into two residential lots.
- A building permit for the home planned for the western-most lot is currently under review.
- The Applicant wishes to construct a 1,250-square-foot detached garage in front of the home.



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Request:

There are two SUP triggers for the proposed structure:

1. An SUP for exceeding 1,200 square-feet for any accessory structure in the SF-36 zoning district. (UDC Section 8.04 (2)(g)(2) restricts the maximum square footage of a detached accessory building in SF-36 to 1,200 square feet unless approved by a SUP.)
2. An SUP to allow the maximum height of the accessory structure to exceed an average of 15 feet. (UDC Section 9.06(9) restricts the height of accessory buildings to 15' unless approved by SUP.)

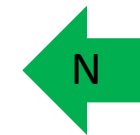
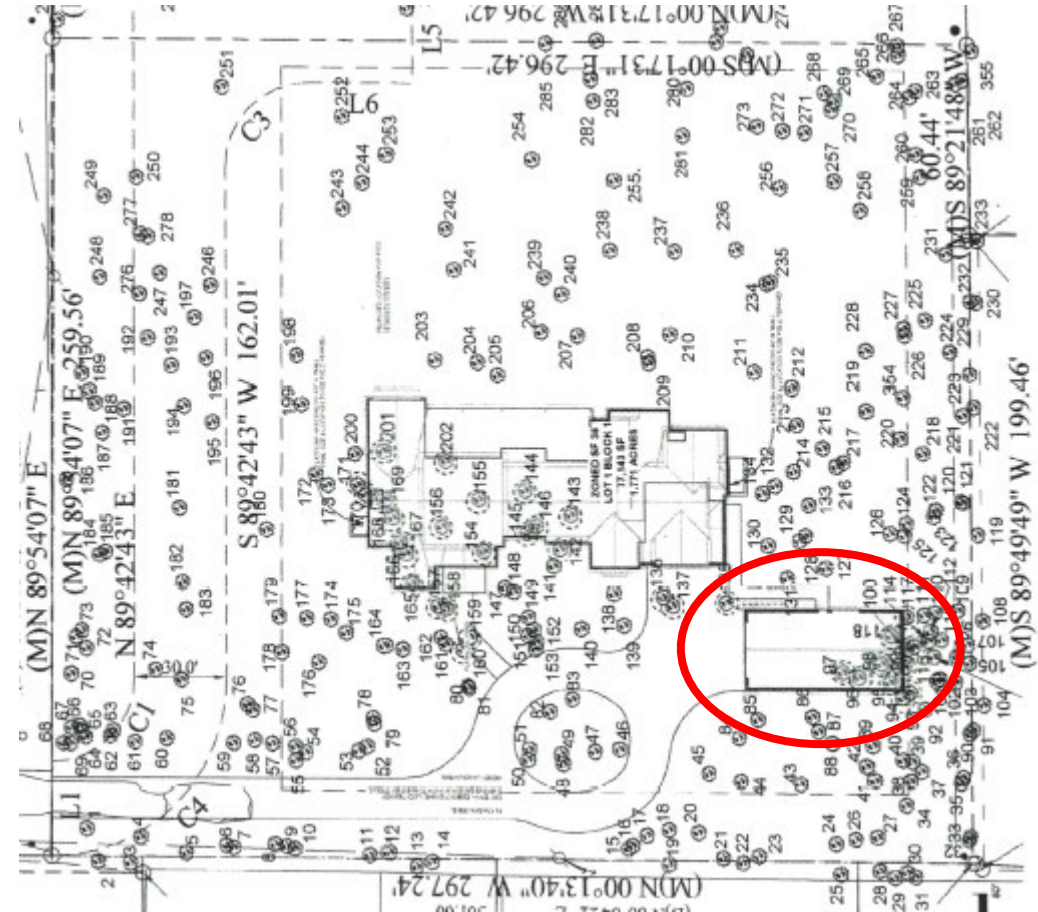
The Applicant is also requesting a variance to allow the structure to be located in front of the home. (UDC Section 9.06(5) prohibits detached accessory buildings in front of the main building.)

Item H-1

Site Design:

The new proposed home is 6,757 square feet with the front façade facing west toward a circle drive. The detached garage will be located southwest of the home with access off the same circle drive. The Applicant seeks a variance as part of this SUP request to allow the detached garage to be positioned in front of the home.

The Applicant intends to meet all other UDC guidelines and setbacks for the SF-36 zoning district.



Item H-1

Elevations:

The new home and detached structure will be constructed of the same materials, primarily stone with wood accents.



8/20/24 2:23:33 AM

*****PLEASE USE THESE DIMENSIONS WITH CONSTRUCTION DOCUMENTS. CONSTRUCTION DOCUMENTS

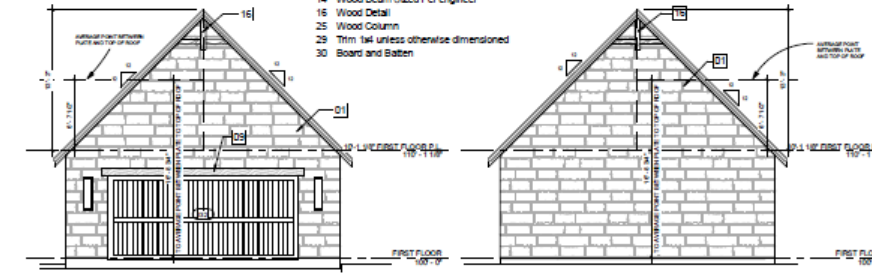
MATERIAL NOTES:

MISSING NUMERALS ARE INTENTIONAL
-MATERIALS NOT BEING USED IN THIS PROJECT

- 01 Stone
- 03 Shingle Roof
- 04 Standing Seam Metal Roof
- 07 Chopped Stone Rowlock Sill 1" Projection Typical
- 09 Wood Header
- 10 4x6 Wood Beam With Wood Brackets
- 12 4" Stone Cap With 1" Projection Typical Slope Top For Drainage
- 13 Exterior Lighting Fixture
- 14 Wood Beam Sized Per engineer
- 29 Wood Detail
- 25 Wood Column
- 29 Trim 1x4 unless otherwise dimensioned
- 30 Board and Batten

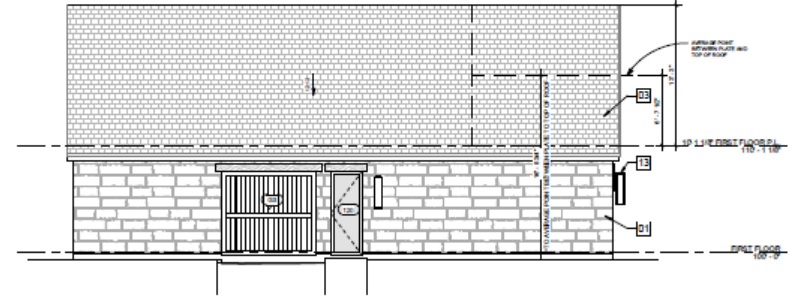
NOTES:

1. NO MORE THAN 24" OF FOUNDATION TO SHOW ABOVE GRADE.
2. NO EXPOSED GALVANIZED FLASHING ALLOWED.



2 DETACHED GARAGE ELEVATION - FRONT
A61 3/16" = 1'-0"

3 DETACHED GARAGE ELEVATION - REAR
A61 3/16" = 1'-0"



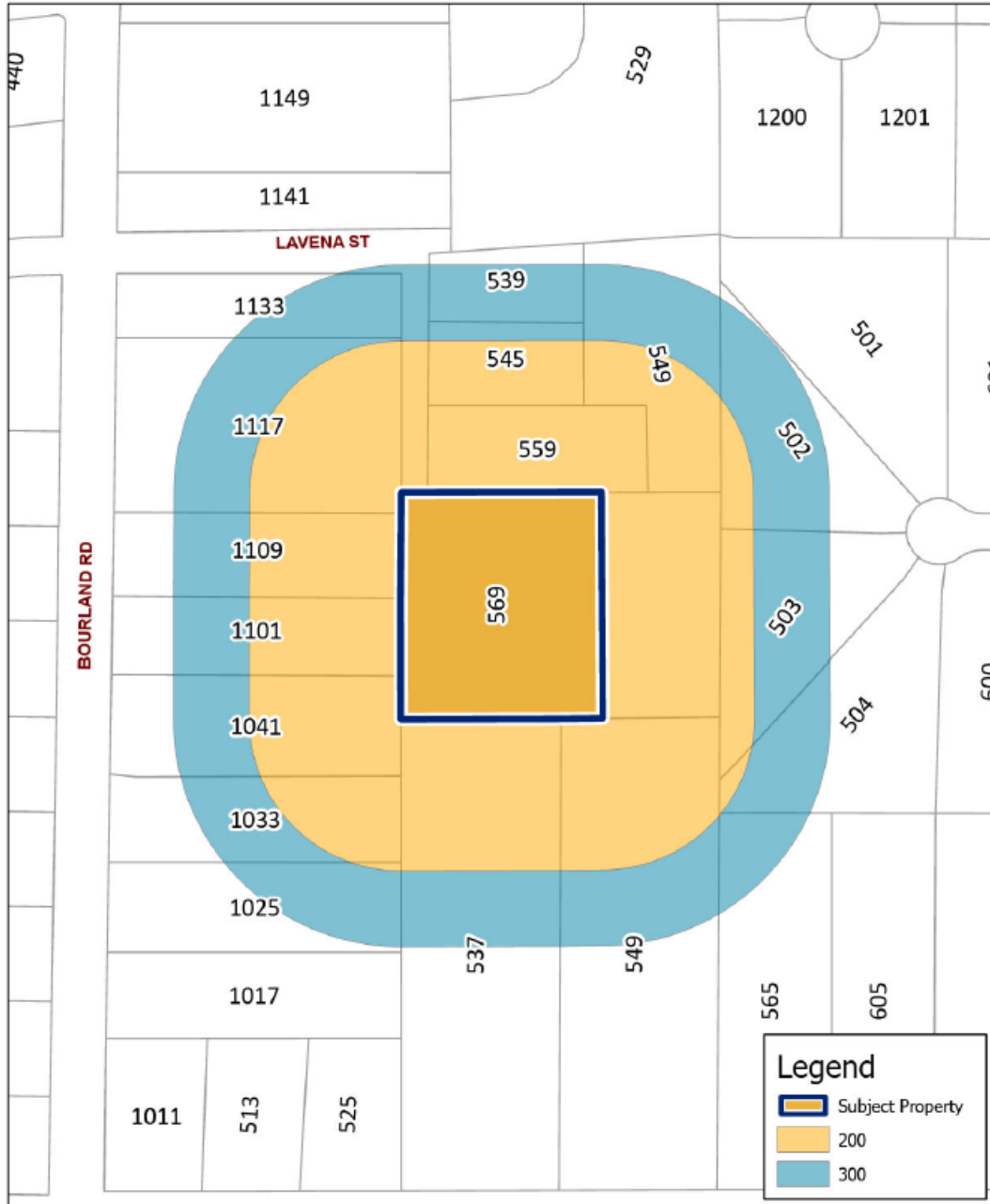
5 DETACHED GARAGE ELEVATION - LEFT SIDE
A61 3/16" = 1'-0"



4 DETACHED GARAGE ELEVATION - RIGHT SIDE
A61 3/16" = 1'-0"

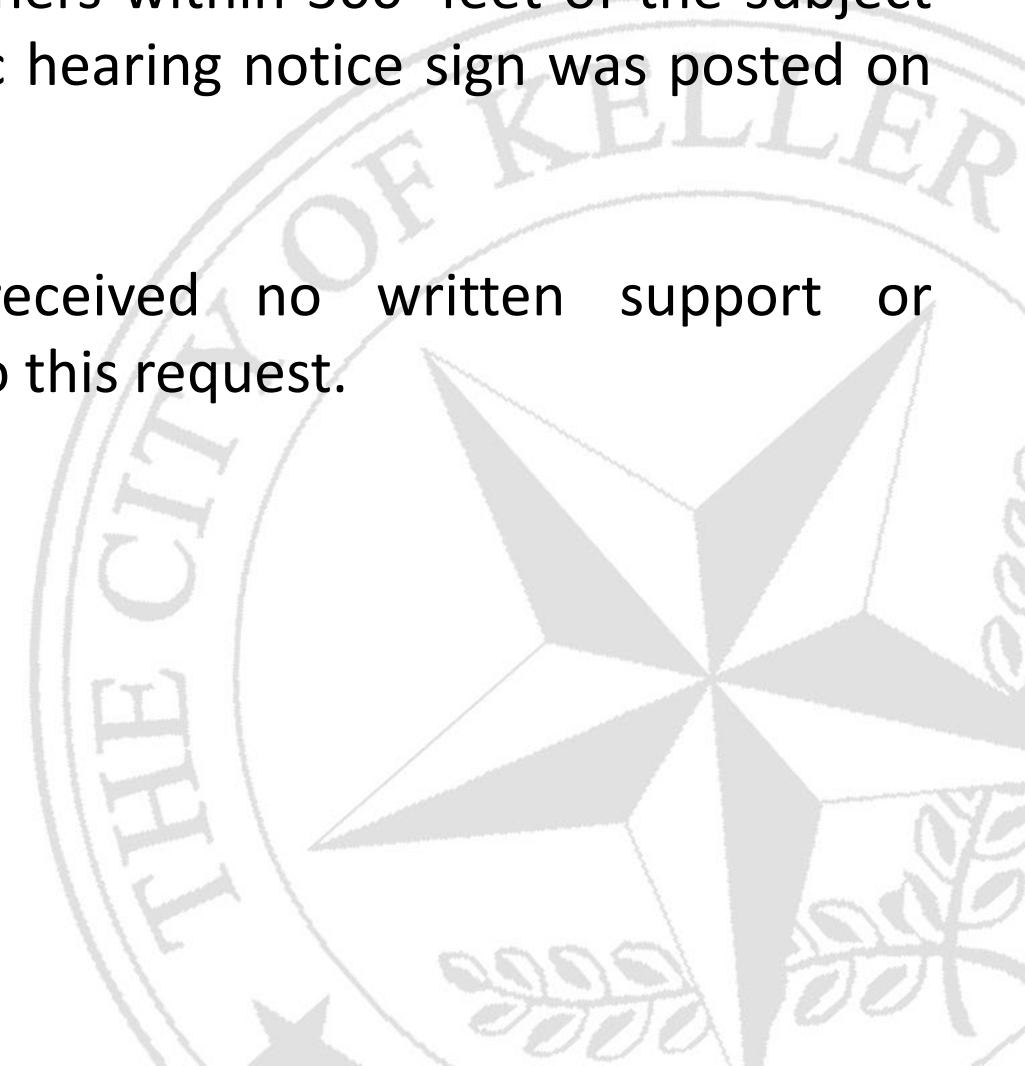


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On June 13, 2024, the City mailed 17 Letters of Notification for this Public Hearing to all property owners within 300' feet of the subject site. A public hearing notice sign was posted on the site.

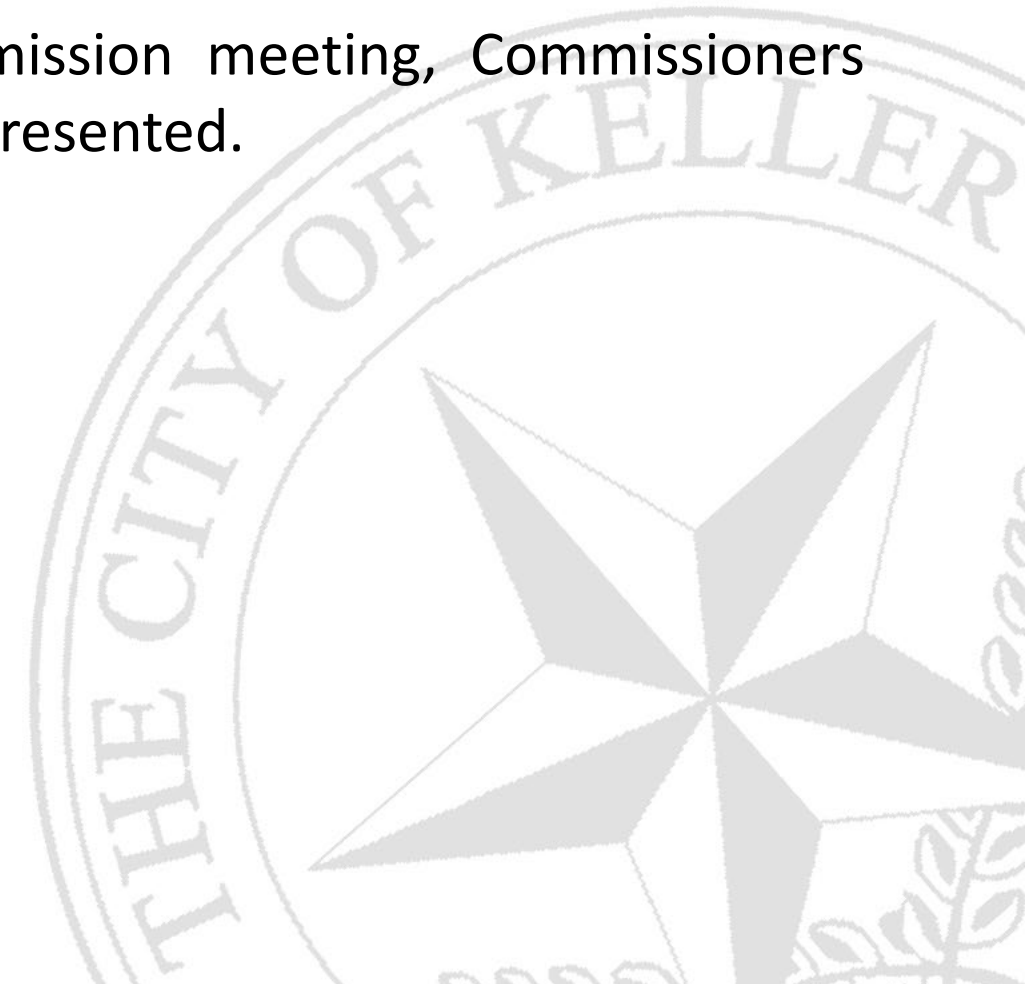
Staff has received no written support or opposition to this request.



Item H-1

Planning and Zoning Commission Recommendation:

At the June 25, 2024 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP as presented.



Item H-1

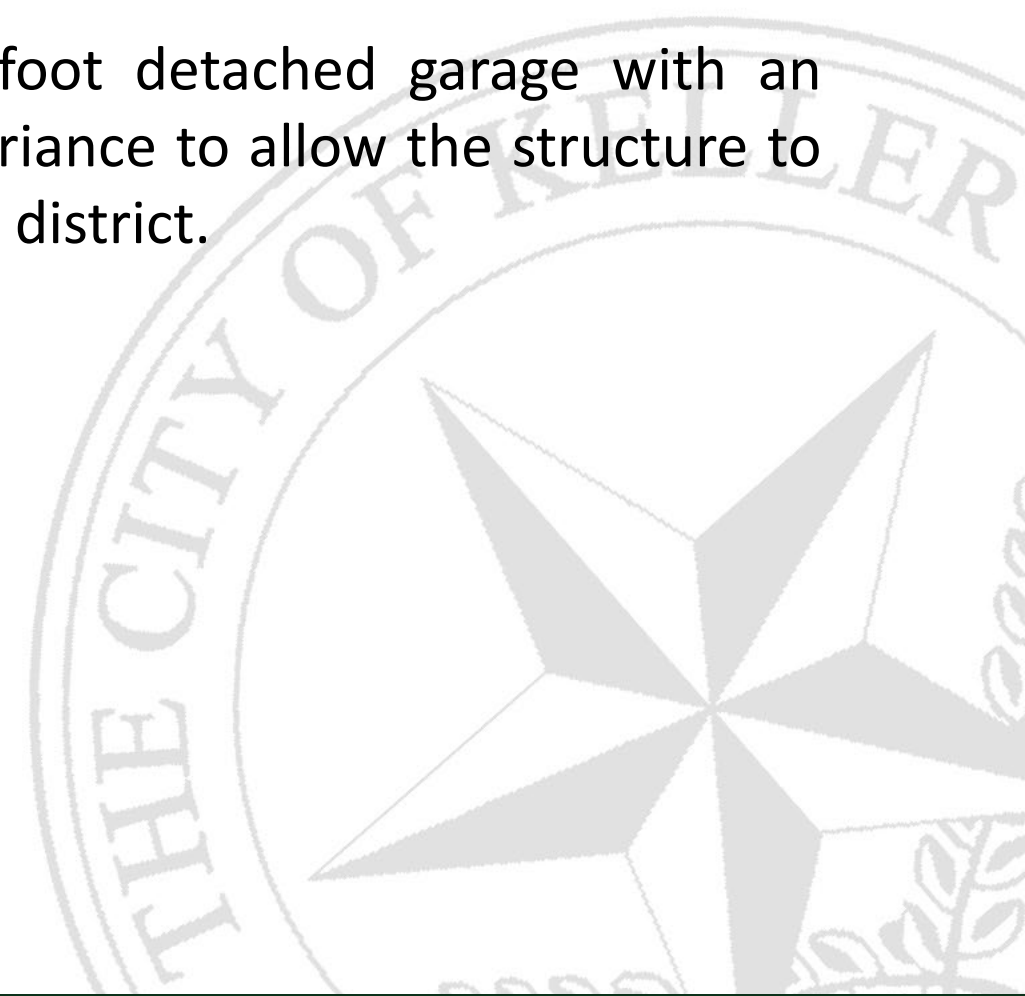
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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.

Item H-1

Request:

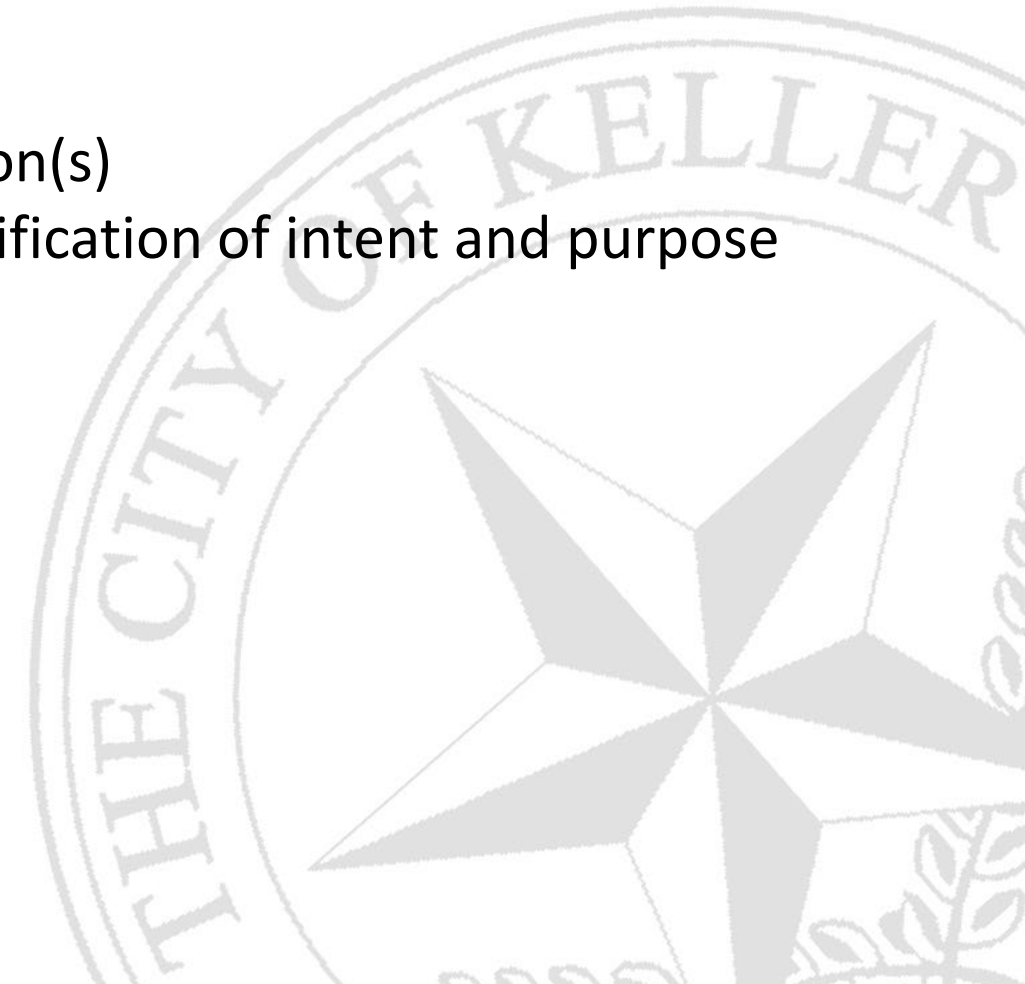
A Specific Use Permit (SUP) for a 1,250-square-foot detached garage with an average height of approximately 17 feet, with a variance to allow the structure to be located in front of the home, in the SF-36 zoning district.



Item D-2

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?
Sarah Hensley
817-743-4130**

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