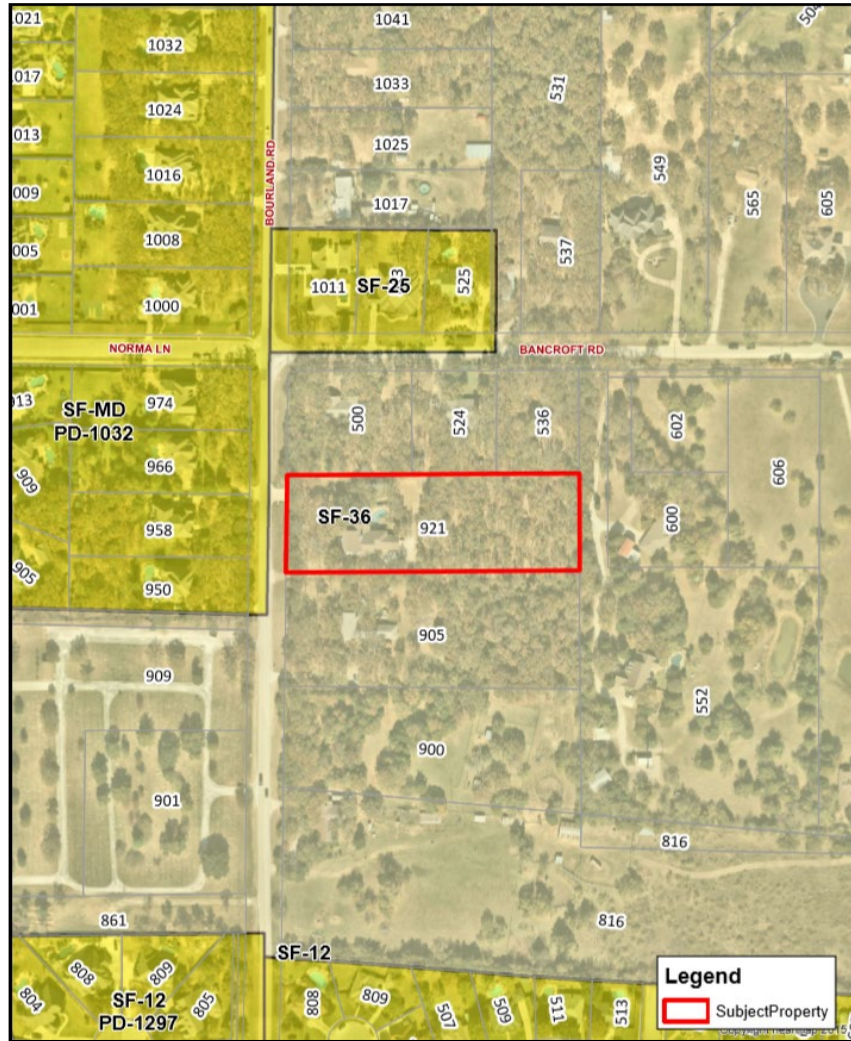


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PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits (SUPs) to allow the applicant to construct an approximately 2,733 square-foot accessory structure (shop use) situated on a 2.65-acre tract of land, located on the east side of Bourland Road, approximately 350 feet southeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block 1 Village Mill Addition, zoned Single Family - 36,000 square-foot lot (SF-36), located at 921 Bourland Road. Jeff Aldredge, owner. Jeff Ground, applicant. (SUP-21-0014)

Item H-3 Zoning Map



Zoned: SF-36

Item H-3 Aerial View



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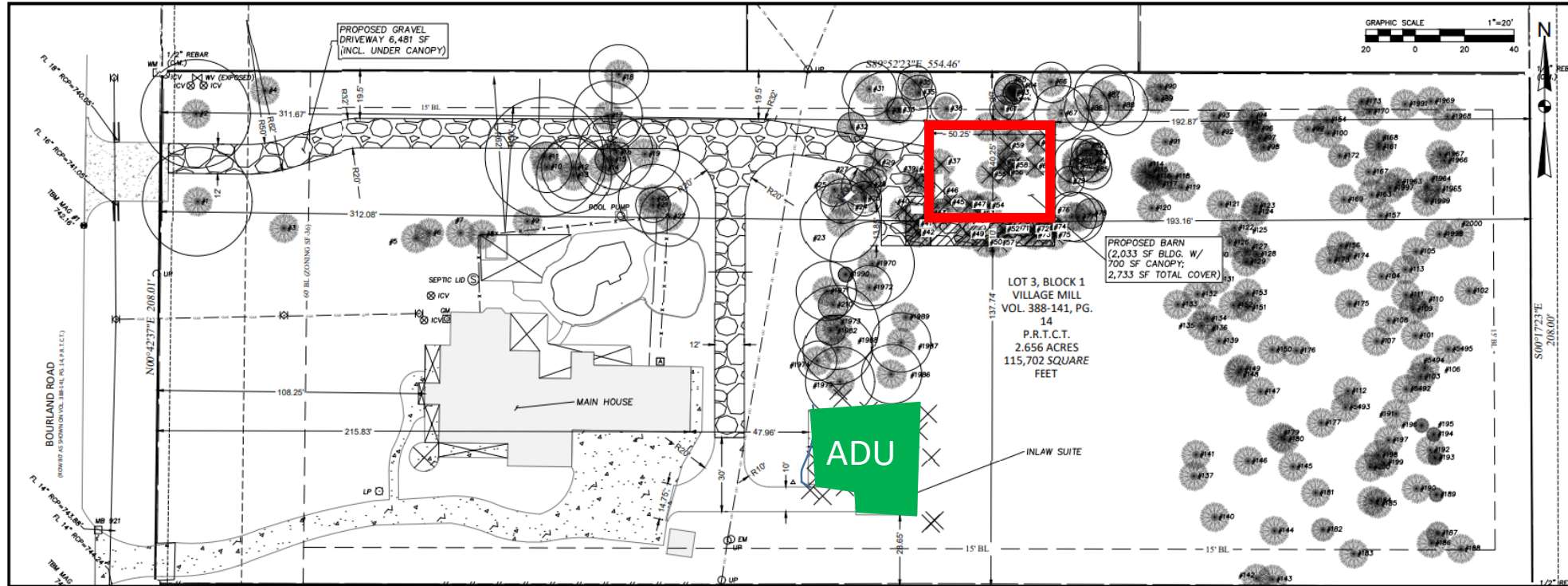
The applicant was approved unanimously by City Council on March 16, 2021, for a 1,408-square-foot Accessory Dwelling Unit. This was not part of the SUP request in 2016.

The Applicant is now proposing a 2,733-square-foot shop to be utilized for parking the owner's RV and also used for storage/shop work.

There are two SUP requests for this proposed structure:

1. An SUP for exceeding 1,200 square feet for any accessory building.
2. An SUP to allow all accessory buildings combined to exceed 50% of the main structure. Accessory structures combined will be 96% of the main structure. This will exceed the ordinance requirements by 46%.

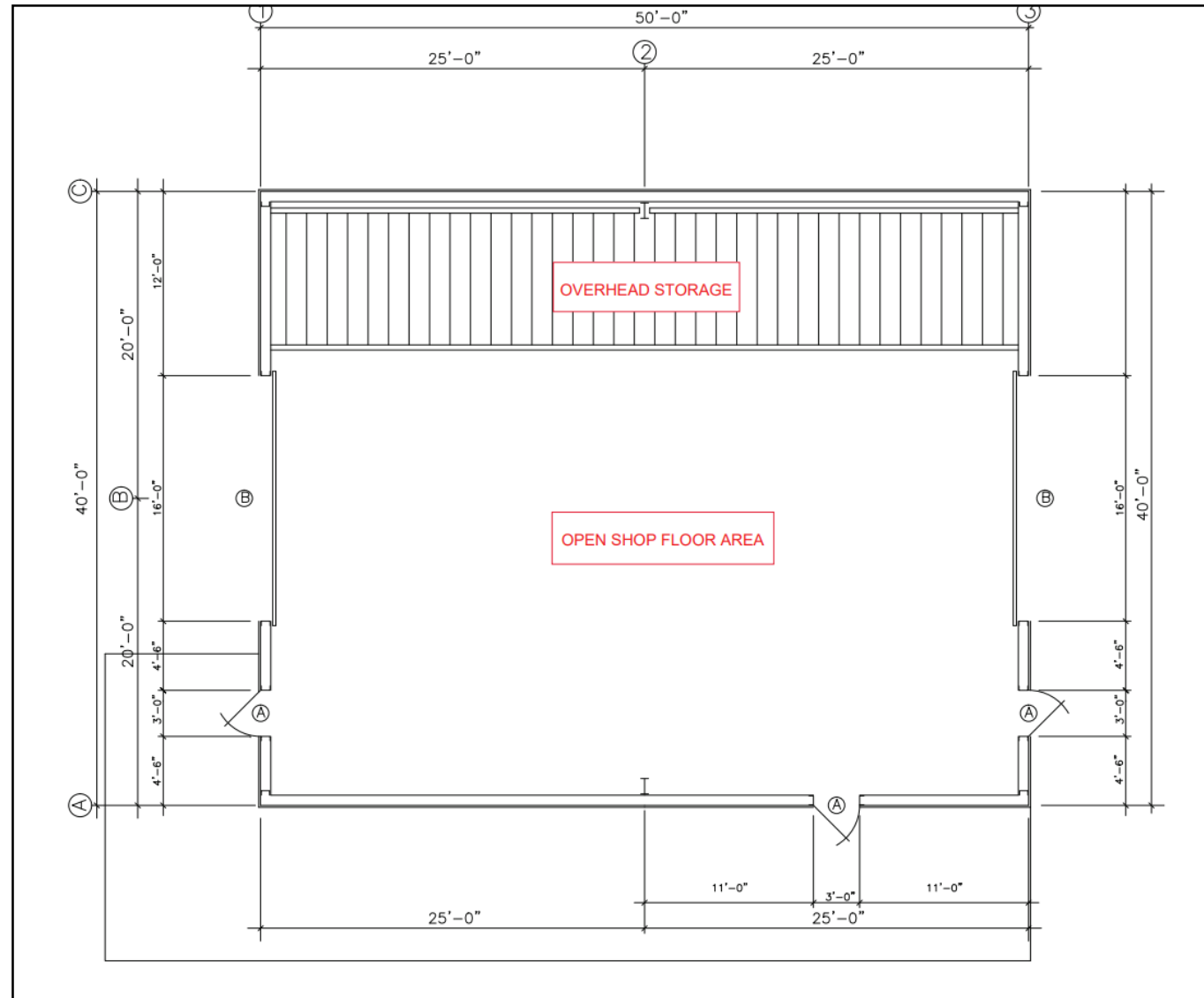
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Exceeds all setback requirements:

- 20' from the north property line
- 237' from the south property line

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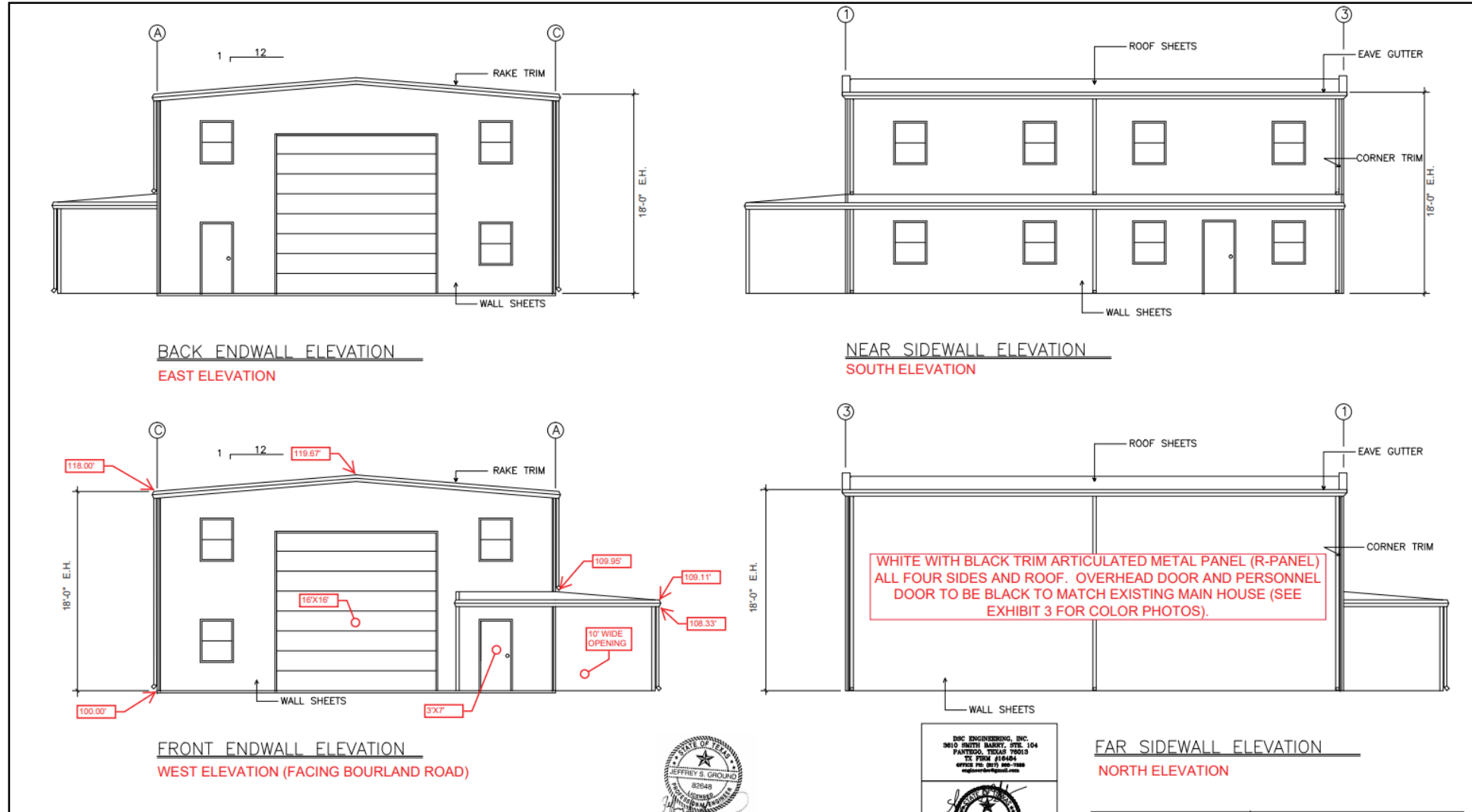


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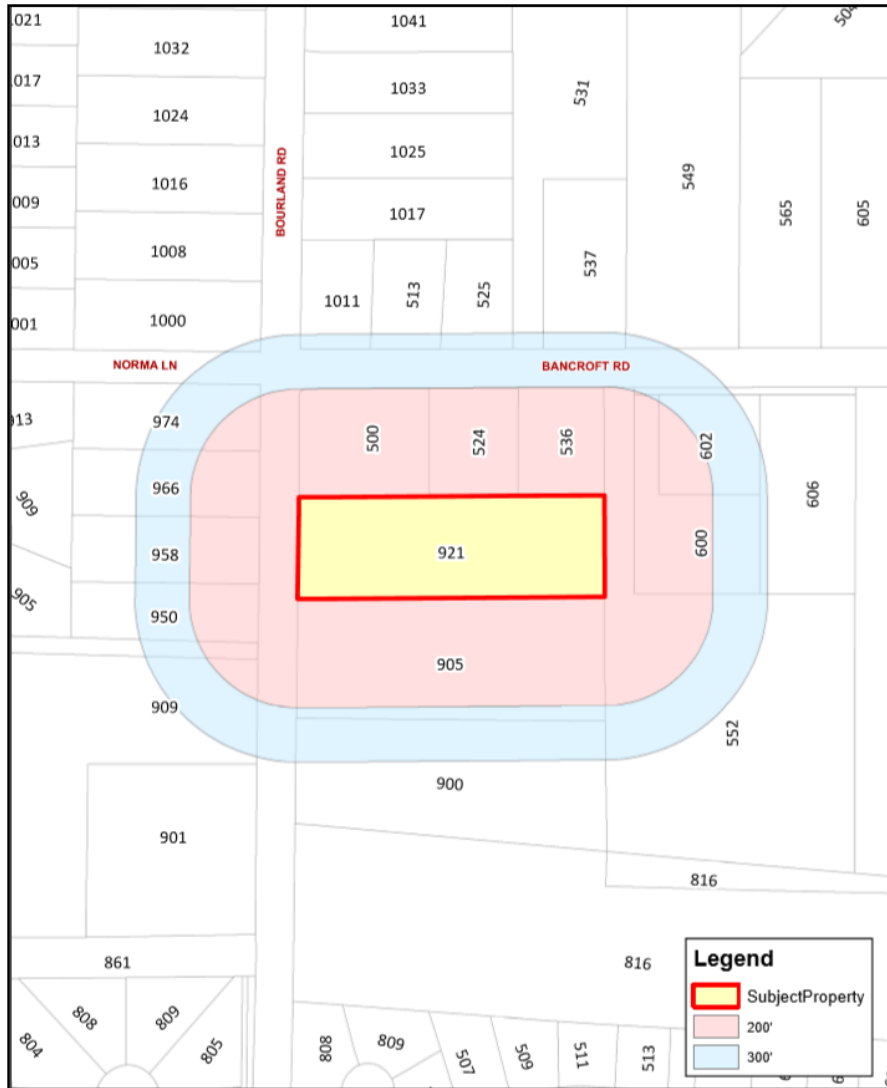
Similar-style barn in terms of materials:



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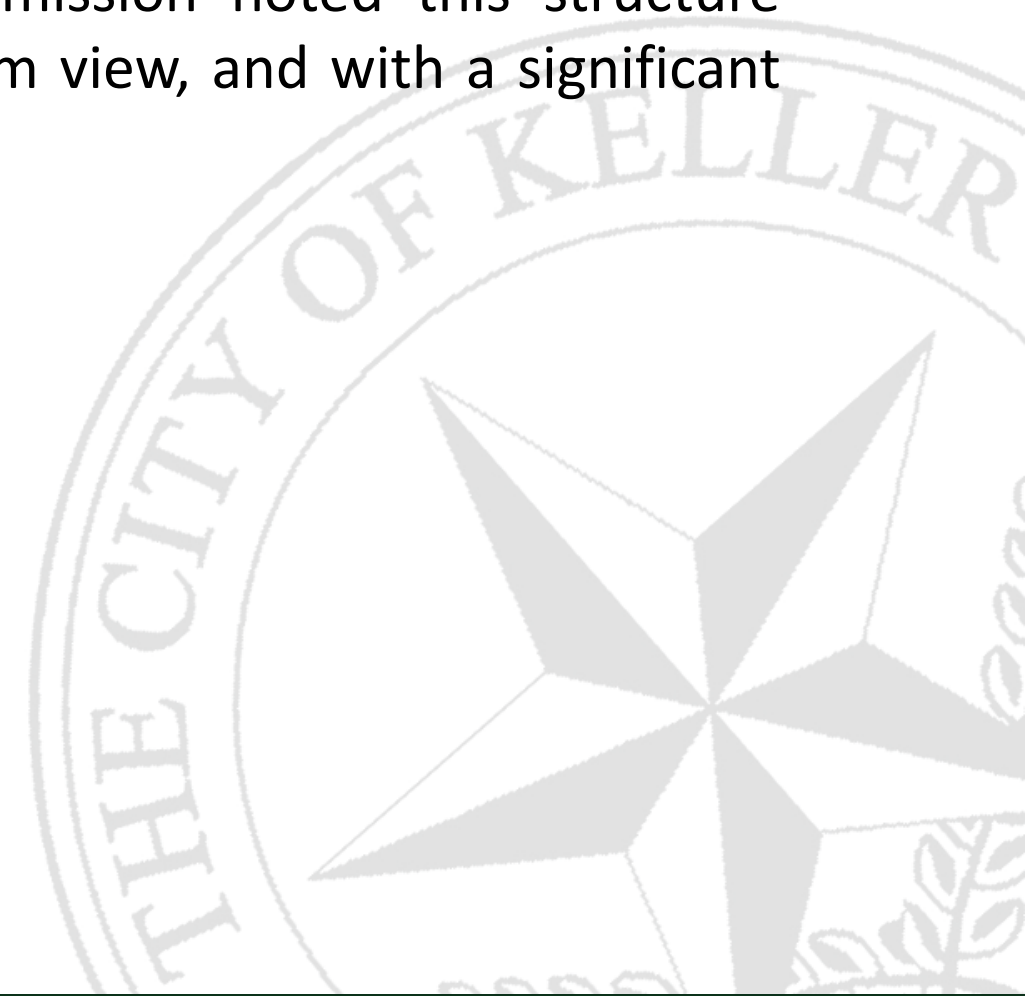
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- On April 30, 2021, the city mailed out 21 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- As of today, staff has not received any responses from the public.

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On May 11, 2021, the Planning and Zoning Commission unanimously recommended approval of the item. The Commission noted this structure would be located on a large lot, set back far from view, and with a significant tree buffer.



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Section 8.02 (F)(2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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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The City Council has the following options when considering a Specific Use Permit:

- Approve as recommended by the Planning and Zoning Commission
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?
Julie Smith
817-743-4130**