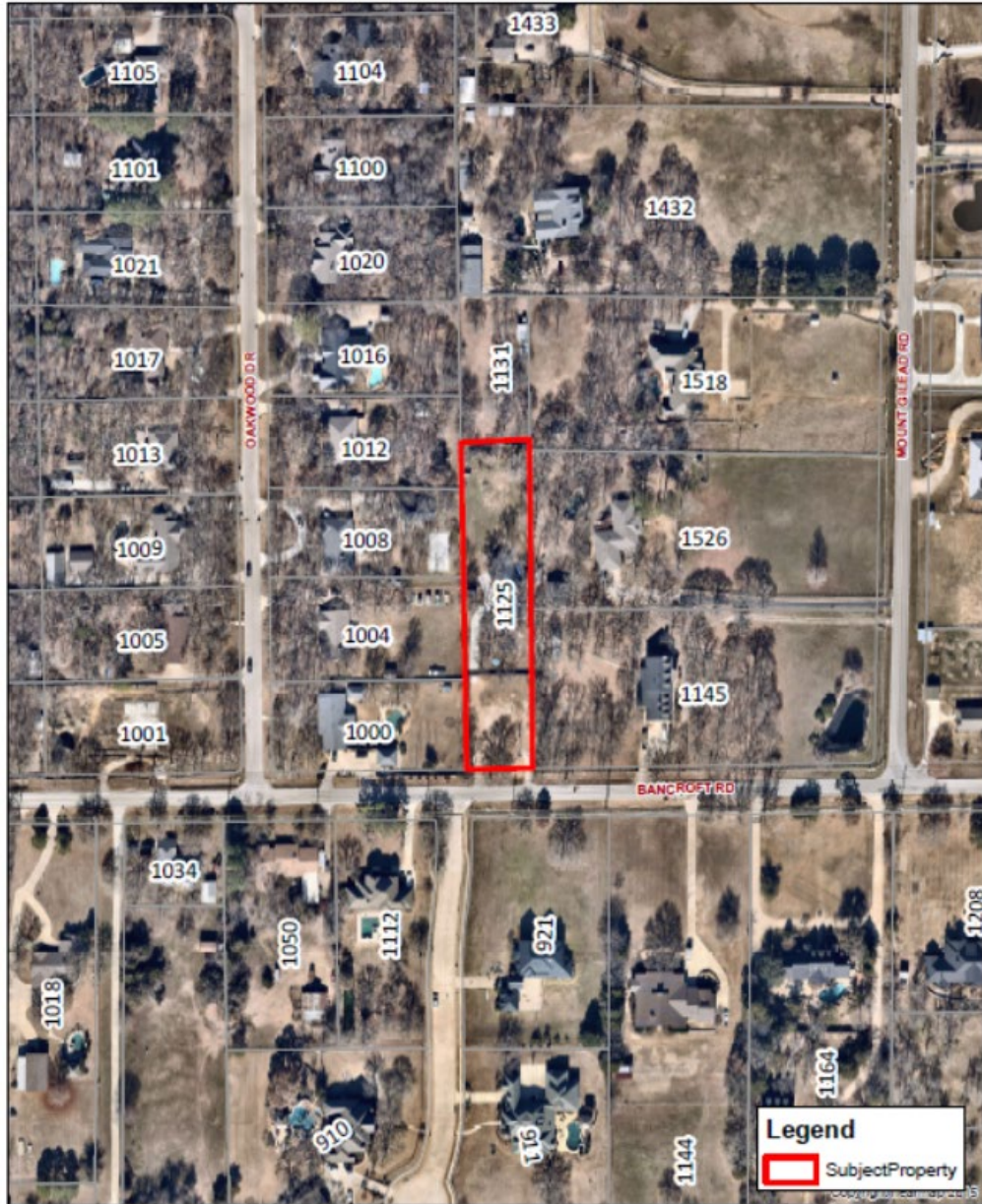


Item H-2

PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits (SUPs) to allow the property owner to reside in the existing 1,250 square-foot structure while a new main structure is being built, and to allow the 1,250 square-foot structure to remain on the property as an accessory structure after the new home is completed, on property legally described as Lot 1, Block A of the Herrera Addition (listed as Bancroft Addition with the Tarrant Appraisal District), being 1.08-acres, located on the north side of Bancroft Road, at the intersection of Bancroft Road and Double Springs Lane, zoned Single-Family 36,000 square-foot lots or greater (SF-36) and addressed as 1125 Bancroft Road. Mariel Herrera-Ledezma, Owner/Applicant. (SUP-23-0017).

Item H-2 Aerial Map



Item H-2 Zoning Map



Zoned:
SF-36

Item H-2

SUP Request:

The Applicant is requesting two Specific Use Permits (SUPs) to continue residing in an existing 1,250-square-foot accessory structure for 24 months while a new primary residence is being constructed, and to allow that structure to remain on the property after the new home is completed.

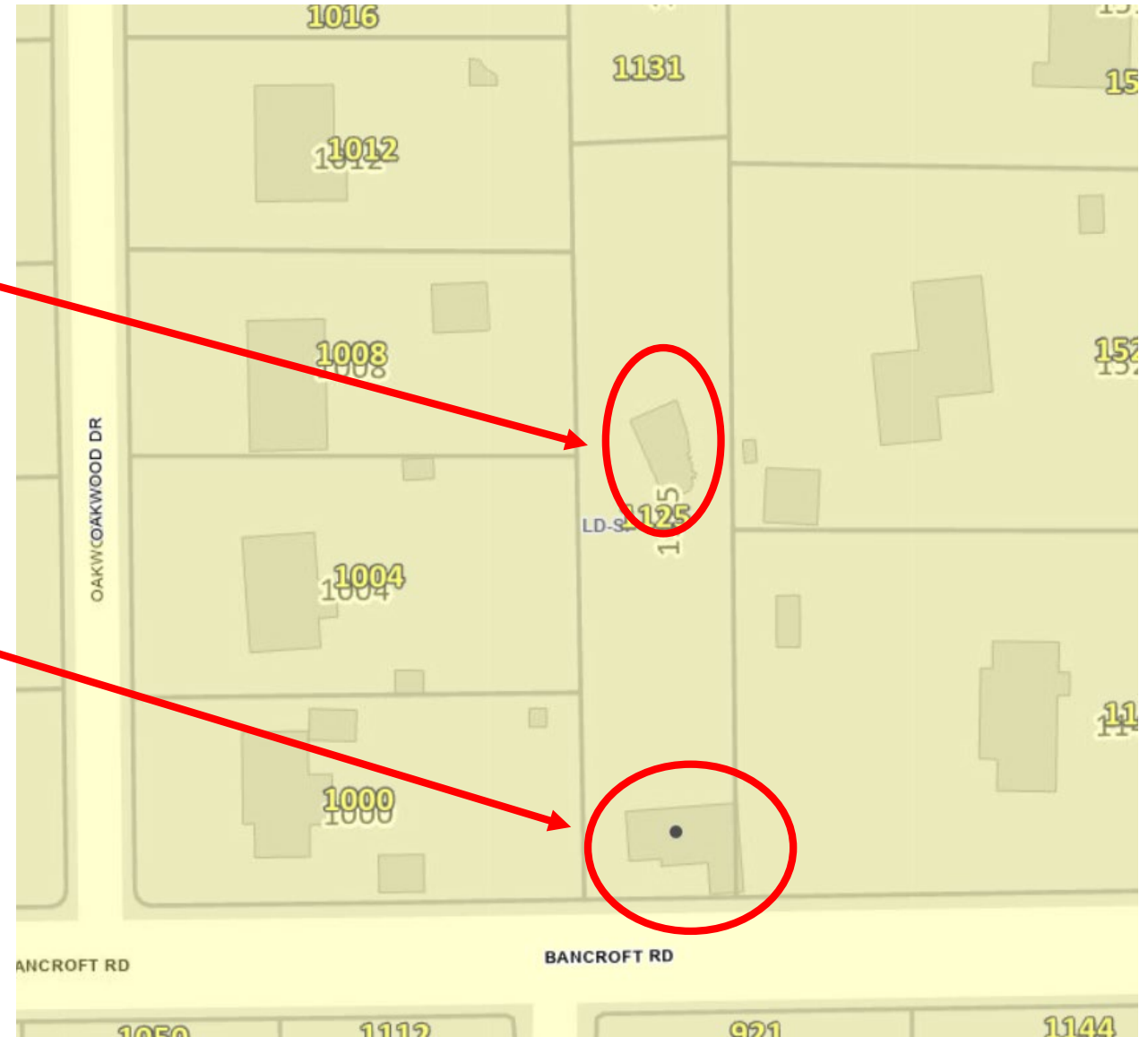
The building permit for the new, 3,862-square-foot home is under review.

Item H-2

Background:

The structure the applicant requests to reside in during construction has been on the property since at least 2004.

The previous primary dwelling on the lot was demolished in 2022; the new home will go in approximately the same location as the old residence.



Item H-2

Accessory Structure:

Because the Applicant's property is less than 1.5 acres - the UDC requirement to have an accessory dwelling unit - the kitchen facilities will have to be removed from the existing structure upon completion of the new home.

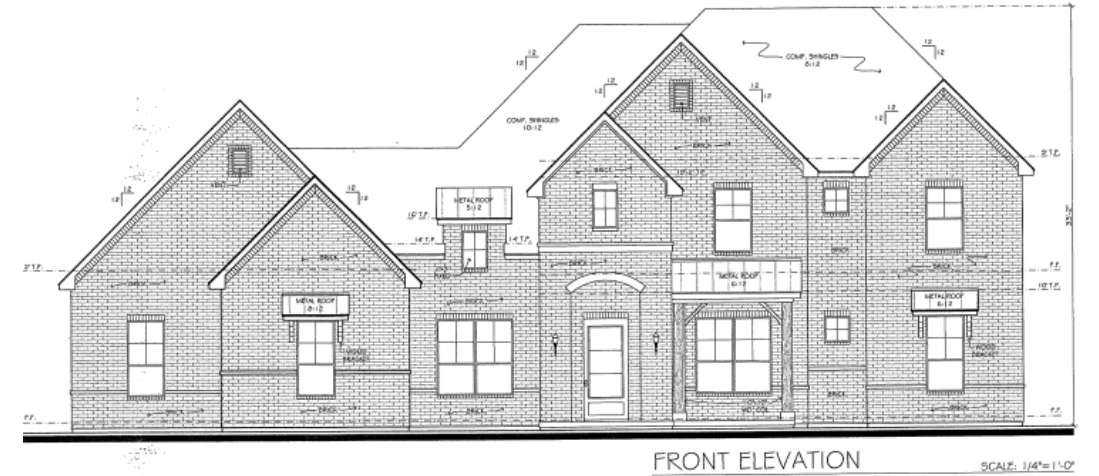
The structure will then serve as an entertainment/recreation space for the Applicant's family.



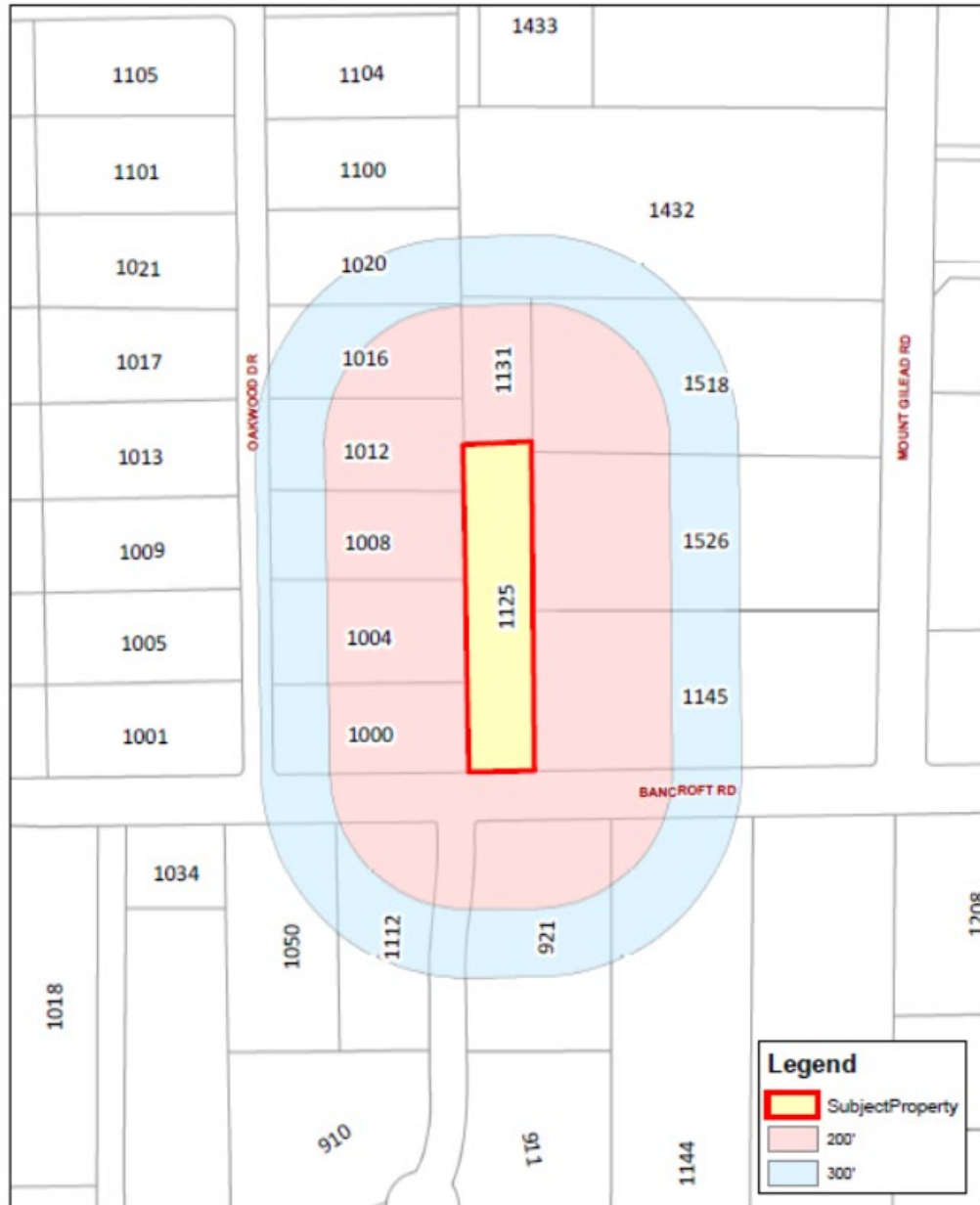
Item H-2

Site Layout:

The existing structure complies with all UDC requirements for accessory buildings in the SF-36 zoning district. The exterior has white siding with black trim and black shingles and will complement the new home when finished.



Item H-2



- On May 11, 2023 the City mailed 15 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on the site.
- Staff has not received any response from the public regarding this SUP request.

Item H-3

Planning & Zoning Commission Recommendation:

At the May 23, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP requests with one condition:

1. That the kitchen facilities be removed from the accessory structure within two months of the building final on the new home.

Item H-2

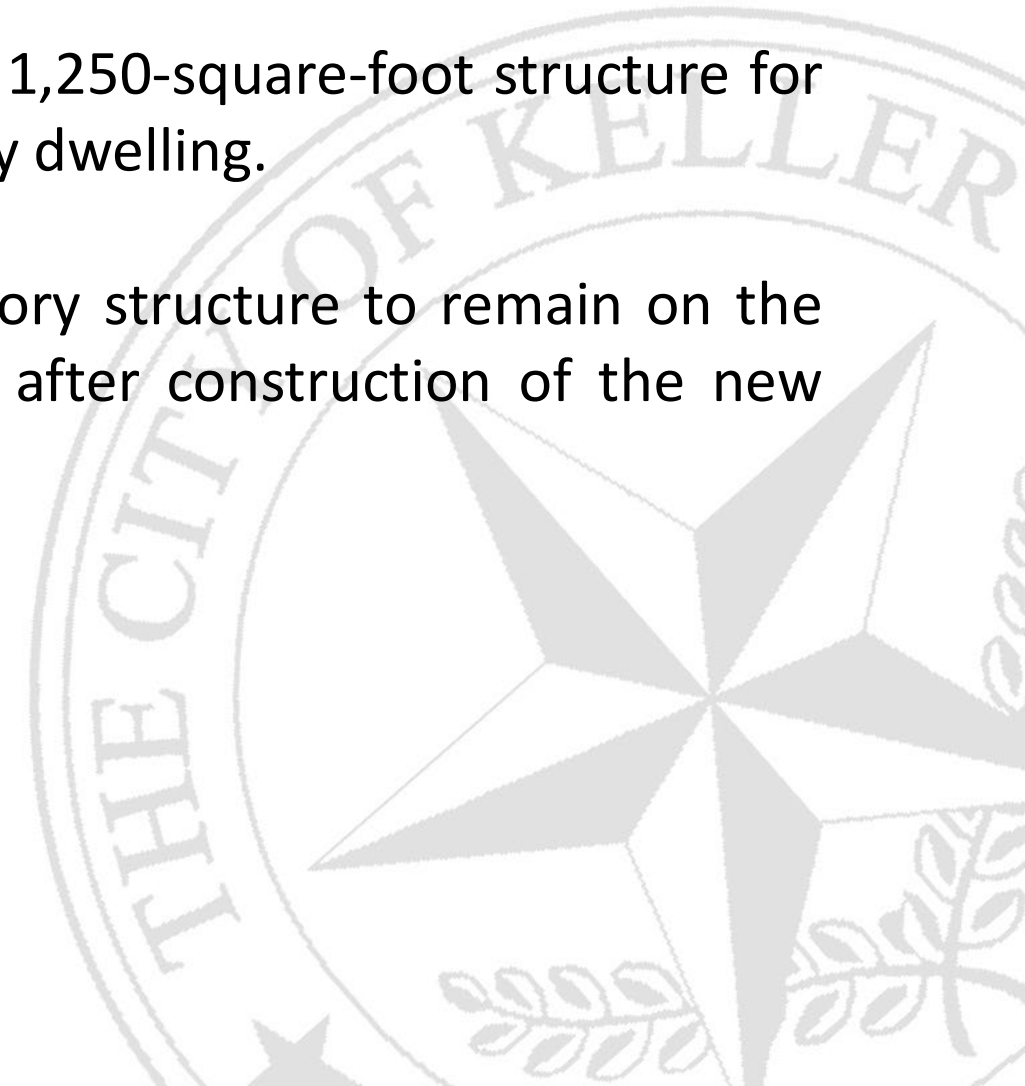
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, City Council shall consider the following factors:

- 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-2

SUP Requests:

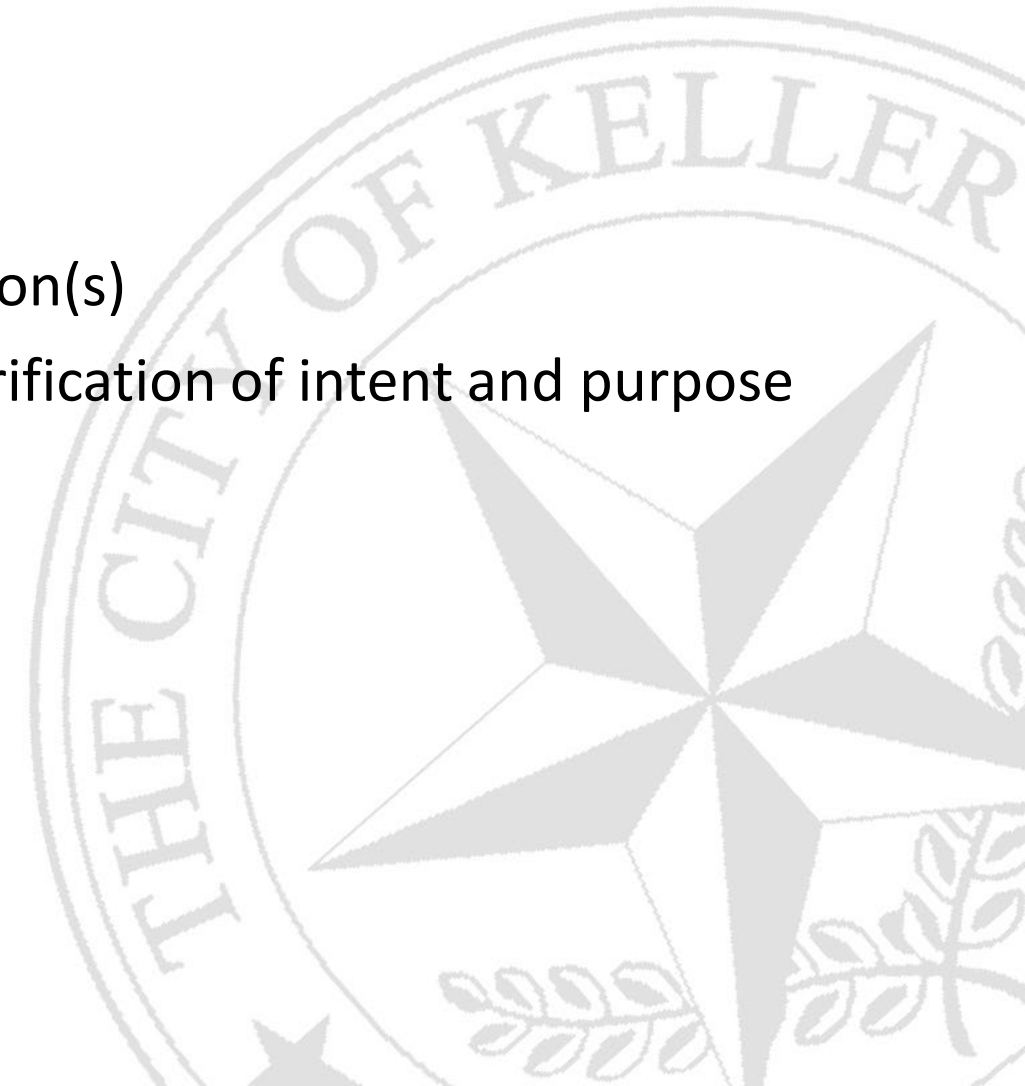
1. To allow the Applicant to reside in the existing 1,250-square-foot structure for 24 months during construction of a new primary dwelling.
2. To allow the existing 1,250 square-foot accessory structure to remain on the property, with the kitchen facilities removed, after construction of the new primary dwelling.



Item H-2

The City Council has the following options when considering a Specific Use Permit (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