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PUBLIC HEARING: Consider an ordinance approving three Specific Use Permits (SUPs) for a detached accessory building on 2.83 acres located on the east side of Whitley Road, approximately 250 feet northeast from the intersection of Whitley Road and Harper Lane, legally described as Lot 1, Block A of Andrews Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and Single-Family 8,400 square-foot lot size or greater (SF-8.4) and addressed 1621 Whitley Road. Nathan Olmstead, Owner/Applicant. (SUP-22-0037)

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Background

- The Applicant has a 4,032-square-foot barn with metal/tin framing and wood siding that has fallen into disrepair. The Applicant is requesting to demolish it and replace it with a similar all-metal building.
- The existing structure is used for:
 - Horse trailer and truck storage
 - Feed, equipment and tack for three horses
 - Temporary shelter for the family's 4-H project animals and horses



Existing Barn

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Building Size

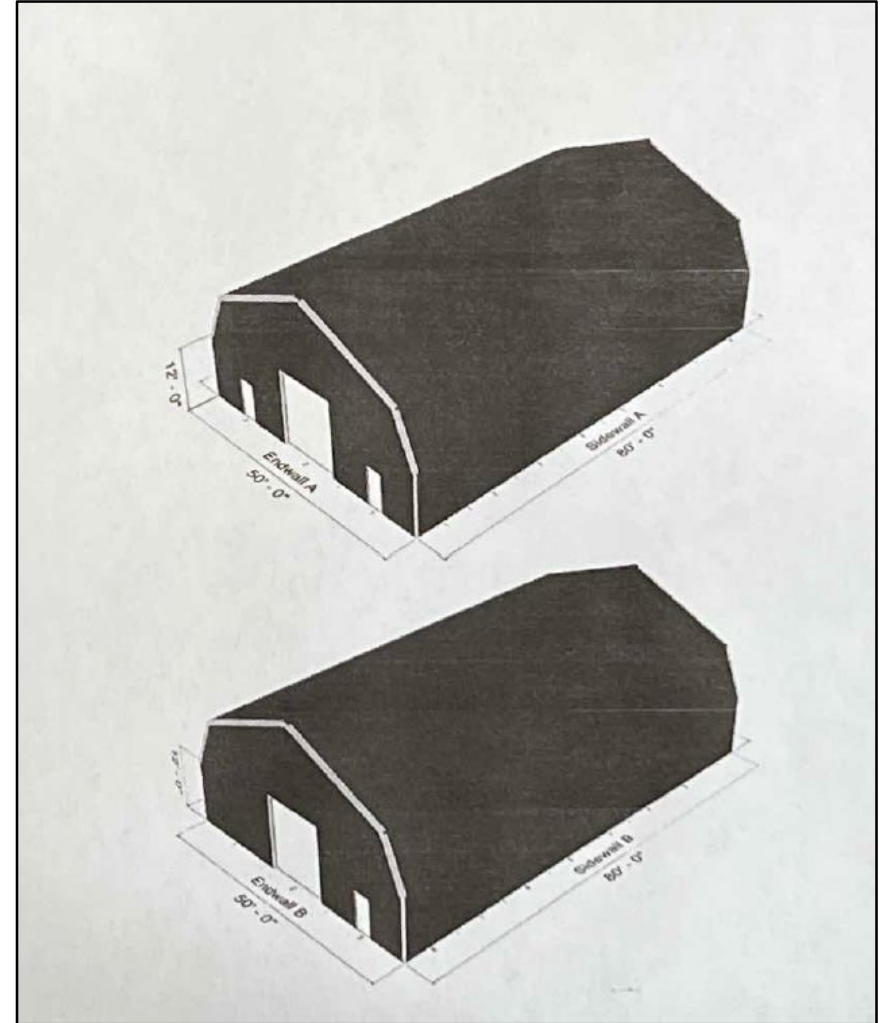
The proposed barn would be 4,000 square feet with a new concrete foundation and an average height of 21 feet. The main home is 3,980 square feet and the existing guest house is 927 square feet. The proposed barn exceeds three UDC limits, triggering three SUP requirements:

1. Detached accessory structure exceeding 1,200 square feet.
2. Accessory structures combined exceeding 50% of the square footage of the home (the barn plus the guest house totals 4,927 square feet, 24% larger than the home).
3. The maximum height of an accessory structure cannot exceed 15 feet. (The average height of the barn will be 21' with 12-foot eaves and a peak of no more than 29'10".)

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- The new barn will not have a hay loft or second story, bathroom or plumbing, but it will have electricity. Water is accessible just outside the structure.



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Proposed Location

The proposed building will be located in the same area as the existing structure along the north property line approximately 225 feet behind the main home. The new barn will meet all setback requirements, including the 15-foot side-yard setback.



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Planning and Zoning Recommendation:

On Dec. 13, 2022, the Planning and Zoning Commission unanimously recommended approval of the three SUP requests 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 4,000-square-foot accessory structure which exceeds the 1,200-square-foot maximum allowed in the SF-36 zoning district.
2. An SUP for the combined area of all accessory structures on the property to exceed 50% (1,990 square feet) of the existing home.
3. An SUP for the accessory structure to be an average of 21 feet tall, which exceeds the 15-foot height maximum allowed in the City of Keller.

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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**

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