

Item H-2

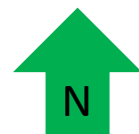
PUBLIC HEARING: Consider an ordinance approving three Specific Use Permits (SUPs) for a 2,948 square-foot detached accessory structure with an average height of 17 ½ feet, located on 1.07 acre, situated on the east side of Willis Lane, approximately 1,318 feet northeast of the intersection of Willis Lane and North Tarrant Parkway, legally described as Lot 17, Block 1 of Ashley-Alden addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1909 Willis Lane. Steven Townsend, Owner/Applicant. (SUP-22-0013)

Item H-2

Background:

On May 6, 2022, the Applicant submitted a request for three Specific Use Permits to construct a 2,948-square-foot two-story detached accessory structure with an average height of 17 ½ feet, and peak of 19 feet. The Applicant proposes to use the structure as a woodshop, bay for automobiles to include a car lift, space for recreation, an office/game room area with full bath/dog wash, and storage.

Item H-2 Aerial Map

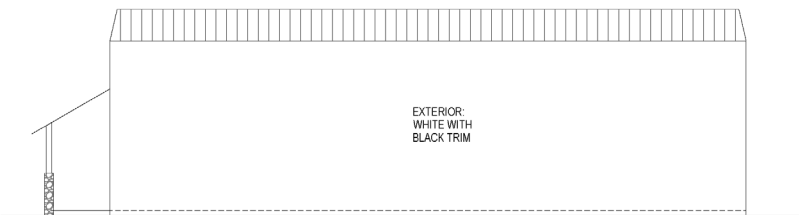


Item H-2 Zoning Map

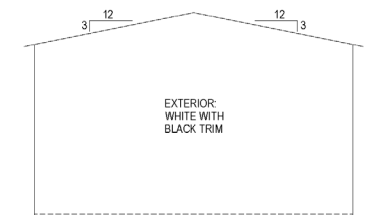


Zoned: SF-36

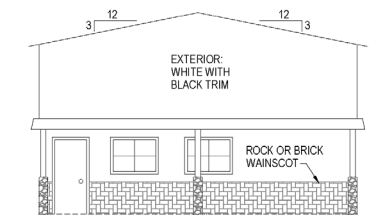
Item H-2



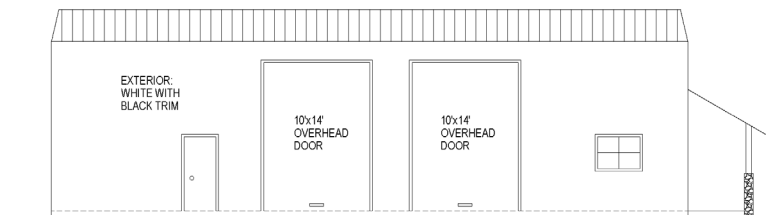
SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

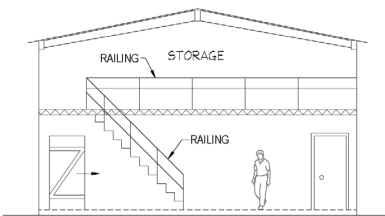


NORTH EXTERIOR ELEVATION

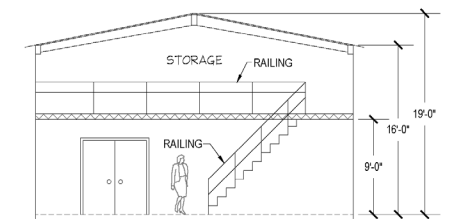
SCALE: 1/8" = 1'-0"

TOWNSEND RESIDENCE
NEW METAL BUILDING

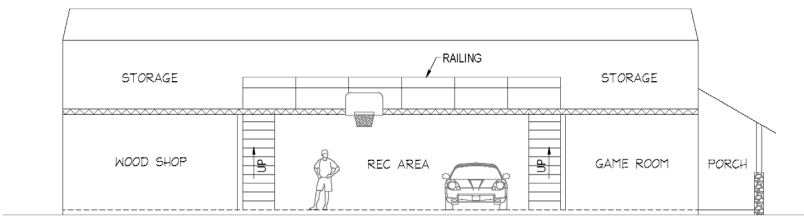
1909 WILLIS LANE
KELLER, TX 76248



INTERIOR ELEVATION
LOOKING TOWARD GAME ROOM



INTERIOR ELEVATION
LOOKING TOWARD WOODSHOP



INTERIOR ELEVATION
LOOKING SOUTH

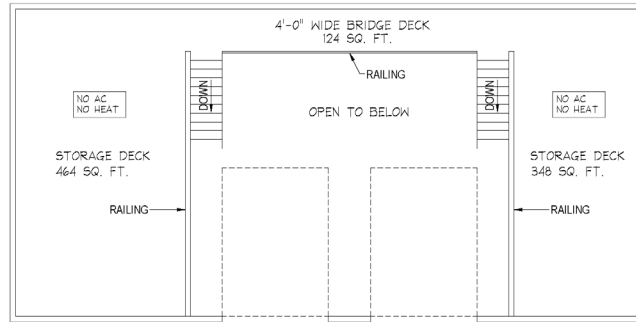
SCALE: 1/8" = 1'-0"

TOWNSEND RESIDENCE
NEW METAL BUILDING

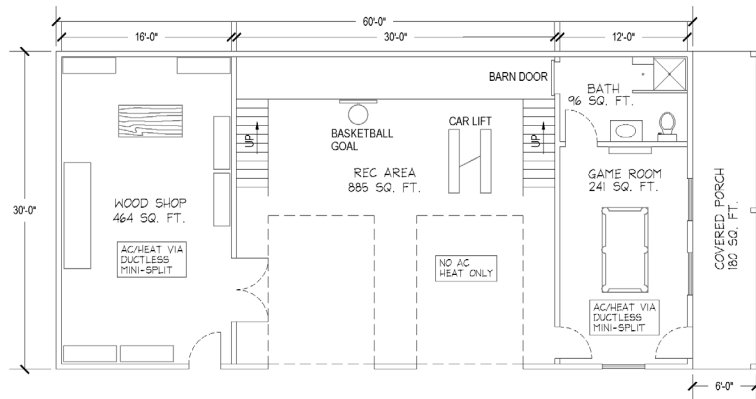
1909 WILLIS LANE
KELLER, TX 76248

Item H-2

Proposed Floor Plans



SECOND LEVEL PLAN
136 SQ. FT. UNDER ROOF

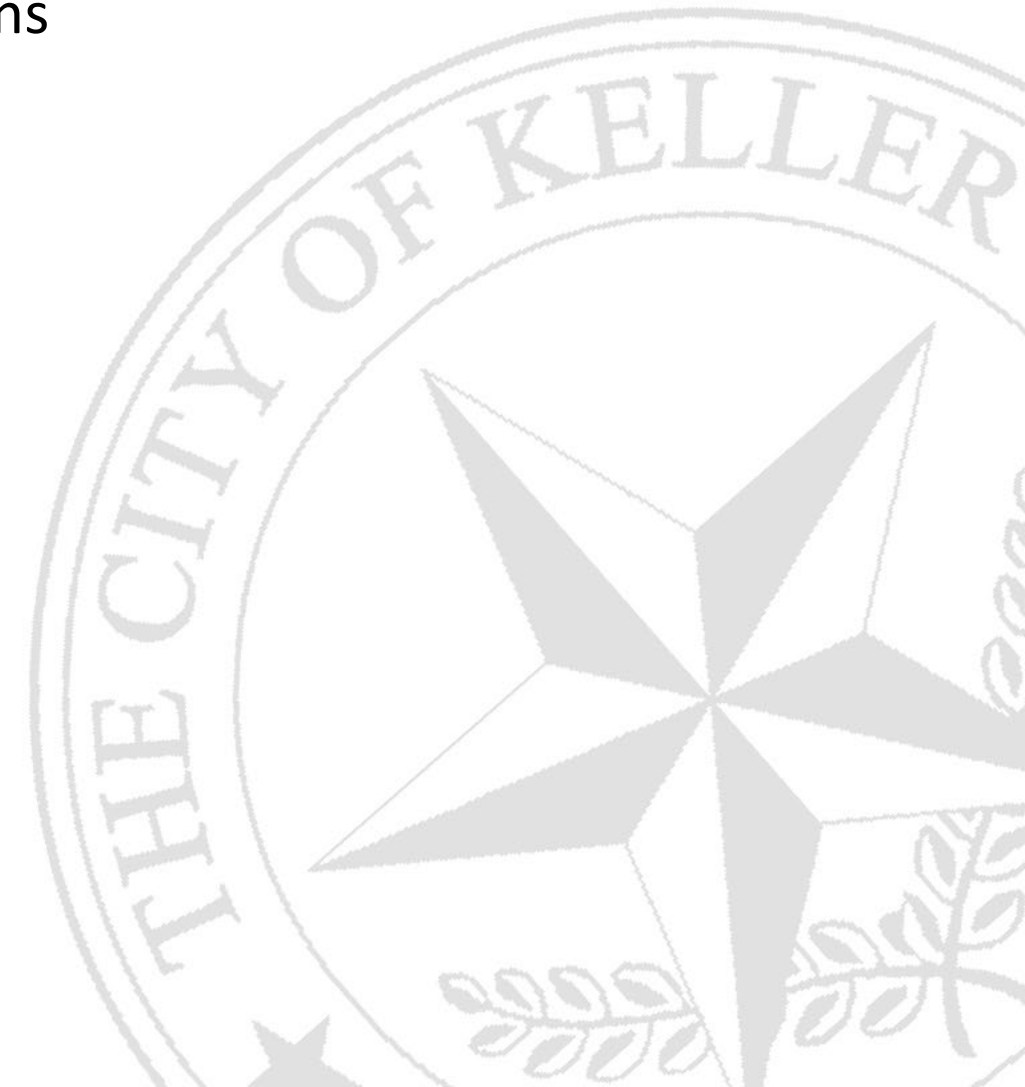


FIRST LEVEL PLAN
1686 SQ. FT. UNDER ROOF

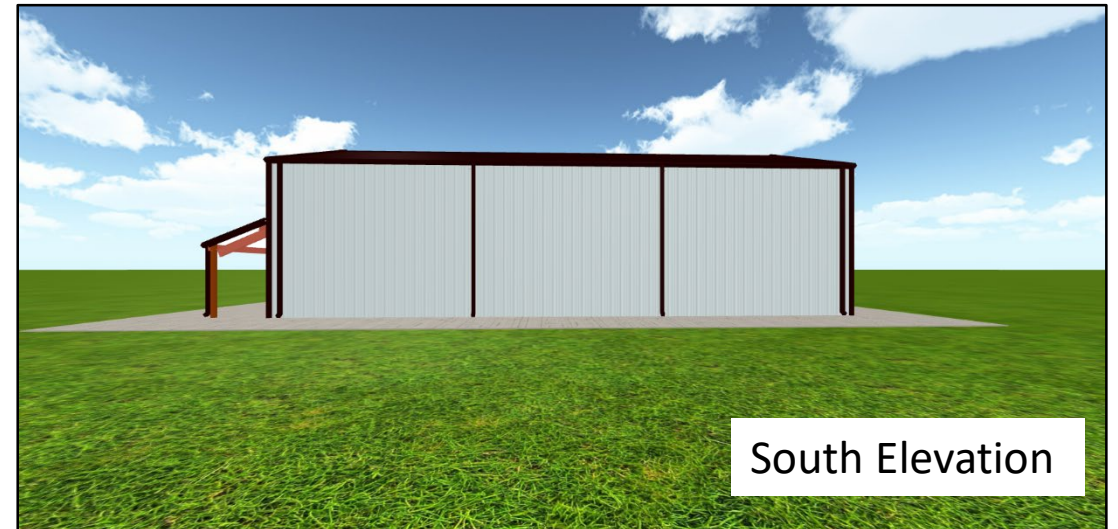
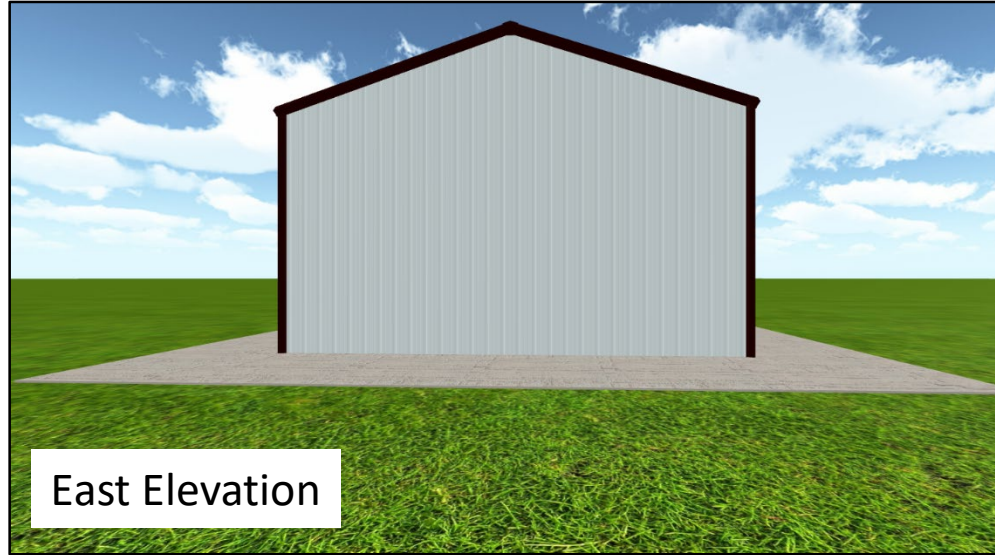
SCALE: 1/8" = 1'-0"

TOWNSEND RESIDENCE NEW METAL BUILDING

1909 WILLIS LANE
KELLER, TX 76248

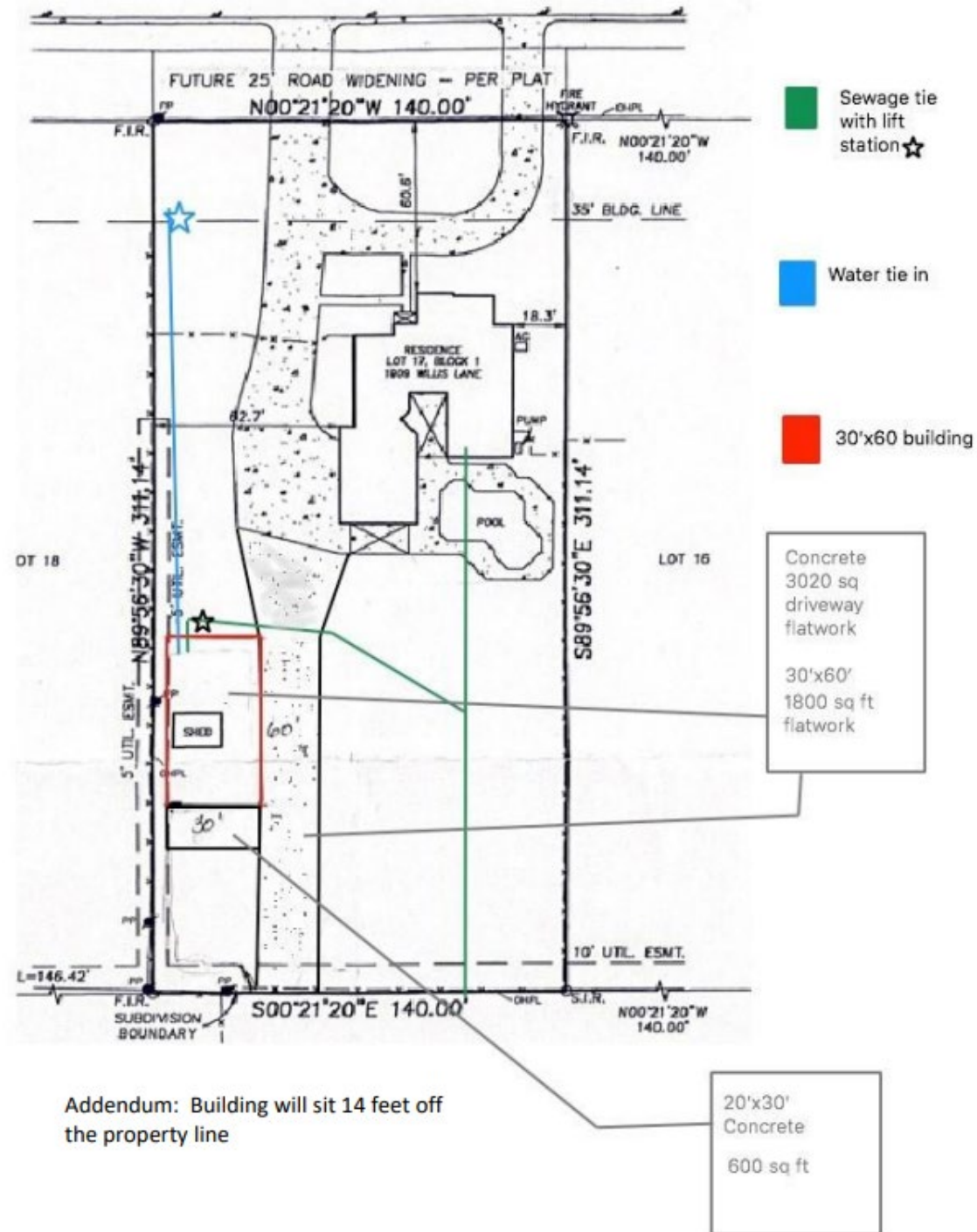


Item H-2

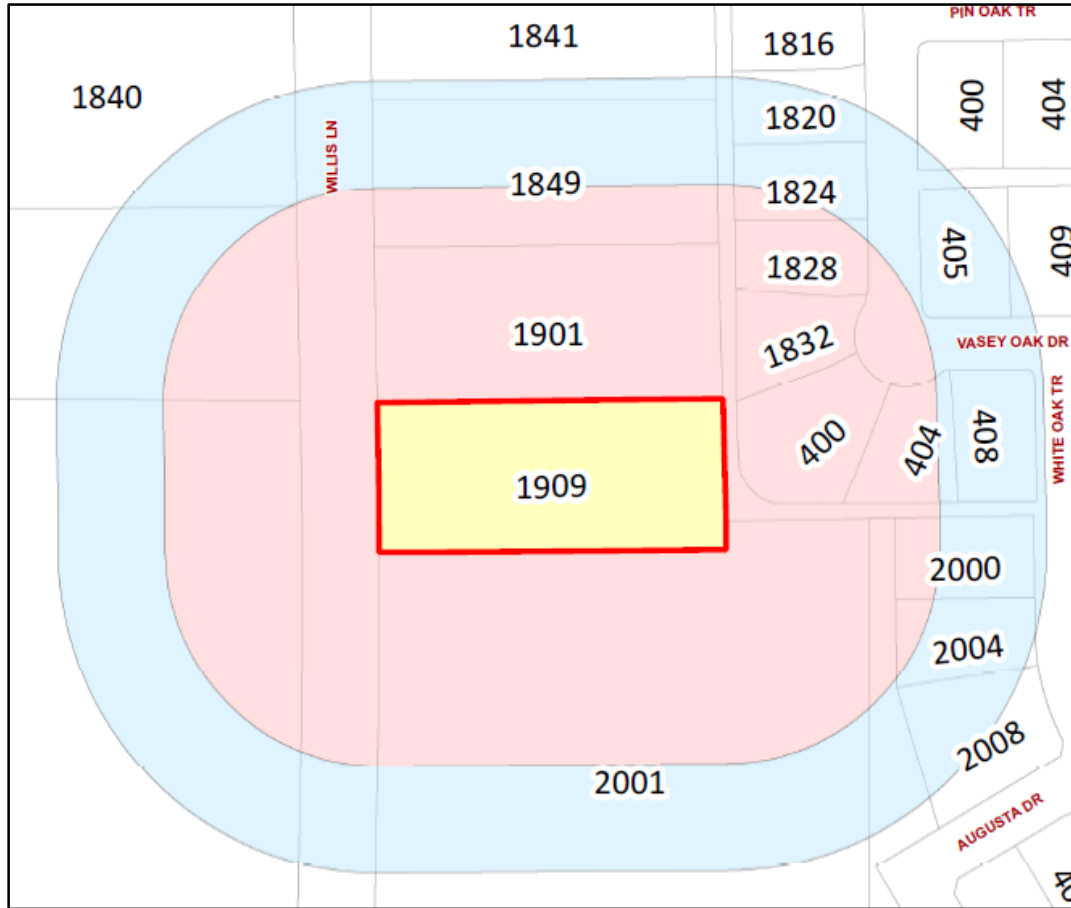


Item H-2





Item H-2



- On May 13, 2022, the City mailed 22 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on site.
- As of today, staff has not received any response from the public either in support or opposition to this request.

Item H-2

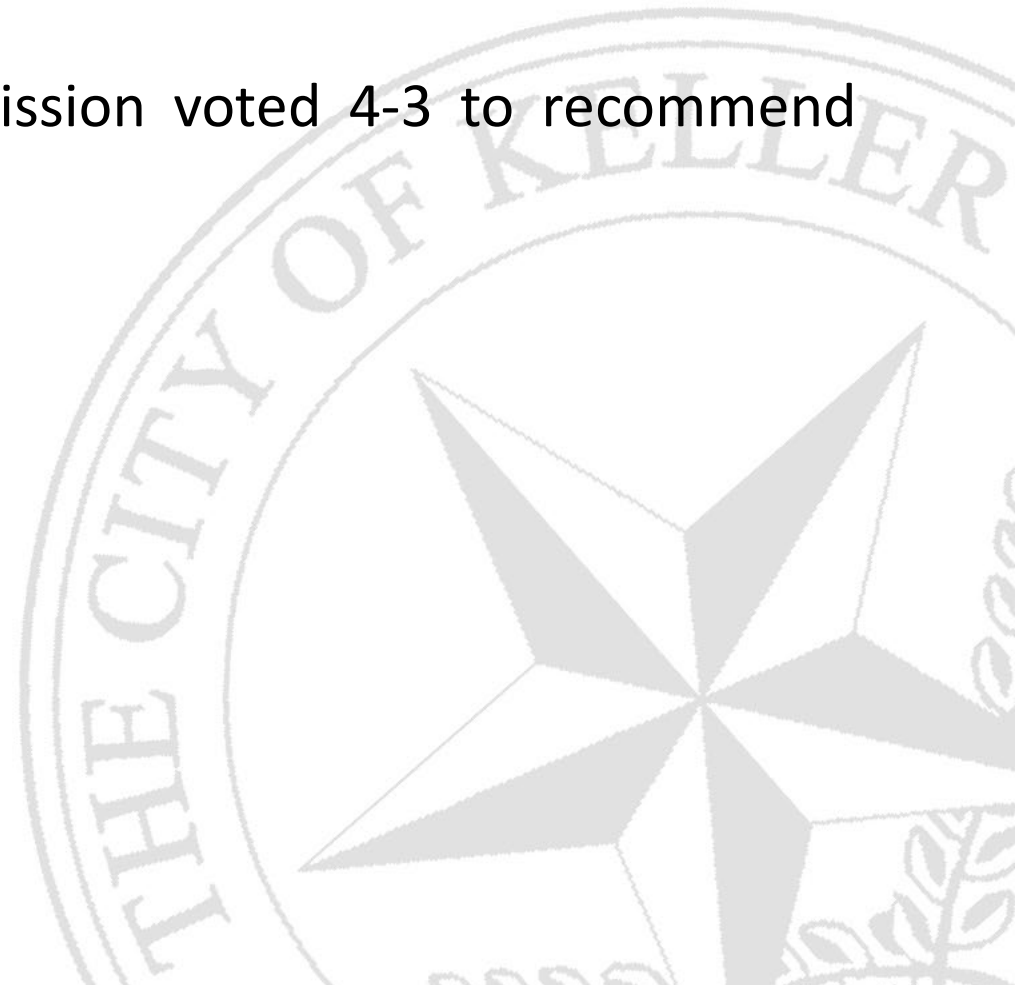
SUP Requests:

1. An SUP for the size of the accessory structure to be 2,948 square feet and exceed the 1,200-square-foot maximum in SF-36 zoning.
2. An SUP for the height of the accessory structure to exceed the UDC requirement of an average of 15 feet tall. The proposed height is an average of 17 ½ feet with a peak of 19 feet.
3. An SUP for the size of the accessory structure to exceed 50% of the existing home. The existing home is 2,639 square feet, so 50% would be 1,319.5. At 2,948 square feet, the proposed structure is 12% larger than the existing home (62% larger than allowed by right).

Item H-2

Planning & Zoning Commission Recommendation:

On May 24, 2022, the Planning and Zoning Commission voted 4-3 to recommend approval of the SUP requests.



Item H-2

Section 8.02 (F)(2)(a) of the UDC states that when considering SUP requests, 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-2

SUP Requests:

1. An SUP for the size of the accessory structure to be 2,948 square feet and exceed the 1,200 square-foot maximum in SF-36 zoning.
2. An SUP for the height of the accessory structure to exceed the UDC requirement of an average of 15 feet tall. The proposed height is an average of 17 ½ feet with a peak of 19 feet.
3. An SUP for the size of the accessory structure to exceed 50% of the existing home. The existing home is 2,639 square feet, so 50% would be 1,319.5. At 2,948 square feet, the proposed structure is 12% larger than the existing home (62% larger than allowed by right).

City Council has the following options when considering SUP requests:

- Approve as submitted (Planning and Zoning Commission recommendation)
- Approve with modifications 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