

Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 2,400 square-foot accessory structure, on approximately 0.96 acres, on the east side of Bourland Road, approximately 385 feet southeast from the intersection of Mount Gilead Road and Bourland Road, legally described as Lot 5 of the Keller Heights North Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1265 Bourland Road. Christian Lundgren, Applicant/Owner. (SUP-24-0020)

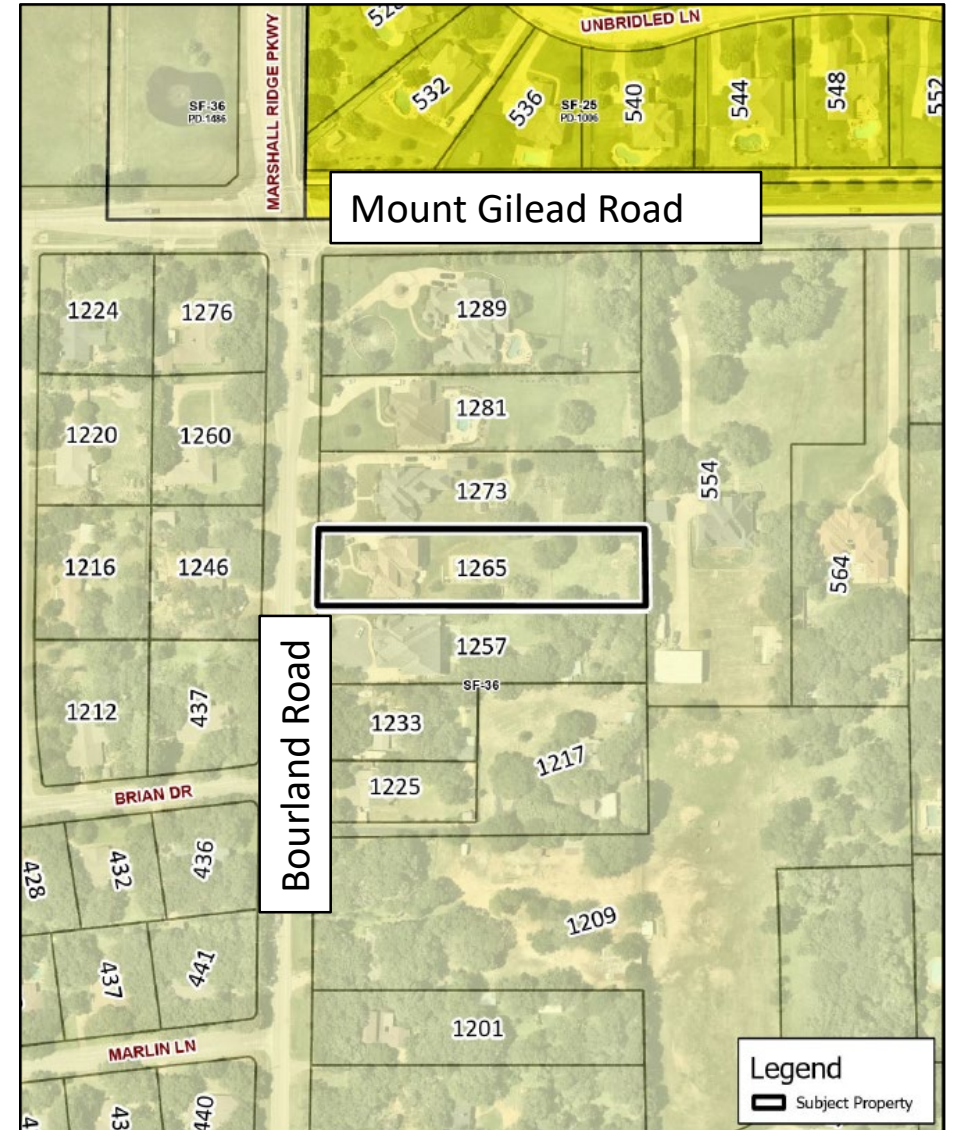
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Aerial Map



SF-36

Zoning Map



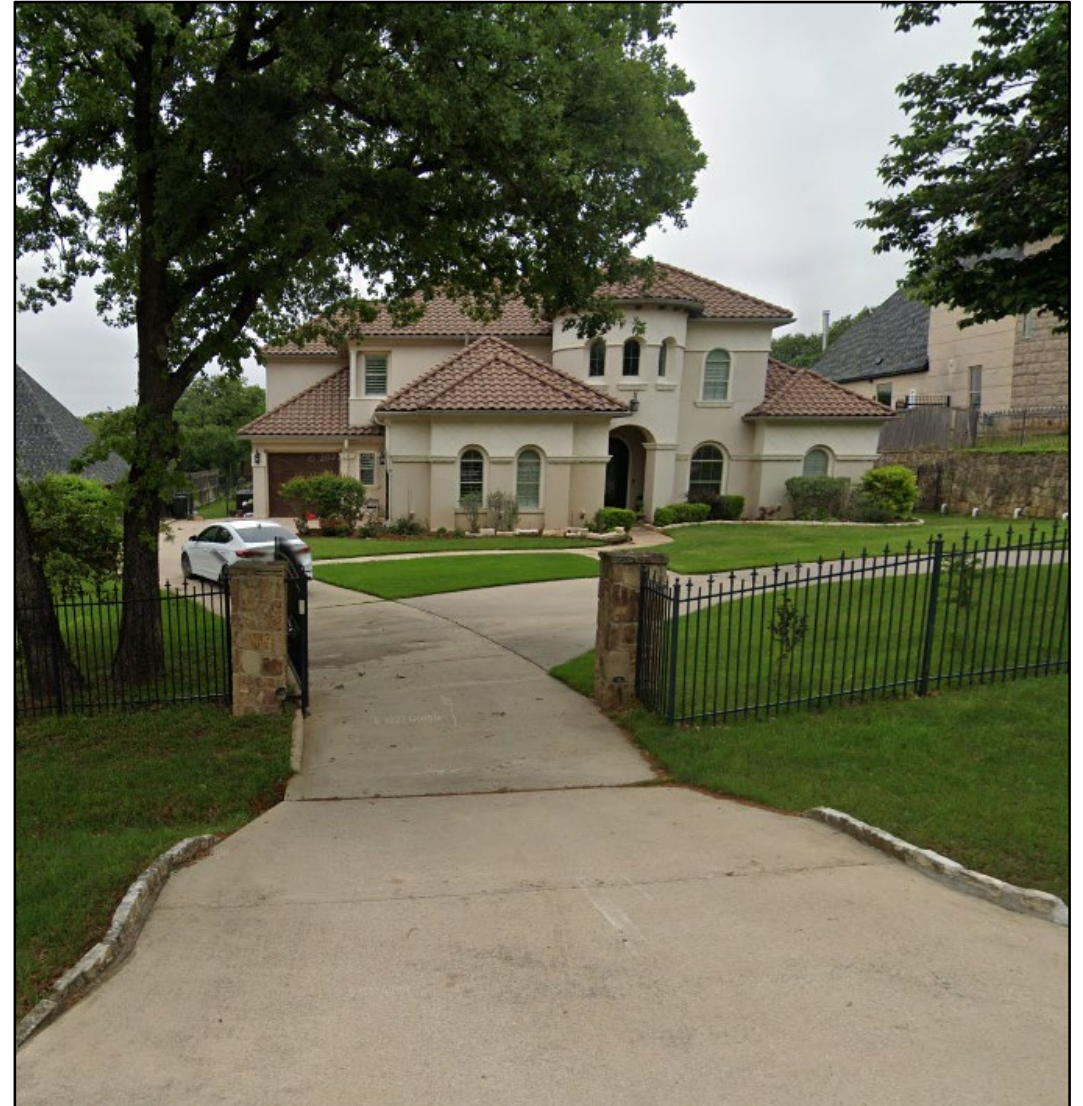
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Background:

The Applicant requests a Specific Use Permit (SUP) to construct a 40' x 60' (2,400 square-foot) metal accessory building for storage and to protect his vehicles from weather exposure.

There are three SUP triggers for this proposed structure:

1. An SUP for exceeding 1,200 square feet for any accessory structure in the SF-36 zoning district.
2. An SUP to allow the maximum height of the accessory structure to exceed an average of 15 feet.
3. An SUP to allow the total square-footage of all accessory structures on the property to exceed 50% of the square-footage of the existing home.



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Site Design:

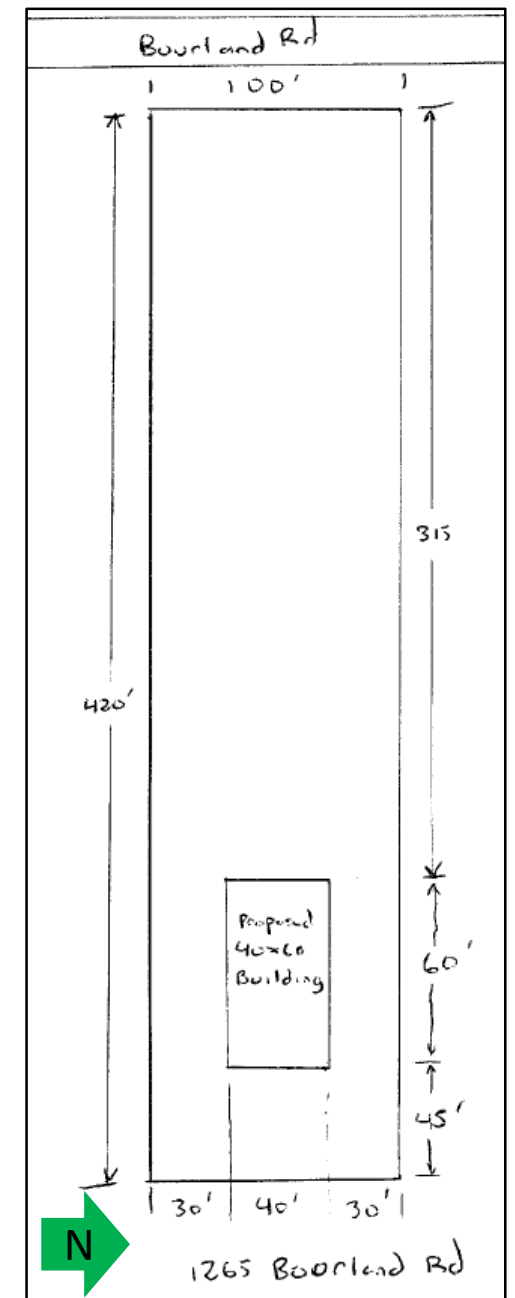
The main home is 4,645 square feet with an attached two-car garage.

The proposed accessory building will conform to all setbacks of the SF-36 zoning district.

Proposed plans show the existing driveway will be expanded to access the structure.



 Approximate location of the proposed structure – not to scale

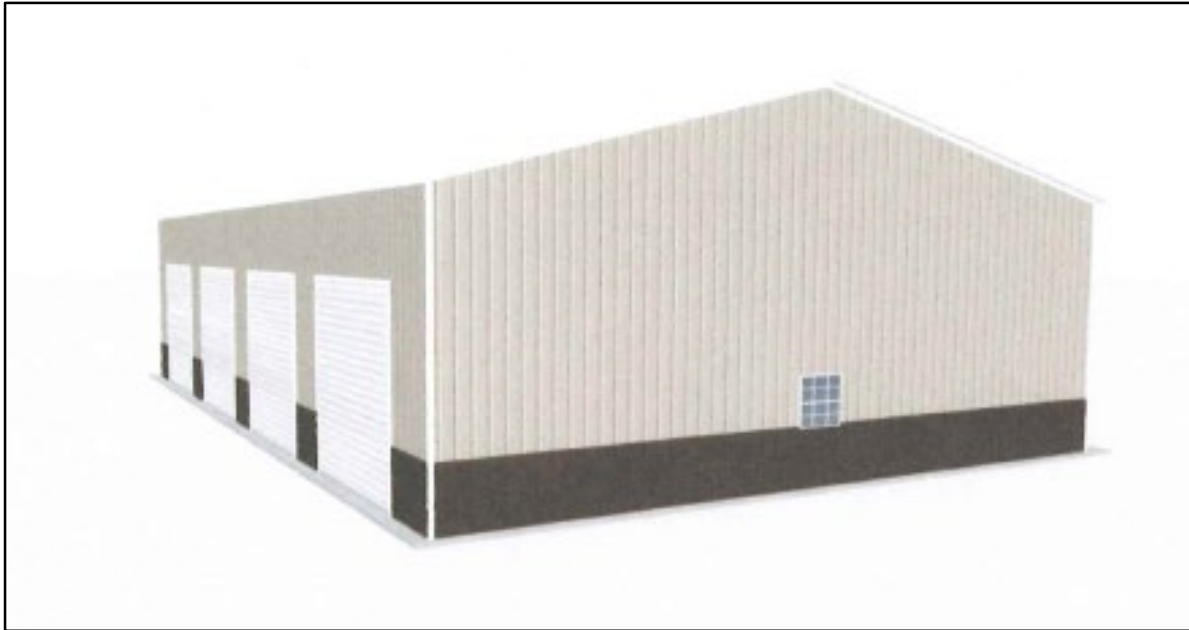


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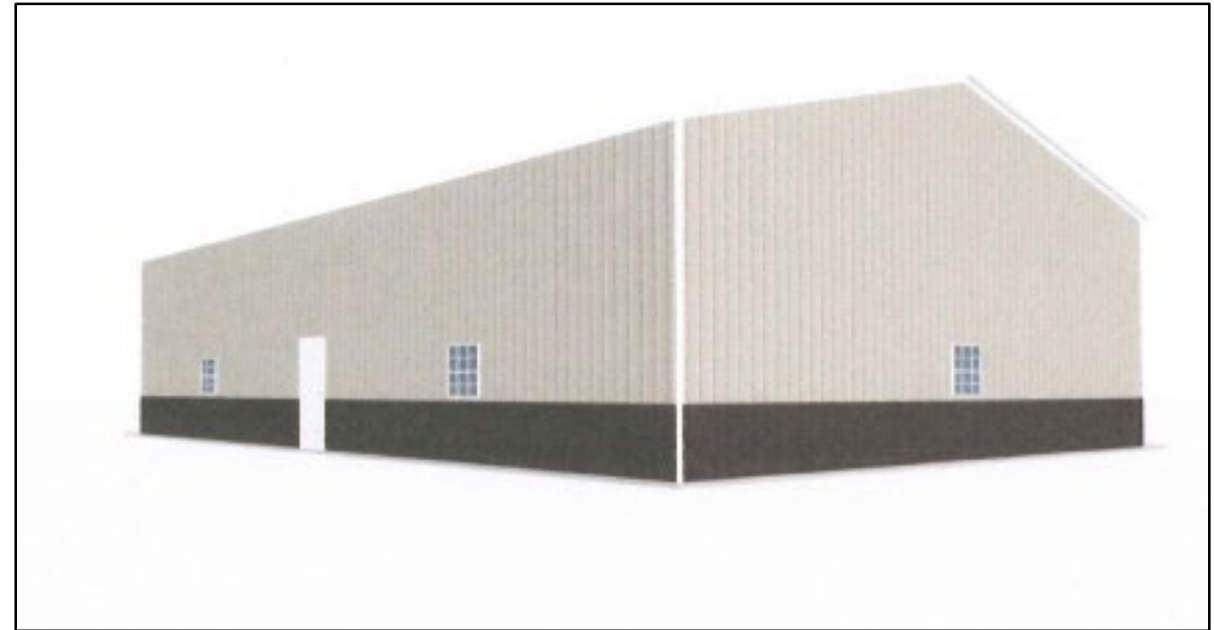
Elevations:

The proposed structure will be constructed of metal and will be an average height of 16 feet 6 inches.

Rolling garage doors will be implemented for vehicle access into the structure along the north elevation.



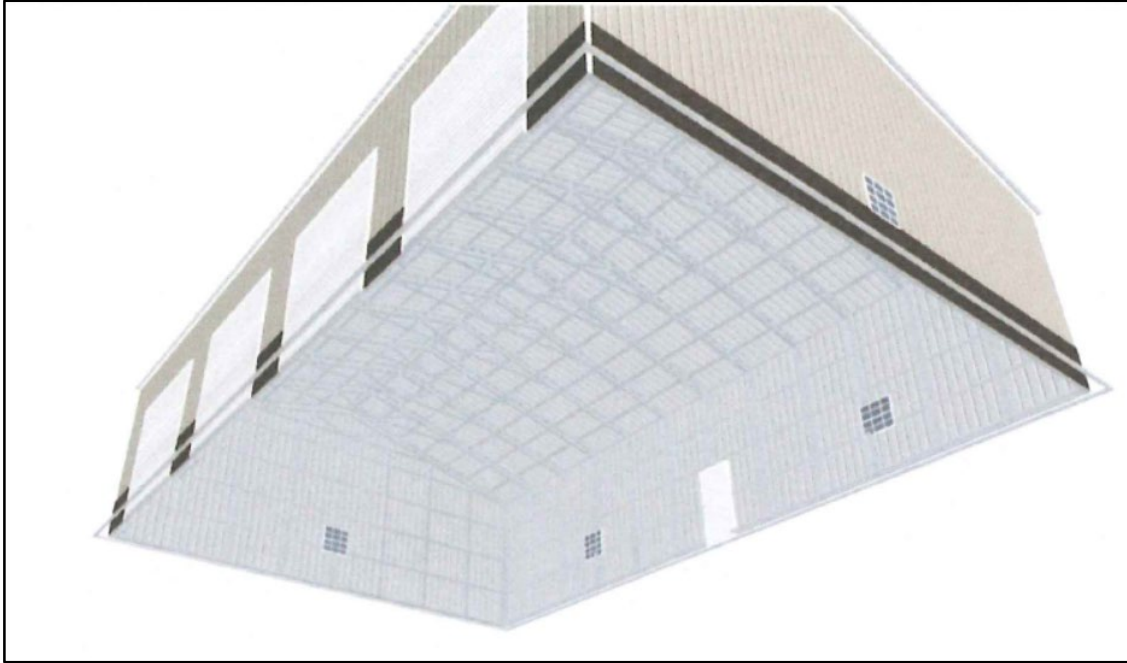
North/West Elevation



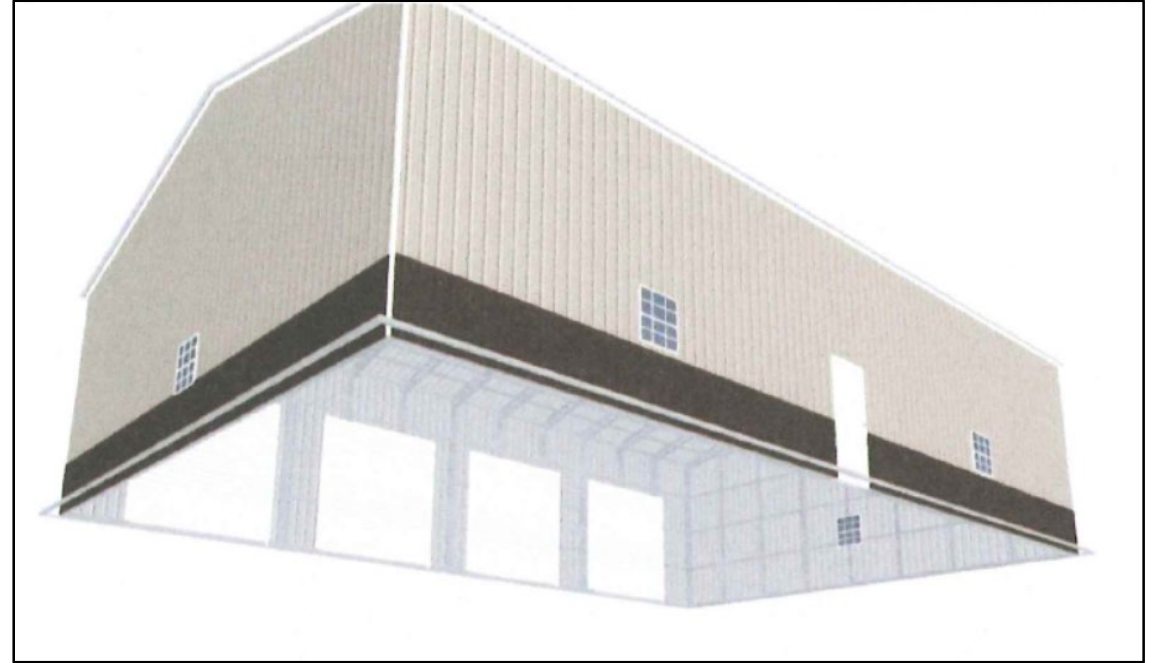
South/East Elevation

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Elevations:



North/West Elevation

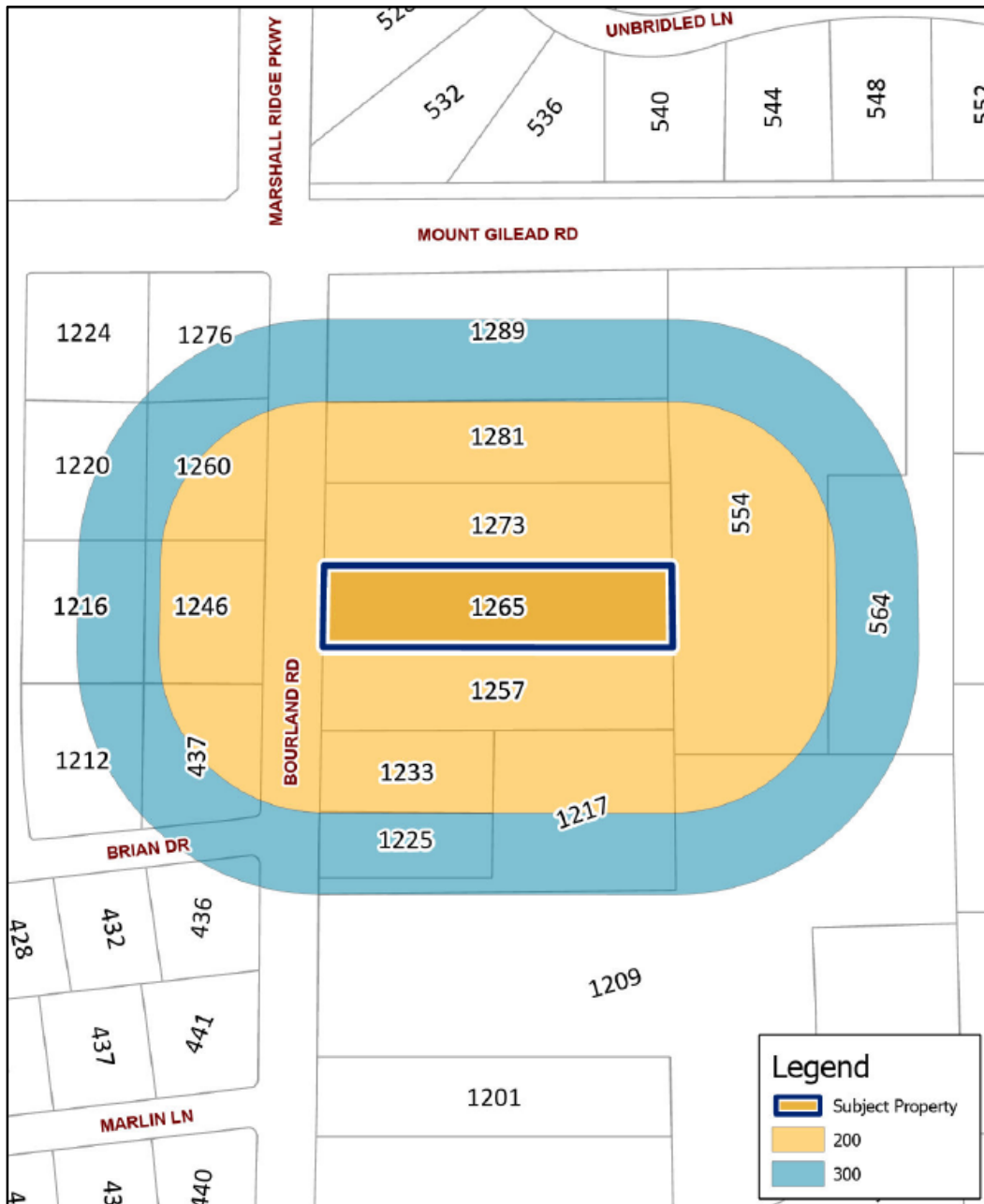


South/East Elevation

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On June 27, 2024, the City mailed 20 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 posted on the site.

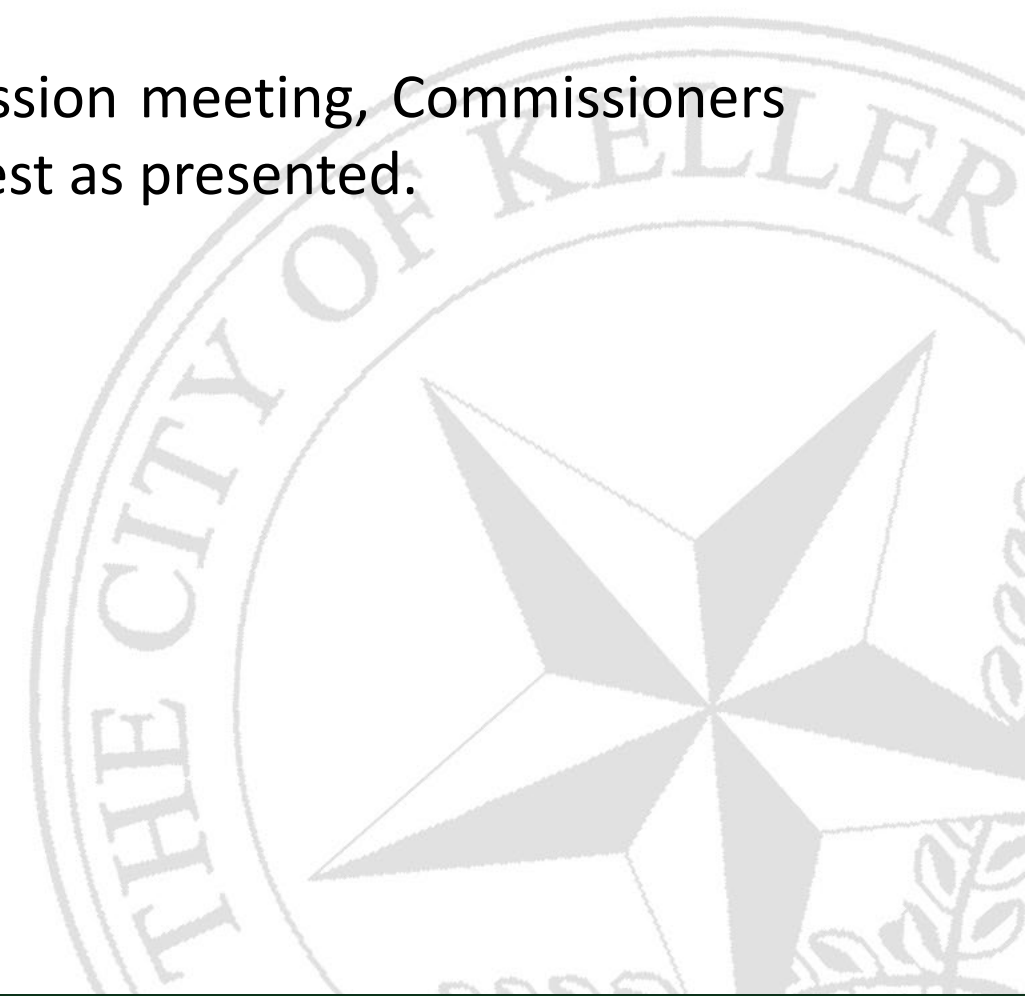
The Applicant provided one letter of support from a neighboring property with the application packet. Another letter of support from a different property was sent directly to staff.



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Planning and Zoning Commission Recommendation:

At the July 9, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request 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. To construct an approximately 2,400-square-foot (40'x60') accessory structure, in excess of the 1,200 square feet permitted in the SF-36 zoning district.
2. To construct an accessory structure that exceeds the allowed average height of 15 feet.
3. To construct an accessory structure that exceeds 50% of the square-footage of the existing home (4,645 square feet).

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The City Council has the following options when considering a Specific Use Permit (SUP) request:

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



**Questions?
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