

Item H-2

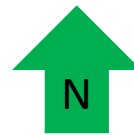
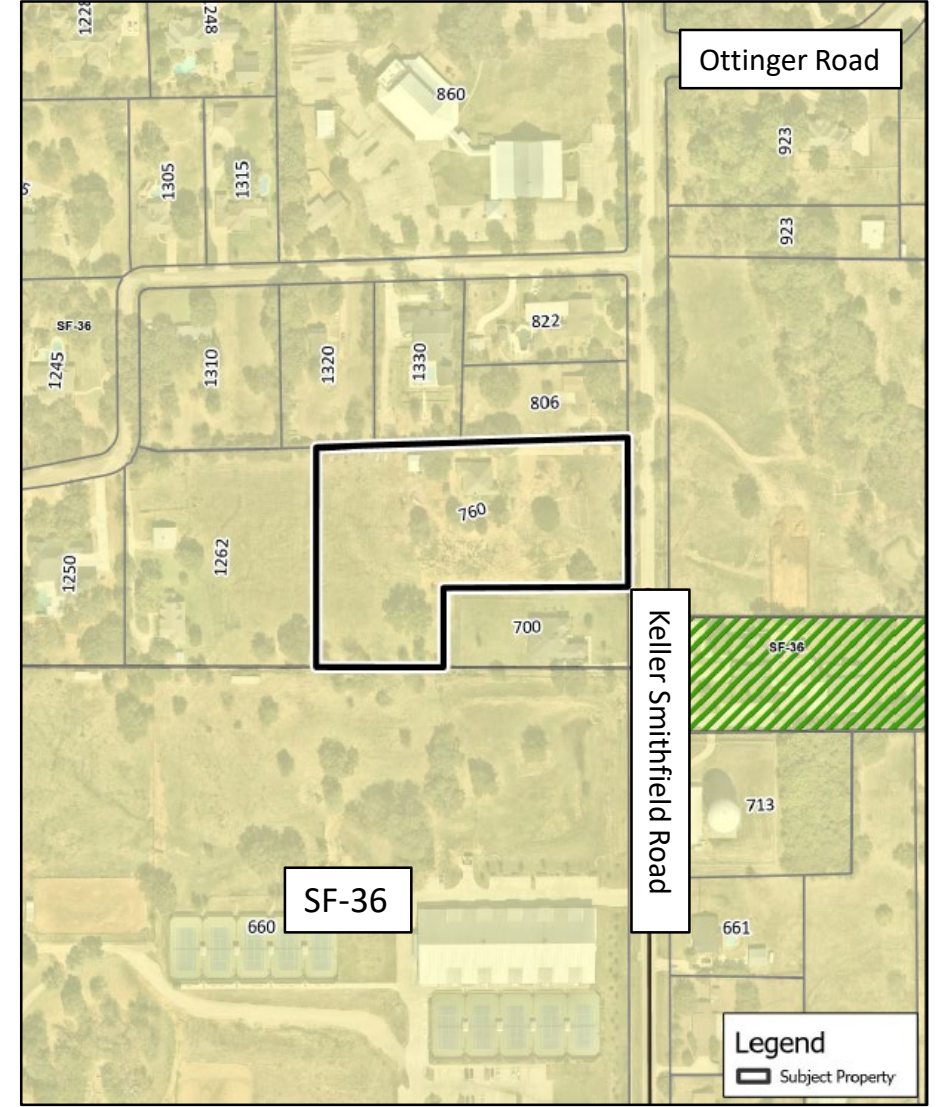
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 2,400 square-foot accessory structure with an average height of 14 feet 8 inches, on approximately 4.17 acres, on the west side of Keller Smithfield Road, approximately 680 feet southwest from the intersection of Keller Smithfield Road and Ottinger Road, legally described as Lot 1R, Block A of the Our Lady of the Fields Subdivision, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 760 Keller Smithfield Road. William Starck, Applicant/Owner. (SUP-23-0034)

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Aerial Map



Zoning Map



SF-36

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Background:

The Applicant is a collector and restorer of classic cars and requests a Specific Use Permit (SUP) to construct a 40x60 (2,400 square-foot) metal accessory building for storage, tools, and to protect his collection from weather exposure.

Two SUP triggers for this structure:

1. An SUP for exceeding 1,200 square-feet for any accessory building in SF-36.
2. An SUP to allow the total square footage of all accessory structures to exceed 50% of the square footage of the existing home.




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Site Design:

The main home is 2,247 square-feet with an attached 2-car garage.

There is one other accessory structure on the 4.17-acre property.

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

 Approximate location of the proposed structure – not to scale



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Elevations:

The proposed structure will be constructed of high-grade metal, with an average height of 14 feet, 8 inches. Rolling garage doors will be installed for access into the structure.

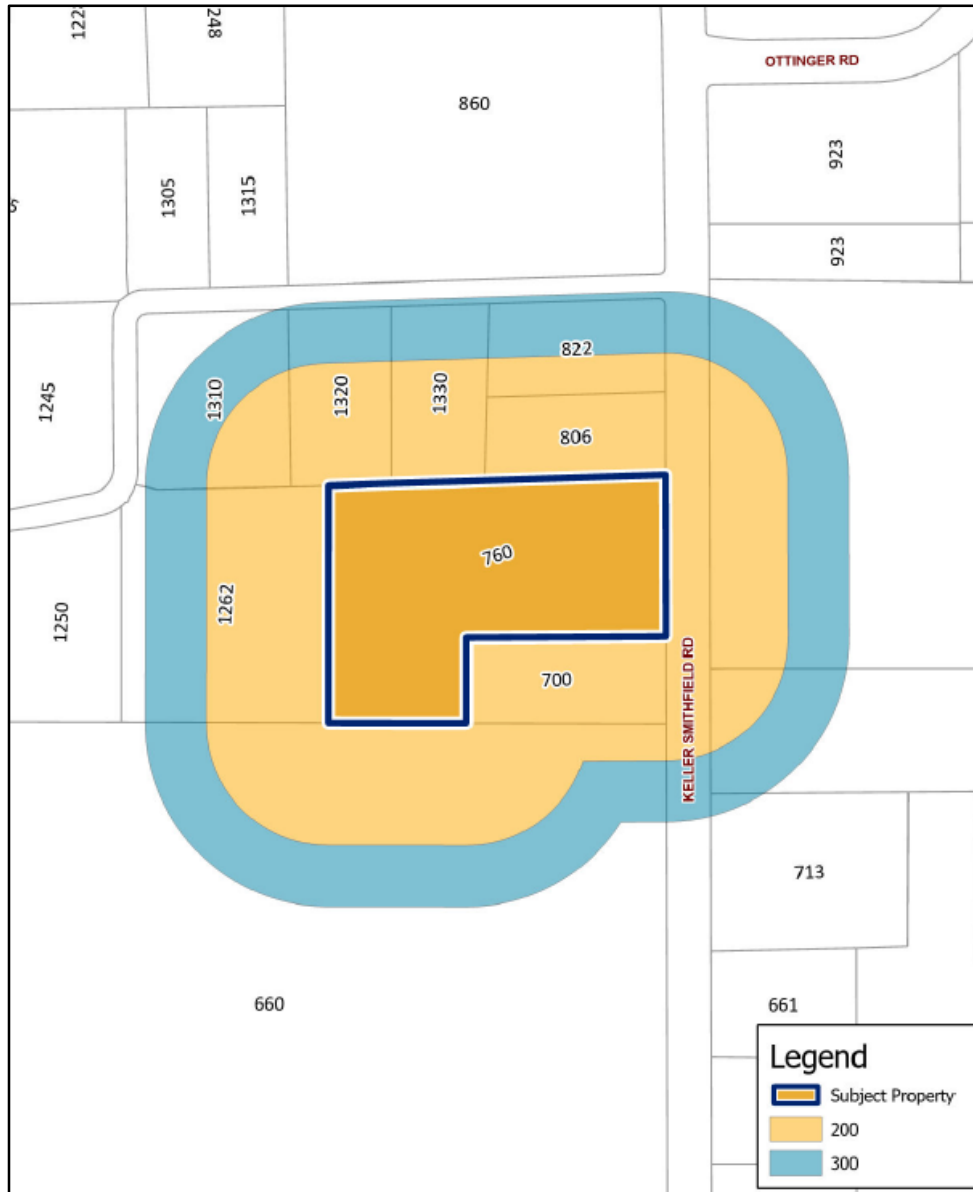


South Elevation

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On Dec. 21, 2023, the City mailed out 11 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.

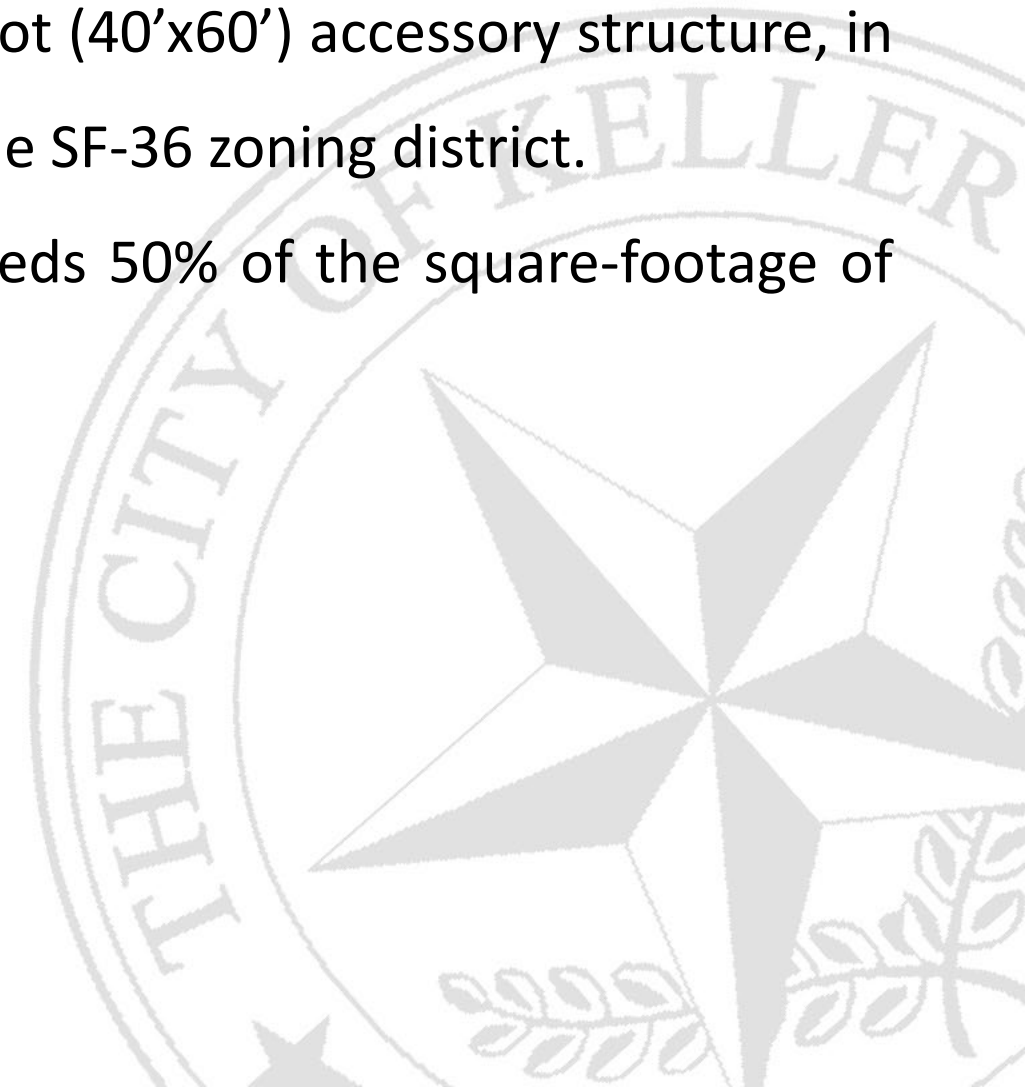
Staff has received two letters of support from neighboring properties.



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SUP Requests:

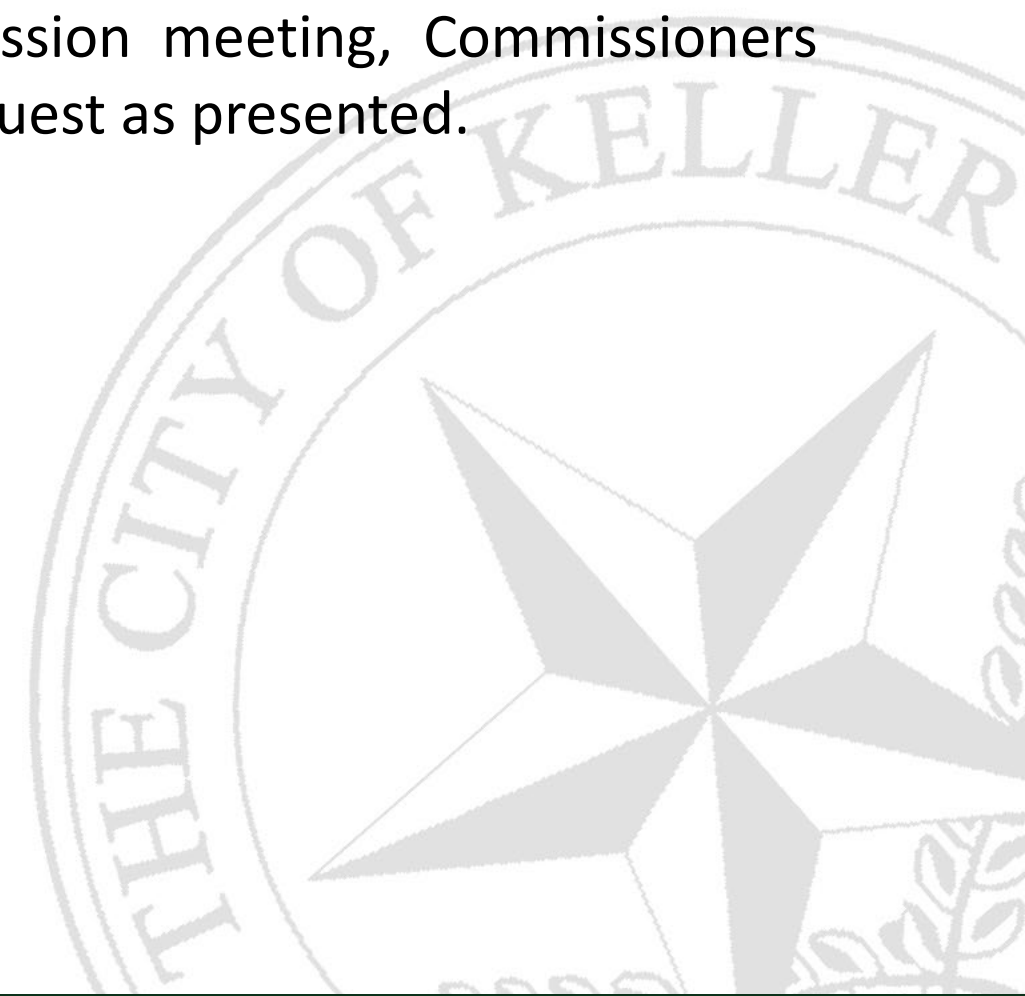
1. To construct an approximately 2,400 square-foot (40'x60') accessory structure, in excess of the 1,200 square-feet permitted in the SF-36 zoning district.
2. To construct an accessory structure that exceeds 50% of the square-footage of the existing home (2,247 square-feet).



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Planning and Zoning Commission Recommendation:

At the Jan. 9, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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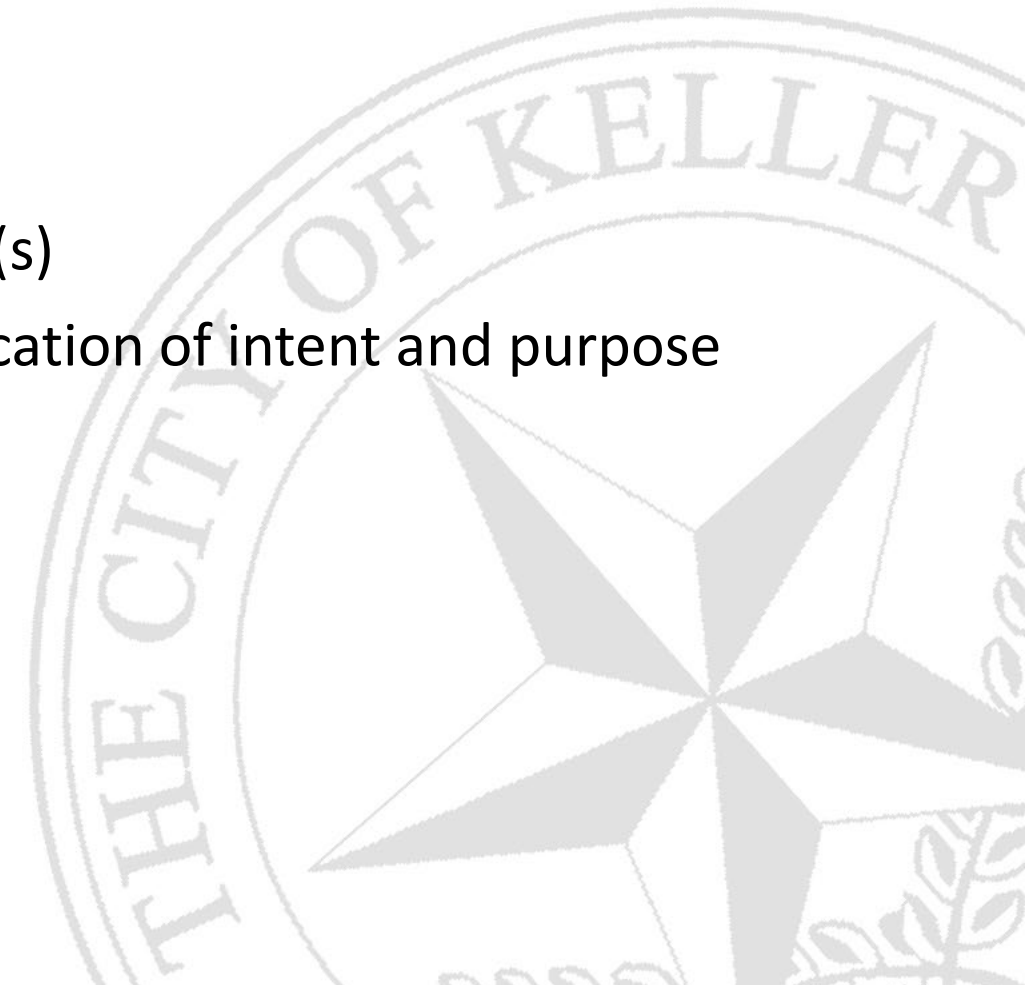
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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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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?
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