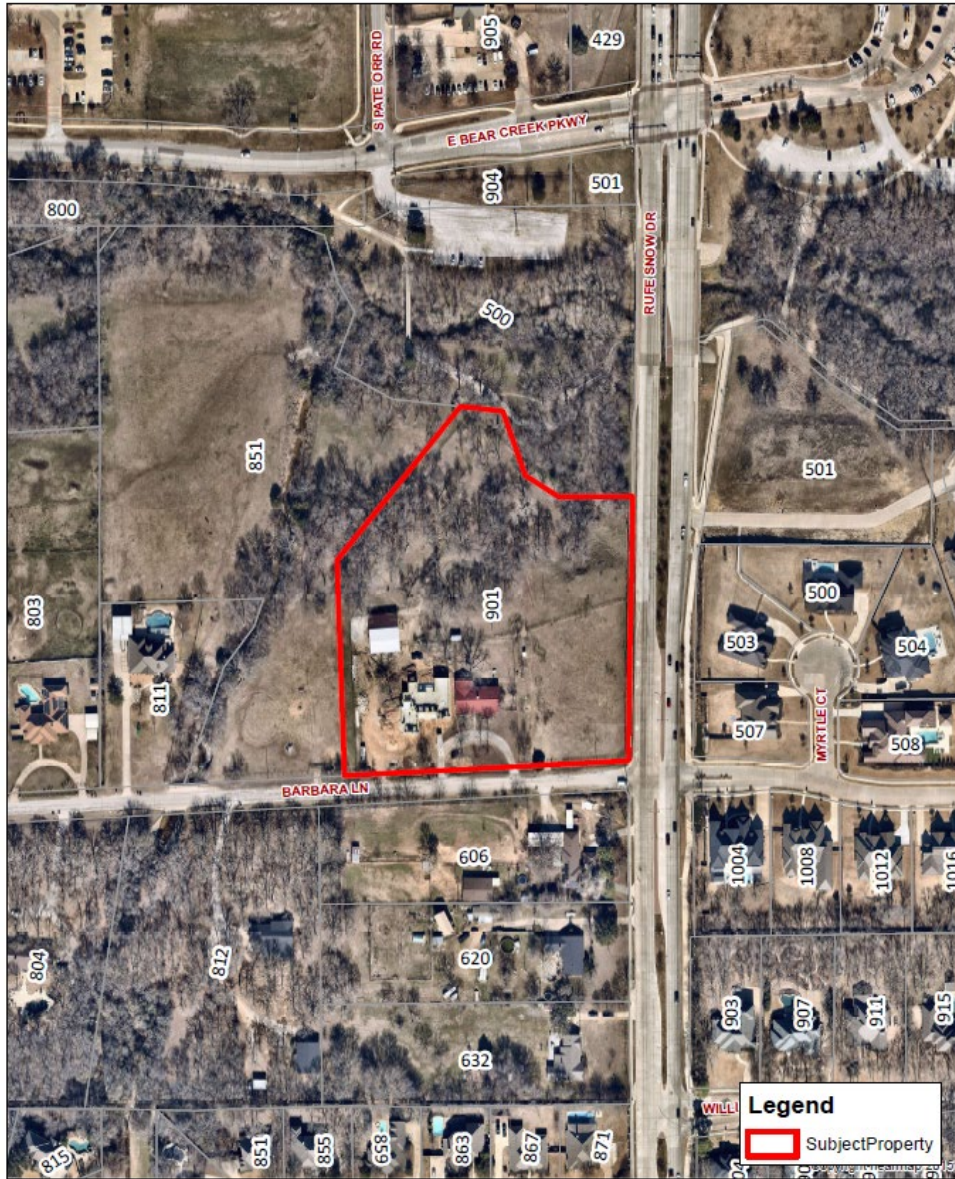


## Item H-1

**PUBLIC HEARING:** Consider an ordinance approving two amendments to an existing Specific Use Permit (SUP) by allowing a 1,250 square-foot addition onto an existing 2,000 square-foot accessory structure (totaling 3,250 square-feet) and exceeding the square-footage of the existing home (under construction) by more than 50%, legally described as Lot 2, Block A of the VRA Addition, being 5.69-acres, located at the intersection of Barbara Lane and Rufe Snow Drive, zoned Single-Family 36,000 square-foot lots or greater (SF-36) and addressed as 901 Barbara Lane. 3:16 Roofing and Construction, Applicant. Sean Alibrando, Owner. (SUP-23-0006)

Aerial Map

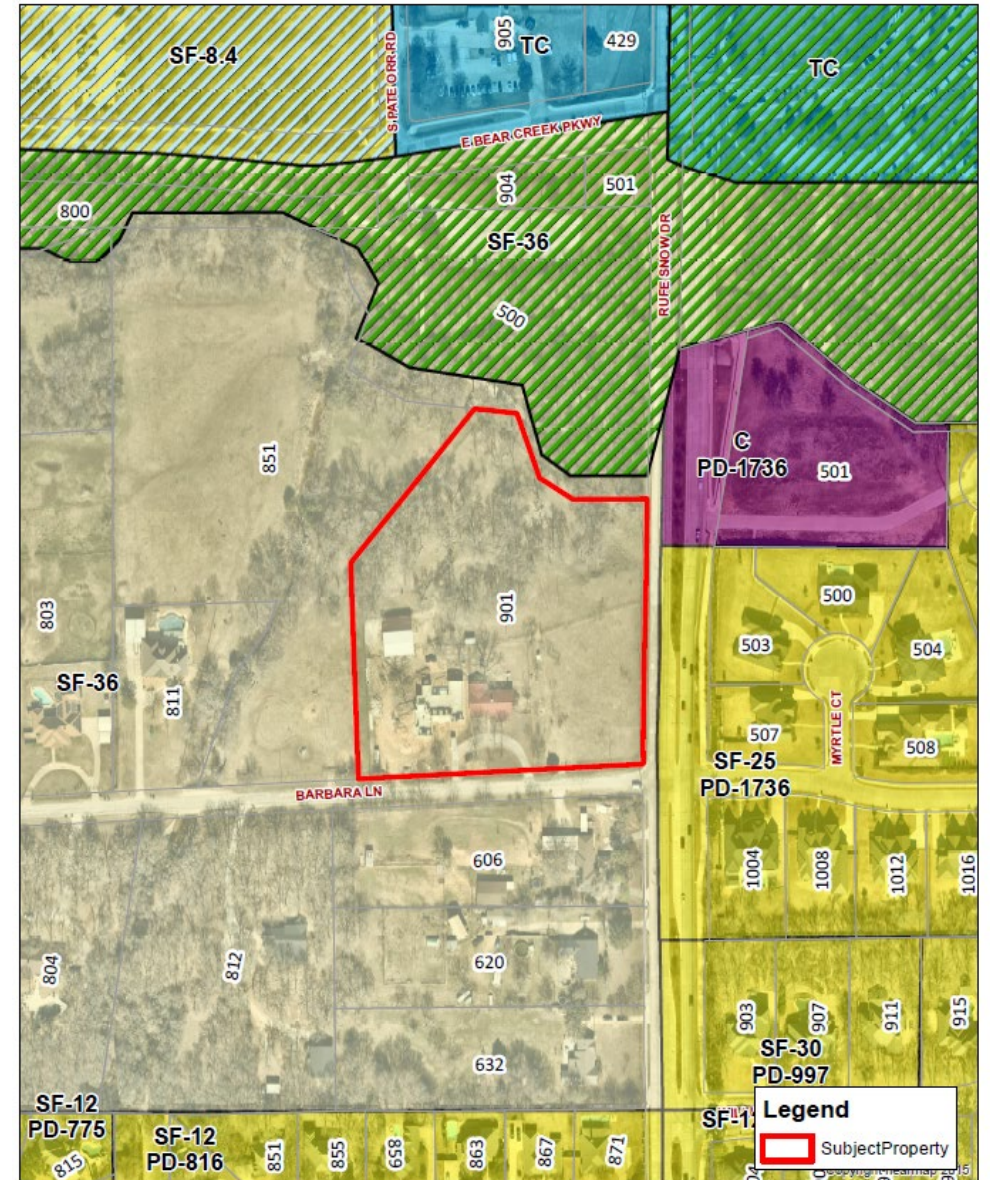


# Item H-1



Zoned SF-36

Zoning Map



## Item H-1

### Background:

- The Applicant received a Specific Use Permit (SUP) for a 2,000-square-foot accessory structure on Nov. 2, 2021 for his 5.69-acre property to use as a barn. He now would like to amend the SUP to add a 1,250-square-foot addition nearly completed (without a permit).
- With the addition, the barn will be 3,250 square feet and more than 50% of the home under construction (5,505 square feet). This requires a second SUP.

## Item H-1

### Building Size:

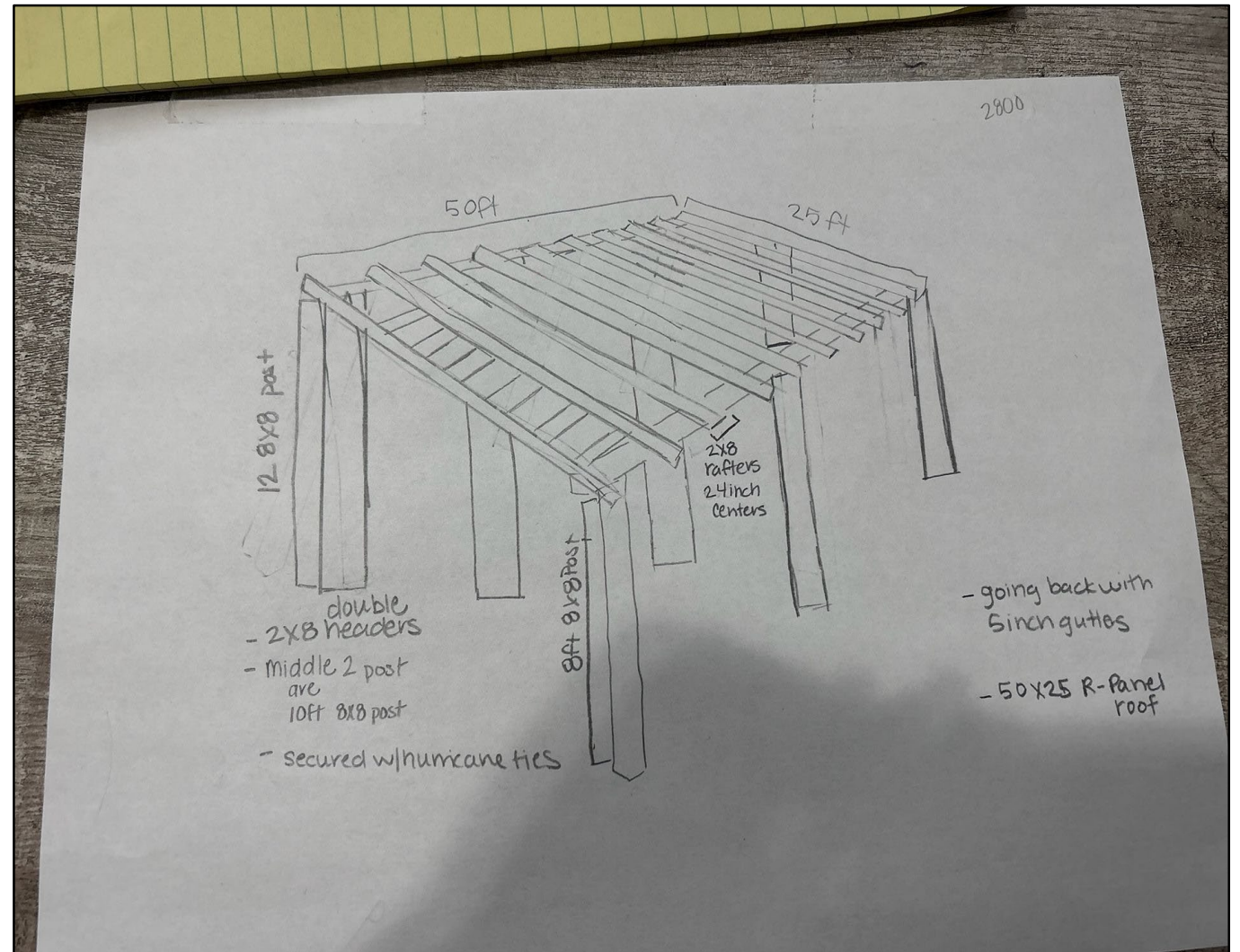
The 1,250-square-foot addition is nearly complete, is open on three sides, has an open-style roof, no foundation, and is attached to the north side of the barn.



# Item H-1

## Elevations:

The Owner built the structure with 8x8 wood posts and no type of flooring under the open roof. As such, the structure meets the City and FEMA's floodplain requirements.

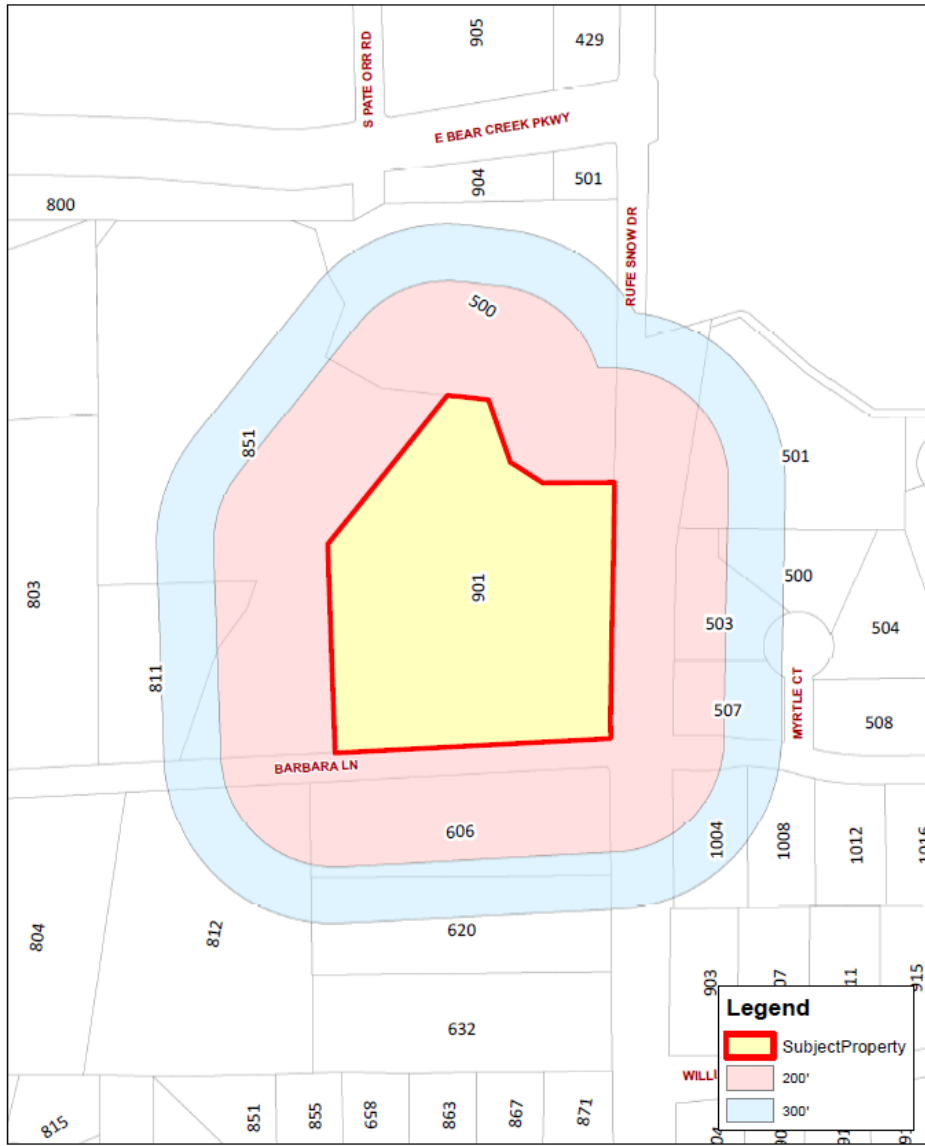


## Item H-1

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.

## Item H-1

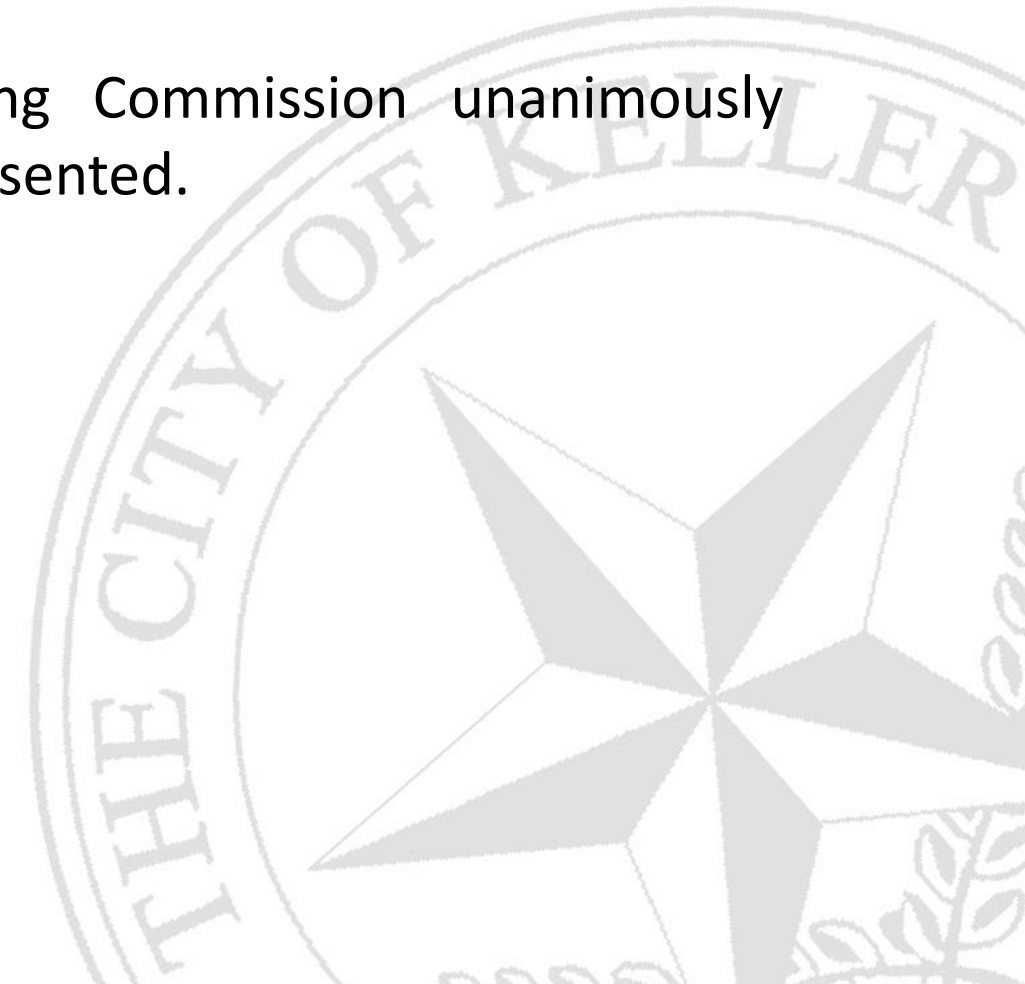


- On March 2, 2023, the City mailed 10 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- As of today, staff has received no written response from the public on this SUP request. At the Planning and Zoning Commission public hearing on this item, one neighbor spoke in favor of the proposed SUP amendments, commenting on the various property improvements the applicant had made.

# Item H-1

## **Planning and Zoning Commission Recommendation:**

On March 14, 2023, the Planning and Zoning Commission unanimously recommended approval of the SUP request as presented.

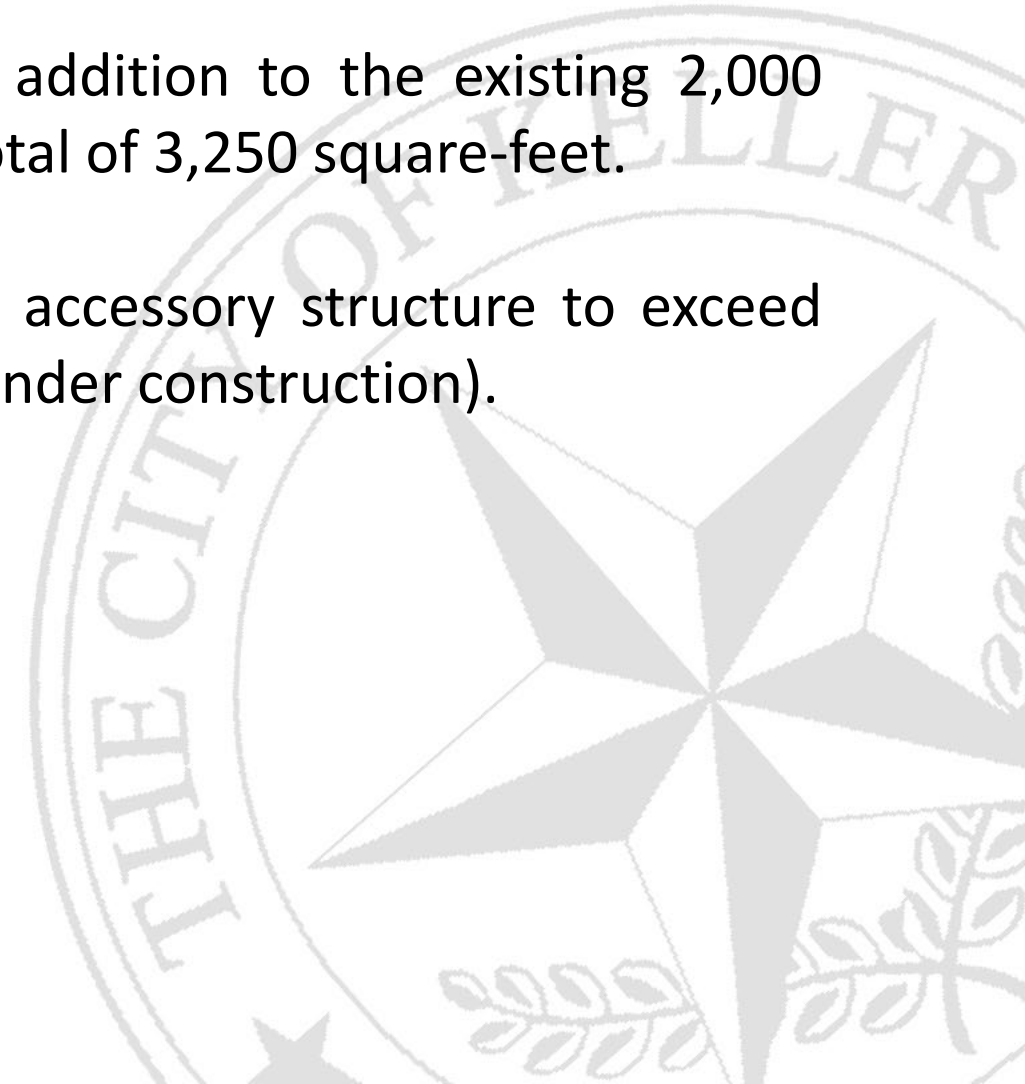




## Item H-1

### SUP Requests:

1. An amendment to allow a 1,250 square-foot addition to the existing 2,000 square-foot accessory structure (a barn) for a total of 3,250 square-feet.
2. An SUP for the area of the 3,250 square-foot accessory structure to exceed 50% of the 5,505 square-foot home (currently under construction).



## Item H-1

The City Council 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?  
Julie Smith  
817-743-4130**



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