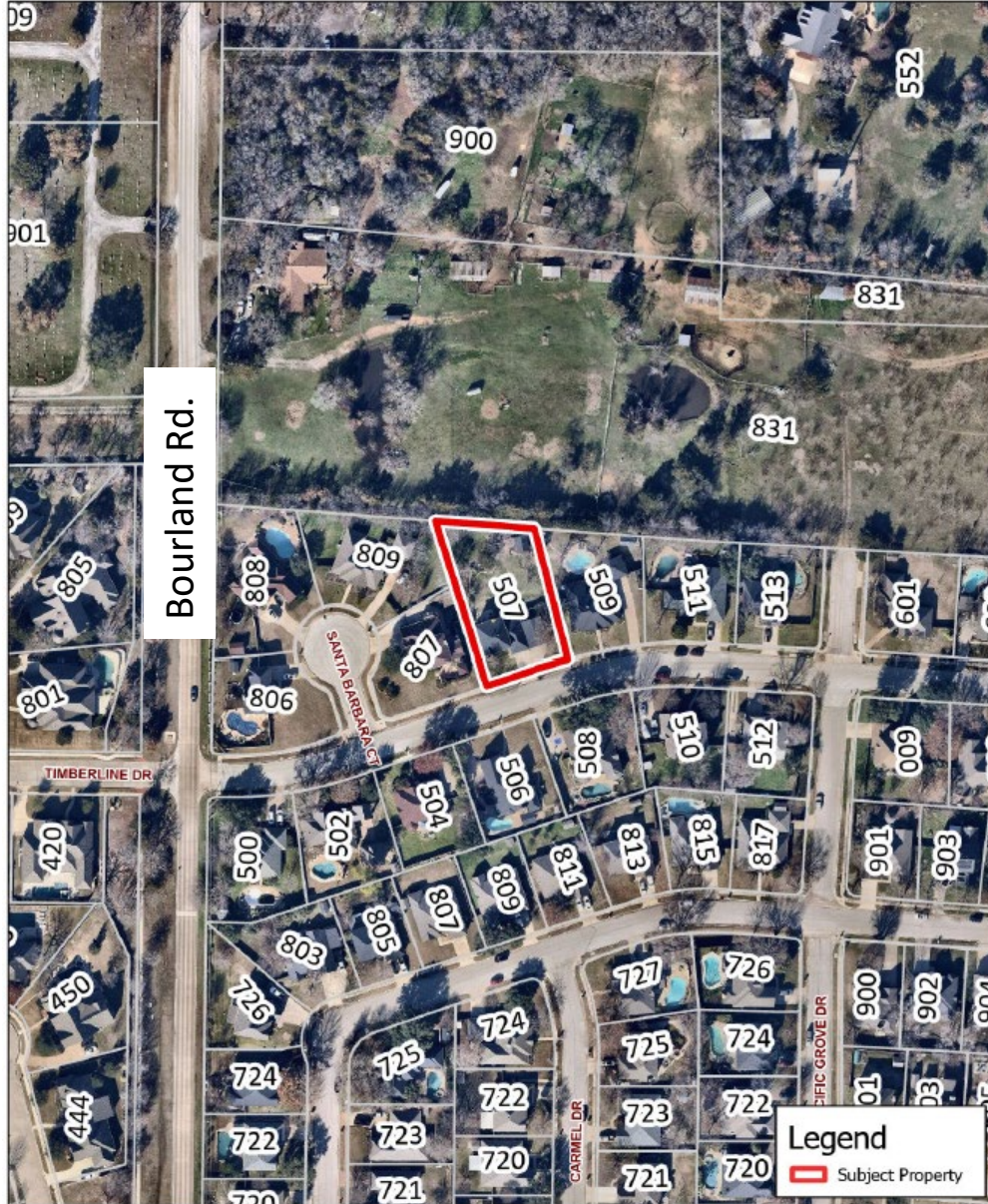


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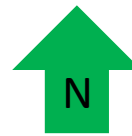
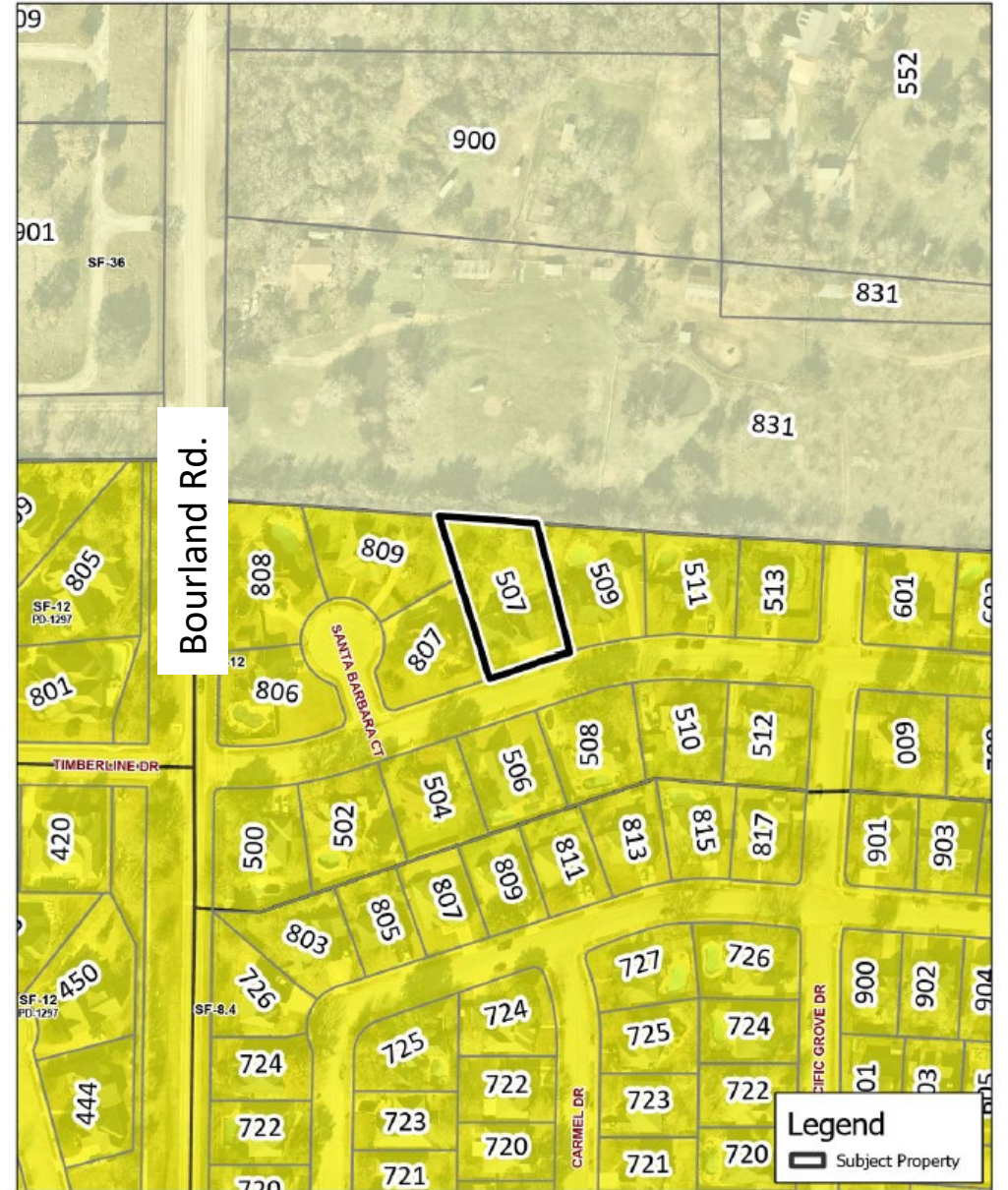
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to expand an existing carport, on 0.41 acre, approximately 400 feet northeast from the Santa Barbara Drive and Bourland Road intersection, legally described as Lot 5, Block 1 of the Parkwood Subdivision, zoned Single-Family Residential - 12,000 square-foot lots (SF-12) and addressed 507 Santa Barbara Drive. Marcelo Barron, Applicant. Charles Binz, Owner. (SUP-24-0011)

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Aerial Map



Zoning Map



Zoned:
SF-12

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Background:

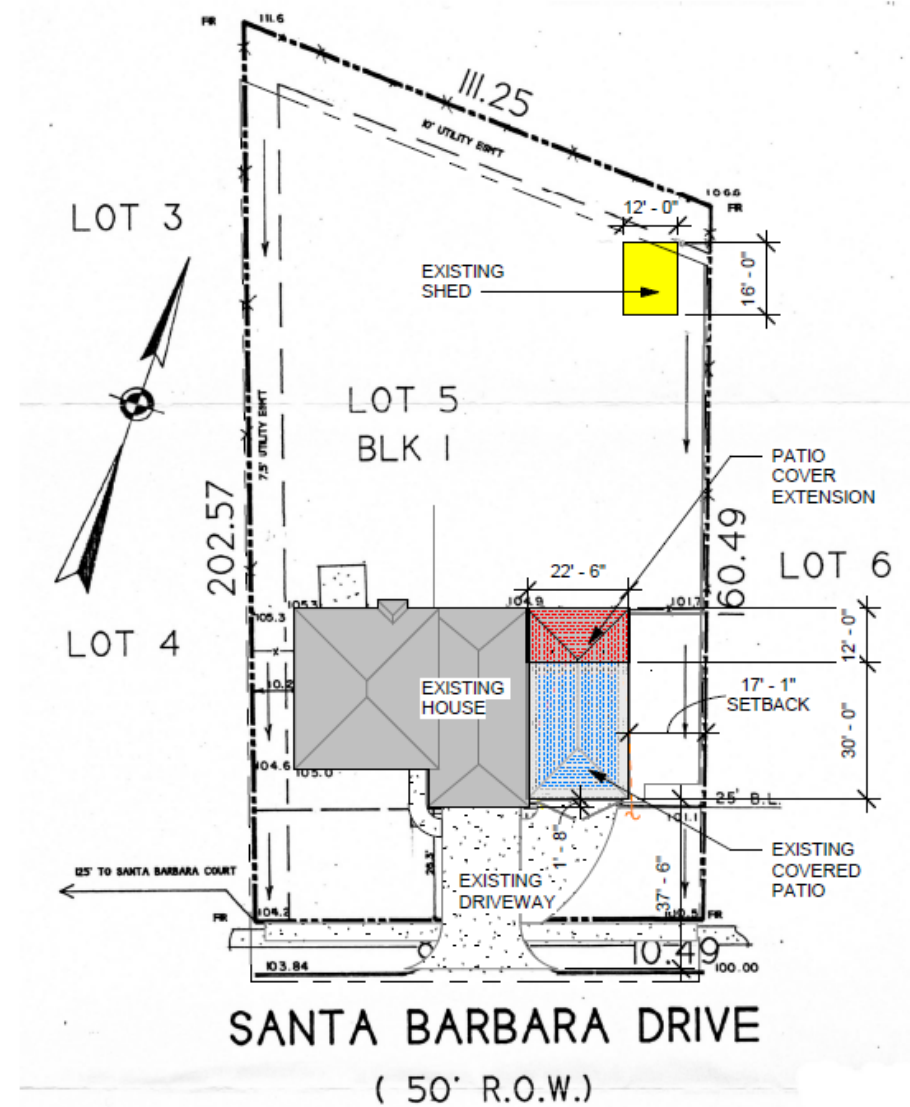
- April 2020: Applicant received a building permit for a 675-square-foot detached carport, which was constructed and passed final inspection the following month.
- Nov. 2020: City Council approved a Unified Development Code (UDC) amendment requiring a Specific Use Permit (SUP) for carports in all residential zoning districts, making the Applicant's carport a legal non-conforming structure.



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Request:

The Applicant is requesting to add 270 square feet to the existing, legal non-conforming carport, which triggers the SUP requirement.



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Site Design:

- The carport was built adjacent to the garage, over the side driveway.
- UDC Section 9.01(1)(f) states that detached carports shall be located at the rear of the property and observe all building setback requirements.
- The structure meets all setback requirements for the SF-12 zoning district.



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Site Design:

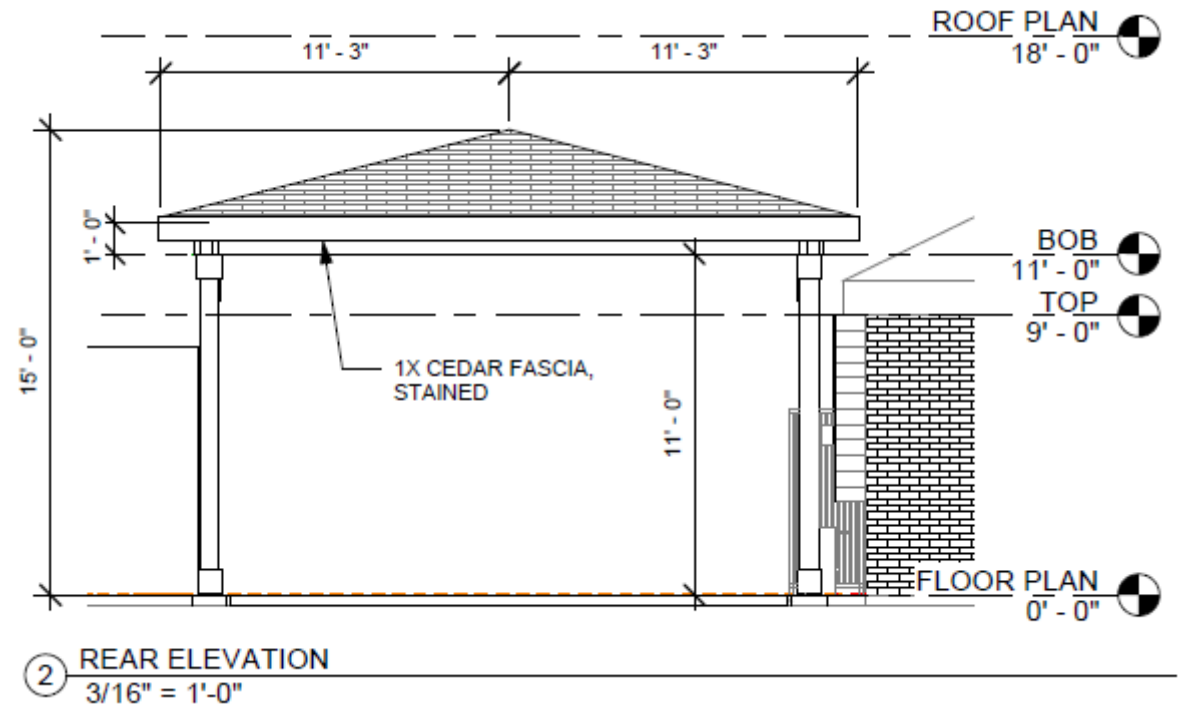
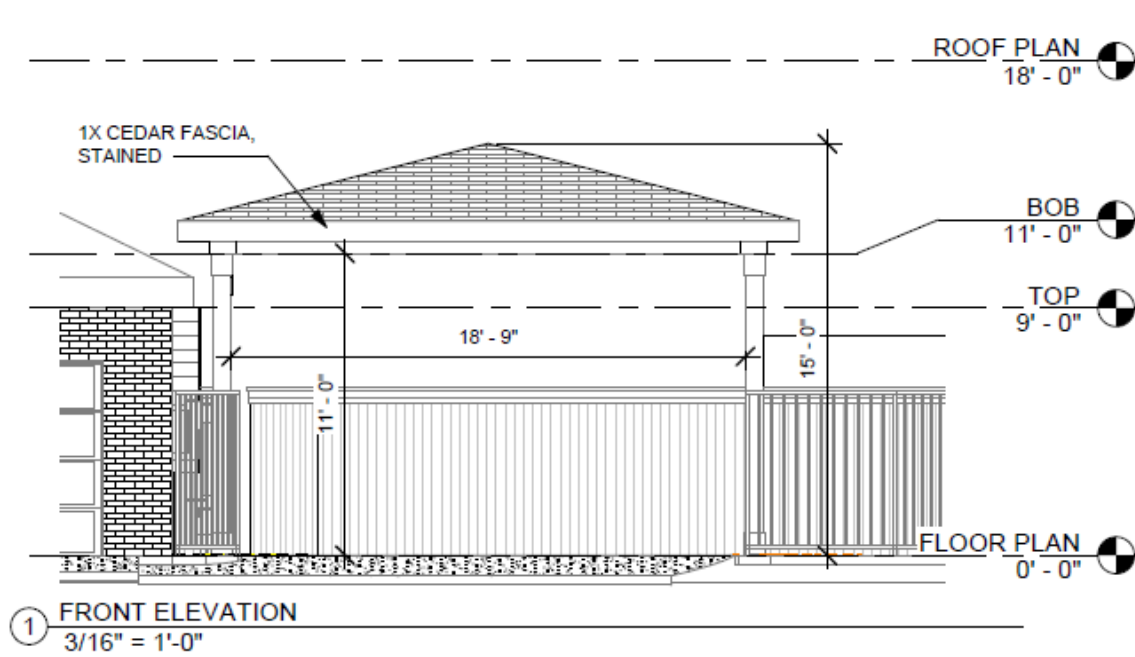
- There is one other accessory structure on the property, a 192-square-foot shed at the rear of the lot. The main home is approximately 3,200 square feet with an attached two-car garage.
- UDC Section 9.06 (1) states that the combined area of all accessory buildings on a lot shall be less than fifty percent (50%) of the main structure, unless approved by a SUP.
- The combined square footage of the carport (expanded as proposed) and the existing shed is less than 50% of the square-footage of the main structure.



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Elevations:

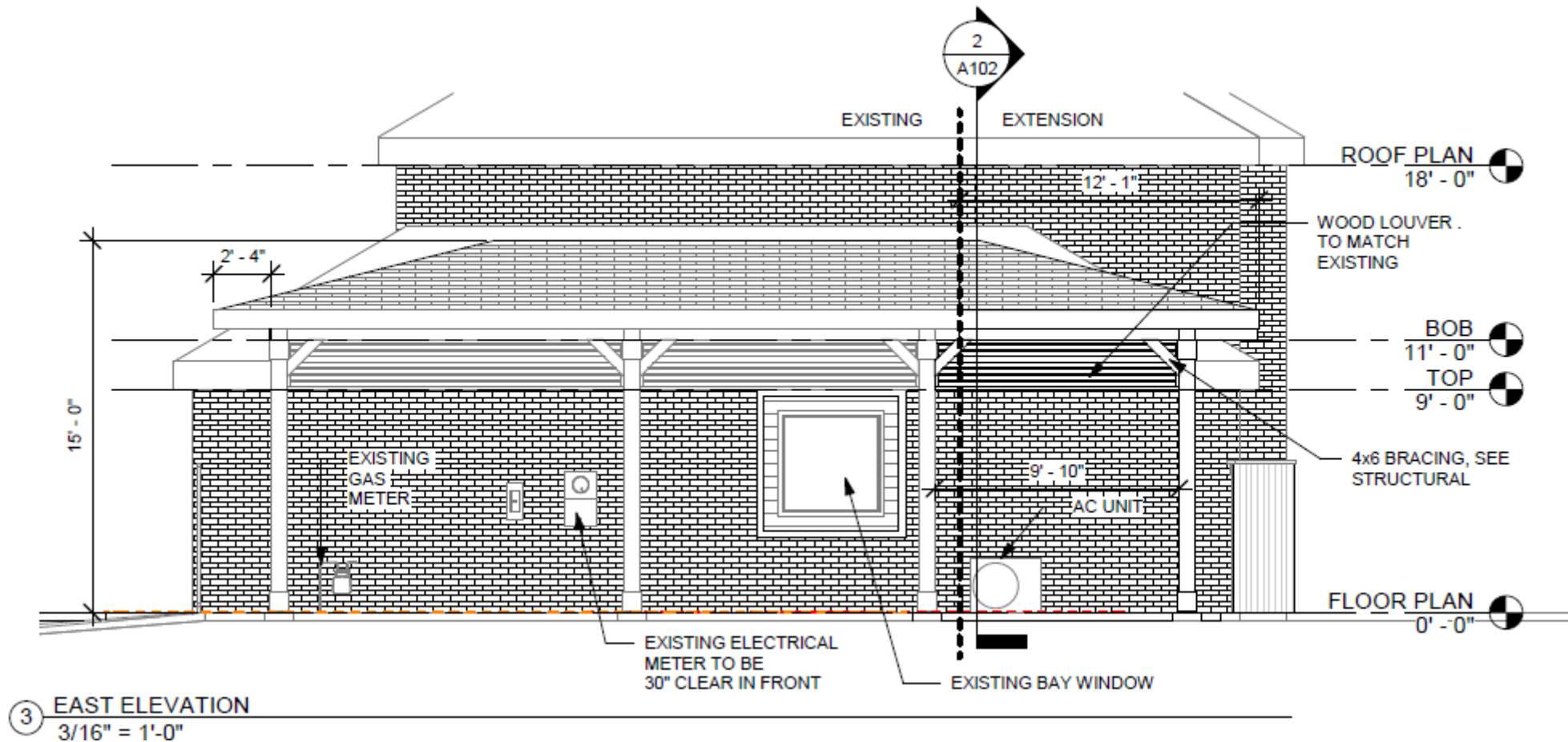
The existing carport is located behind a wrought-iron gate that spans the side driveway.



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Elevations:

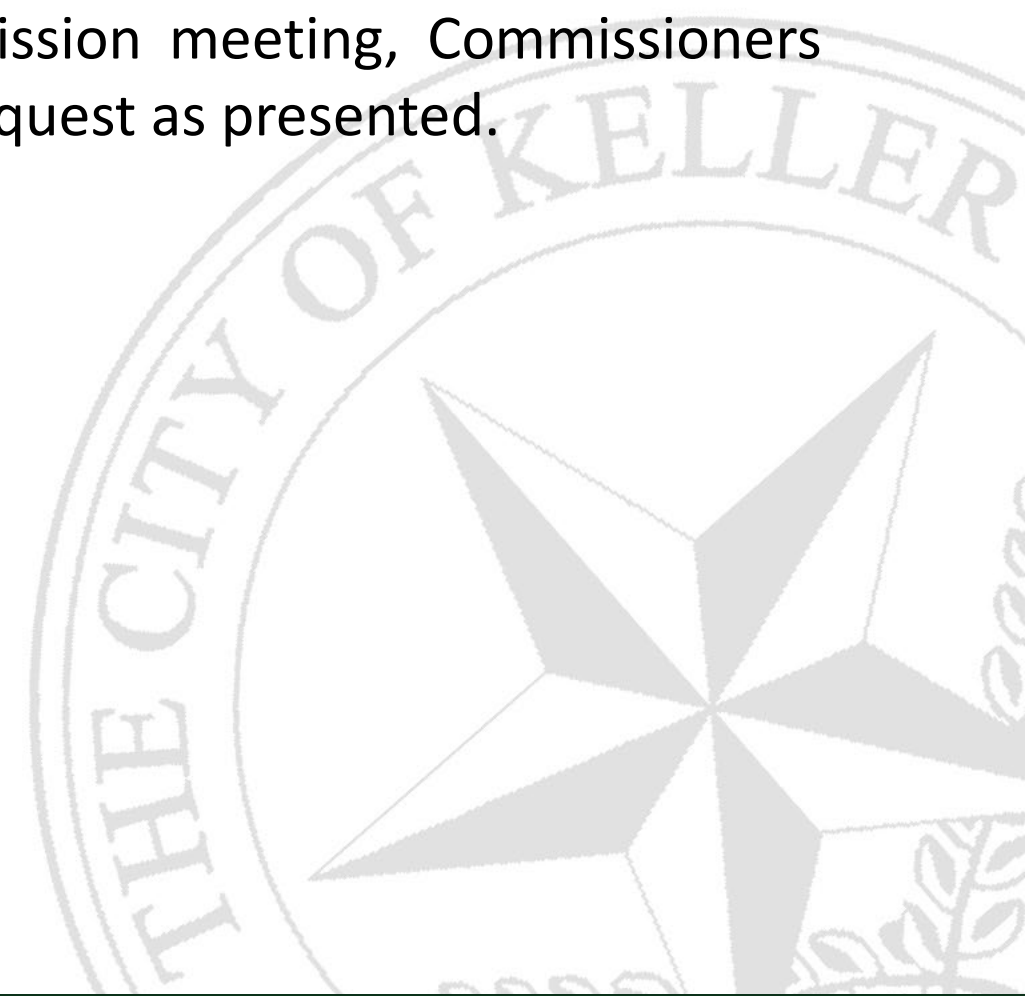
The structure has a peak height of 15 feet and was constructed with stained cedar beams and bracing, along with composition shingles that match the home. The proposed plans indicate the same materials will be utilized for the expansion.



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Planning and Zoning Commission Recommendation:

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



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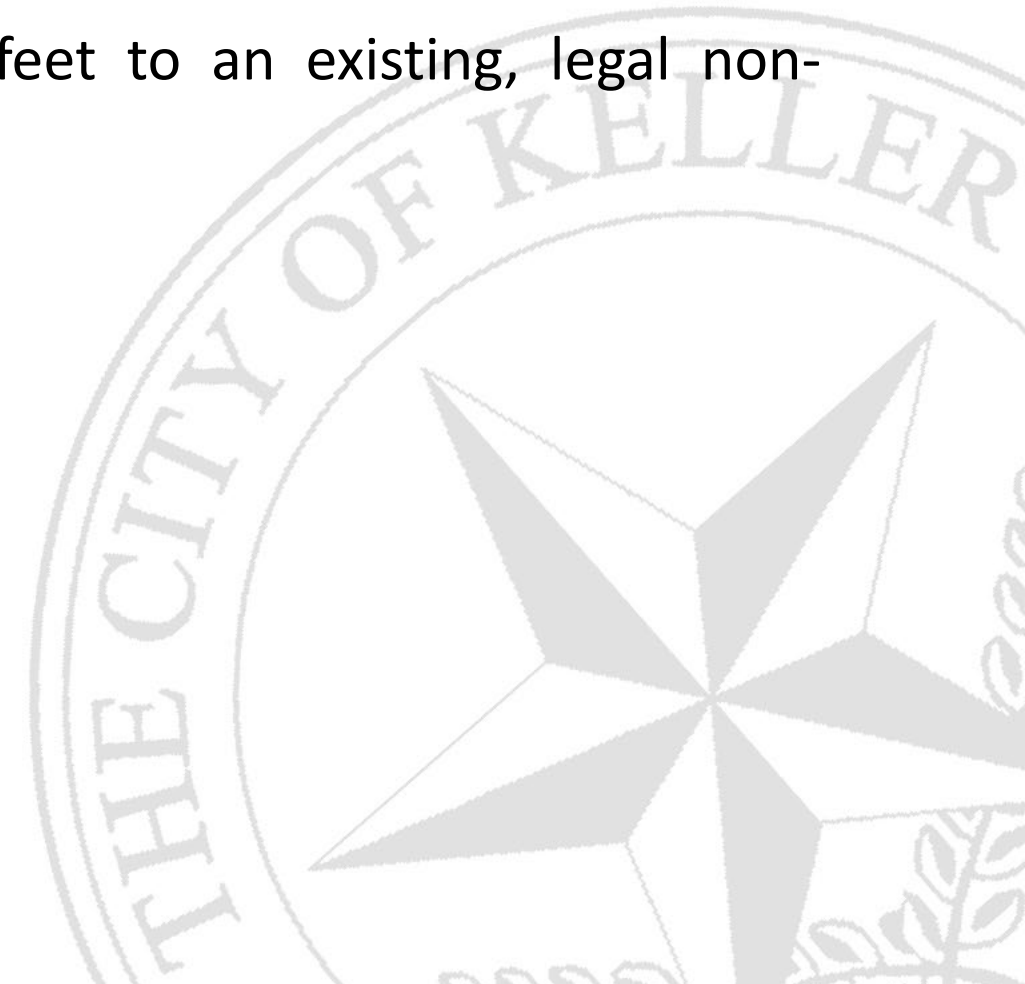
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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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SUP Request:

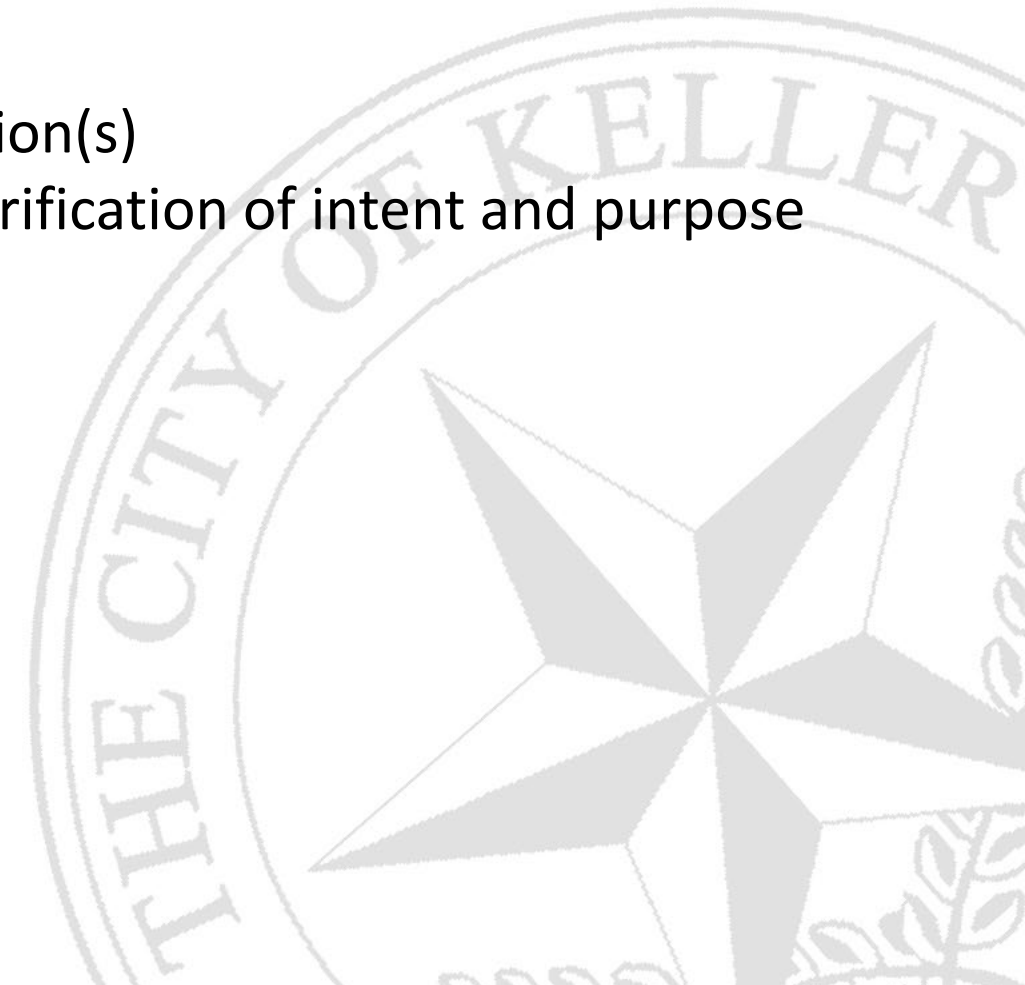
The Applicant is requesting to add 270 square feet to an existing, legal non-conforming carport.



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The City Council has the following options when considering an 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**