

Item H-2

PUBLIC HEARING: Consider a request for two Specific Use Permits (SUPs) for a 1,440 square-foot detached accessory structure with an average height of 21 feet, located on one acre, situated on the west side of Elkin Lane at the intersection of Florence Road and Elkin Lane, legally described as Lot 1, Block 2 of Arabian Horse Country addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 990 Elkin Lane. Valter Moreira, Owner/Applicant. (SUP-22-0005)

Item H-2

Background:

On March 24, 2022, the Applicant submitted a request for two Specific Use Permits to construct a 1,440-square-foot detached garage with an average height of 21 feet, and peak of 23 feet, 9 inches. The Applicant proposes to use the structure as a garage for vehicles, a workshop, and storage.

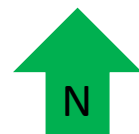
Item H-2 Aerial Map



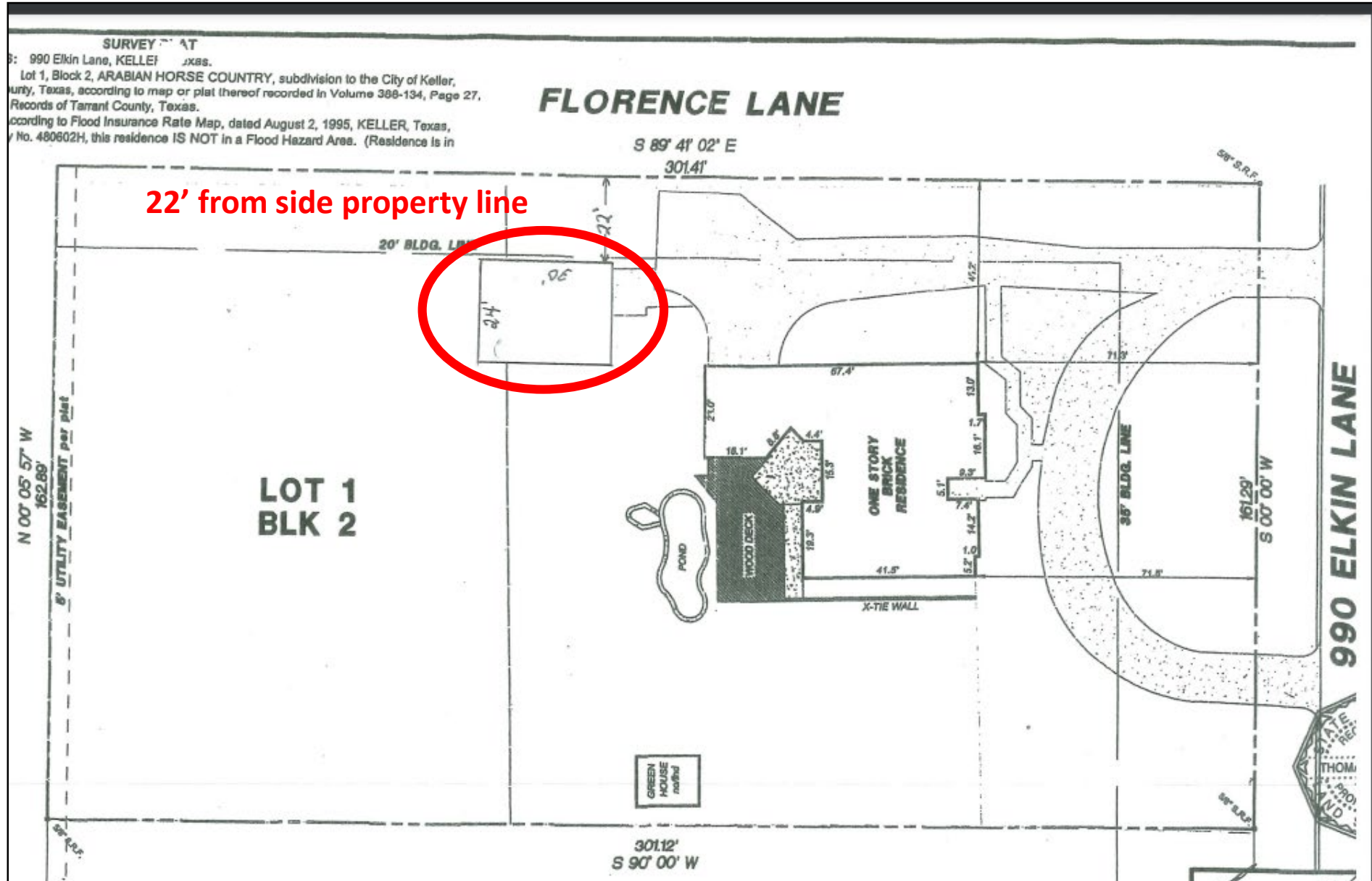
Item H-2 Zoning Map



Zoned: SF-36



Item H-2



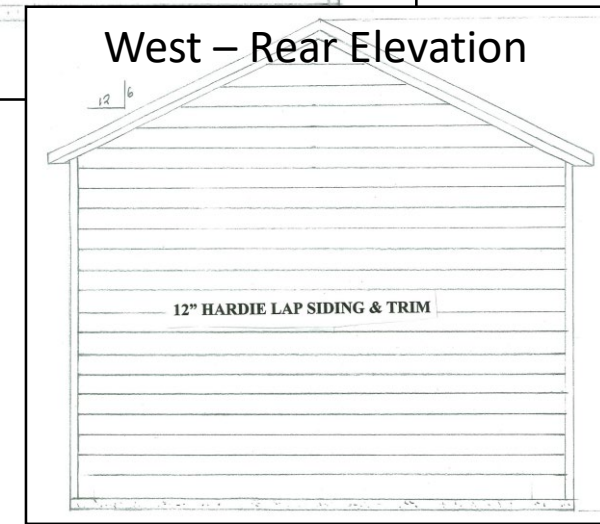
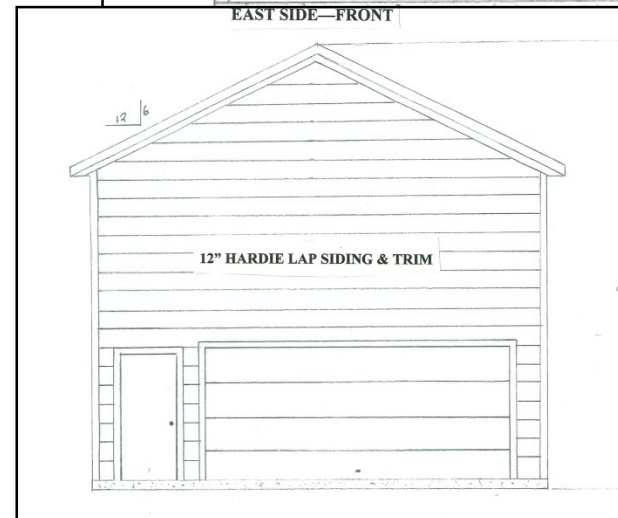
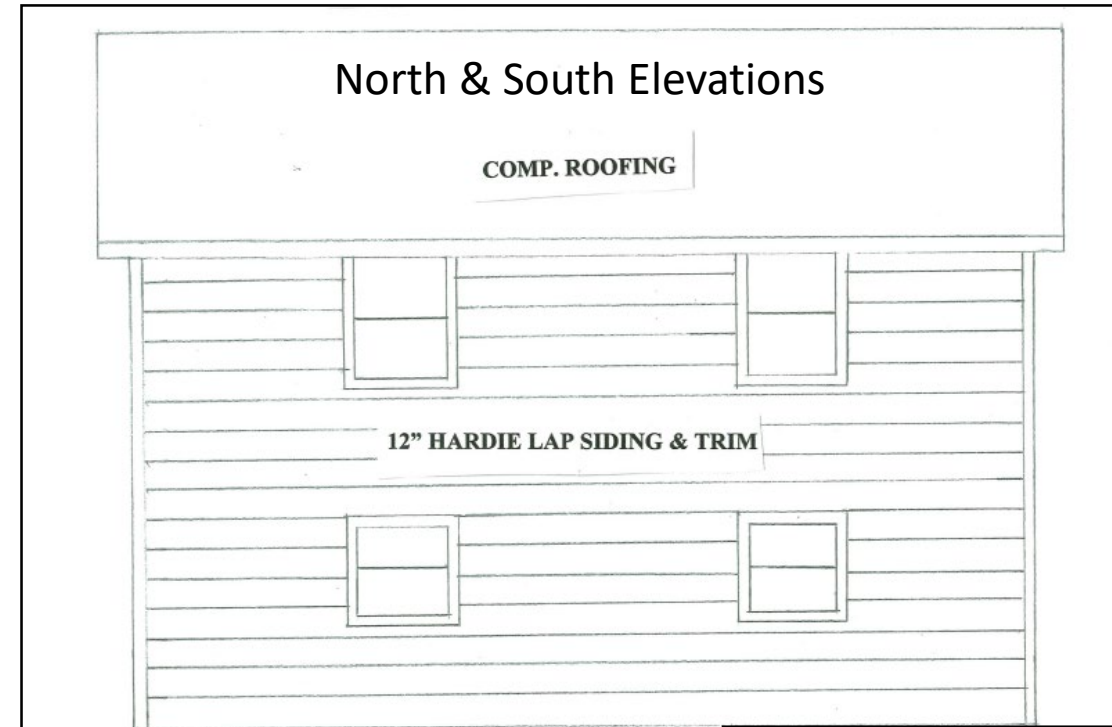
Item H-2

The Applicant proposes to use 12” Hardie lap siding and trim on the building exterior.

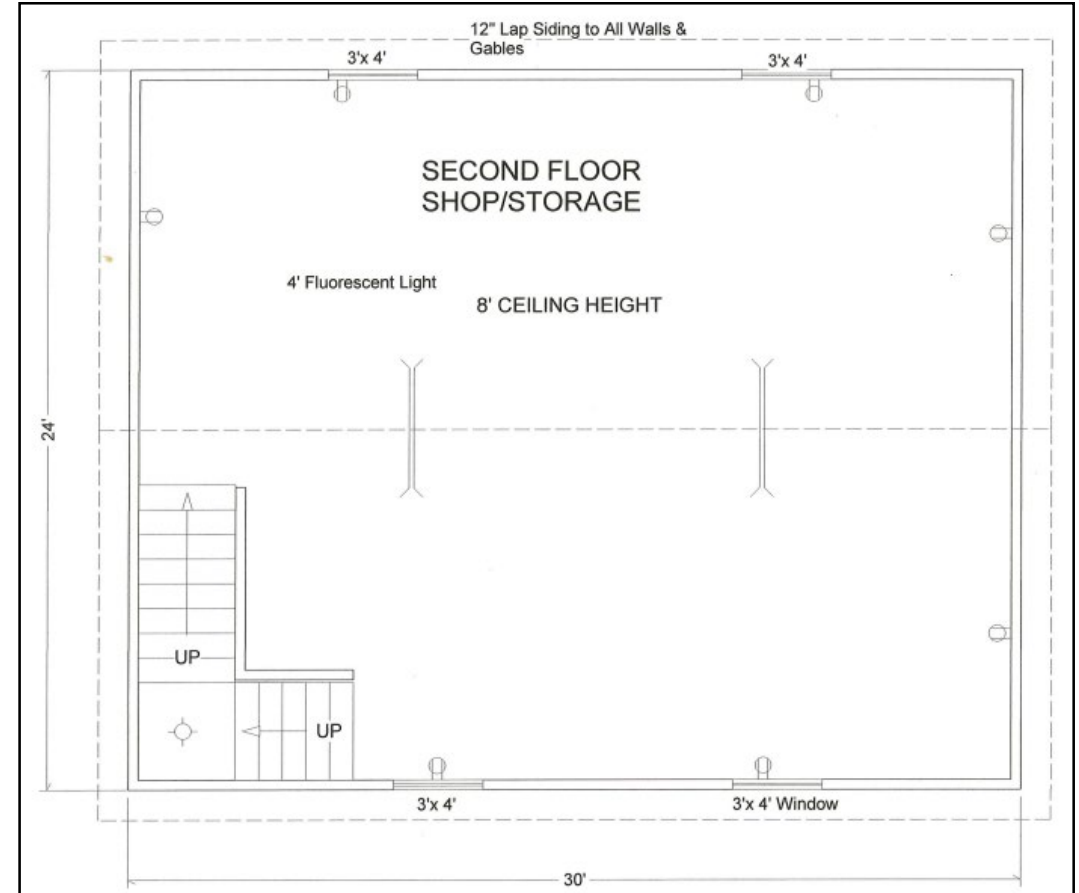
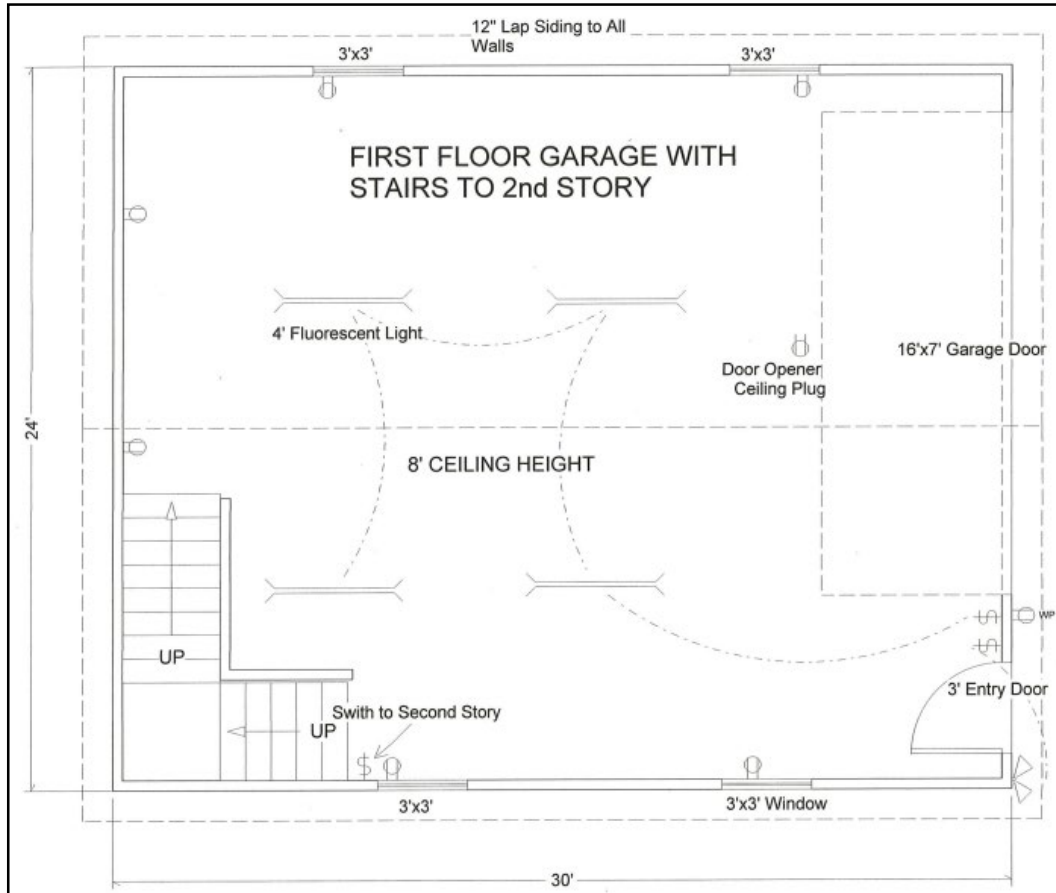
The home is built with earth-tone brick, and the proposed structure’s color will be compatible.

The roof will consist of composition shingles similar to the home.

There will be one 36”x80” six-panel door, 8 windows and a 16’x7’ steel garage door.

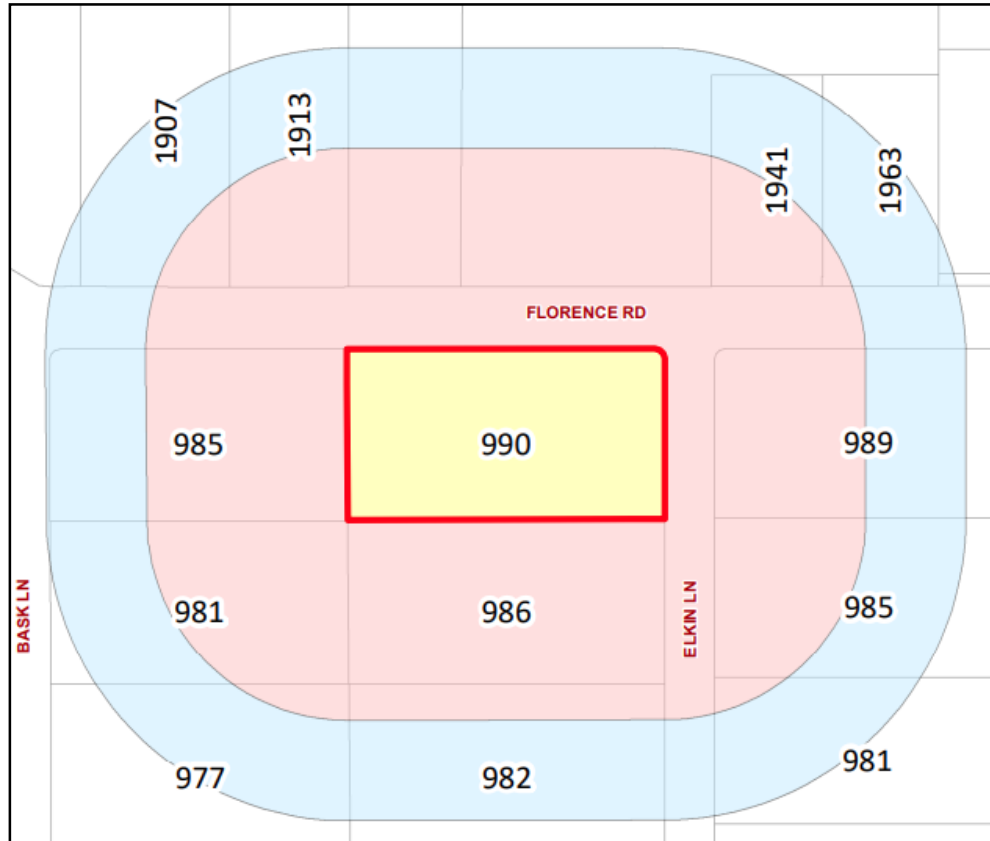


Item H-2





Item H-2



- On April 13, 2022, the City mailed 16 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-1

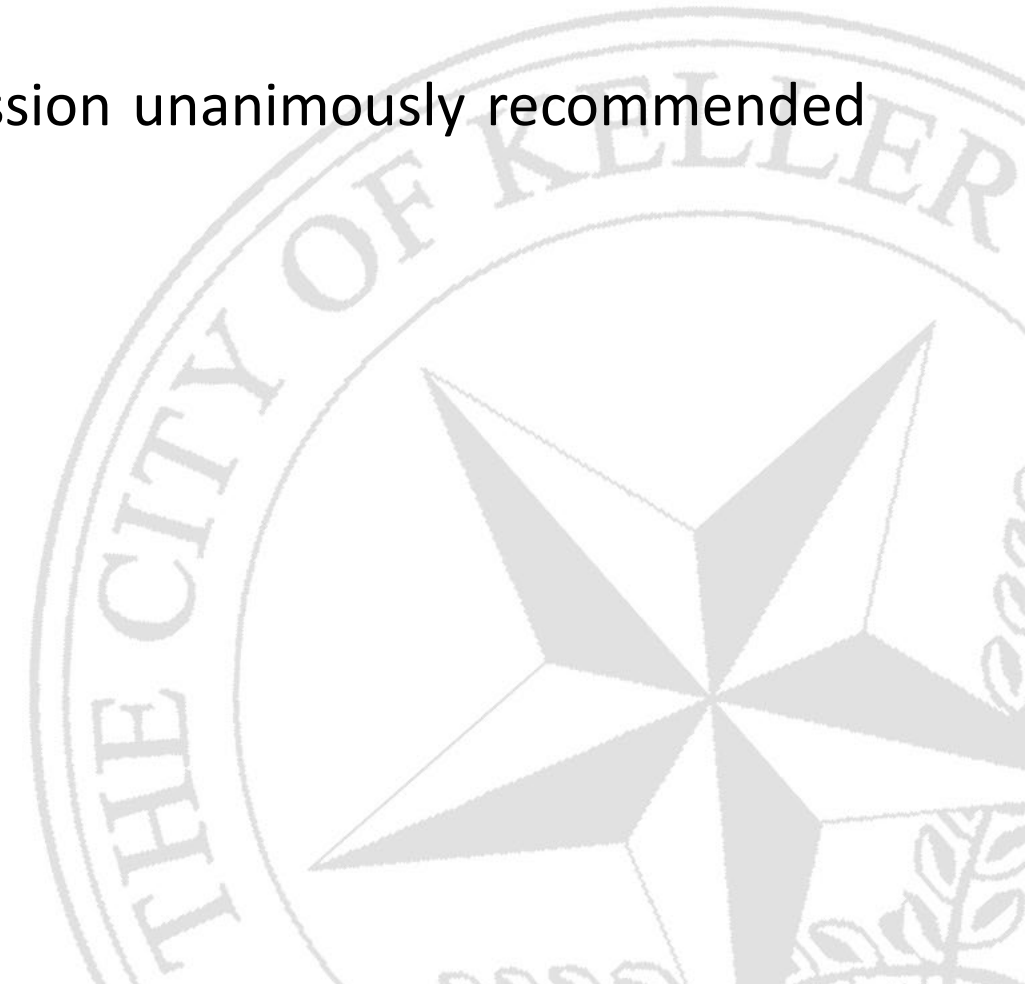
SUP Requests:

1. To construct an accessory building in excess of 1,200 square feet in the SF-36 zoning district. The proposed structure is 1,440 square feet.
2. To construct an accessory building in excess of 15' tall on average. The proposed structure will be 21' tall on average, with a peak of 23'9".

Item H-1

Planning & Zoning Commission Recommendation:

On April 26, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP requests.



Item H-2

Section 8.02 (F)(2)(a) of the UDC states that when considering two 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

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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