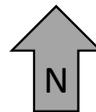
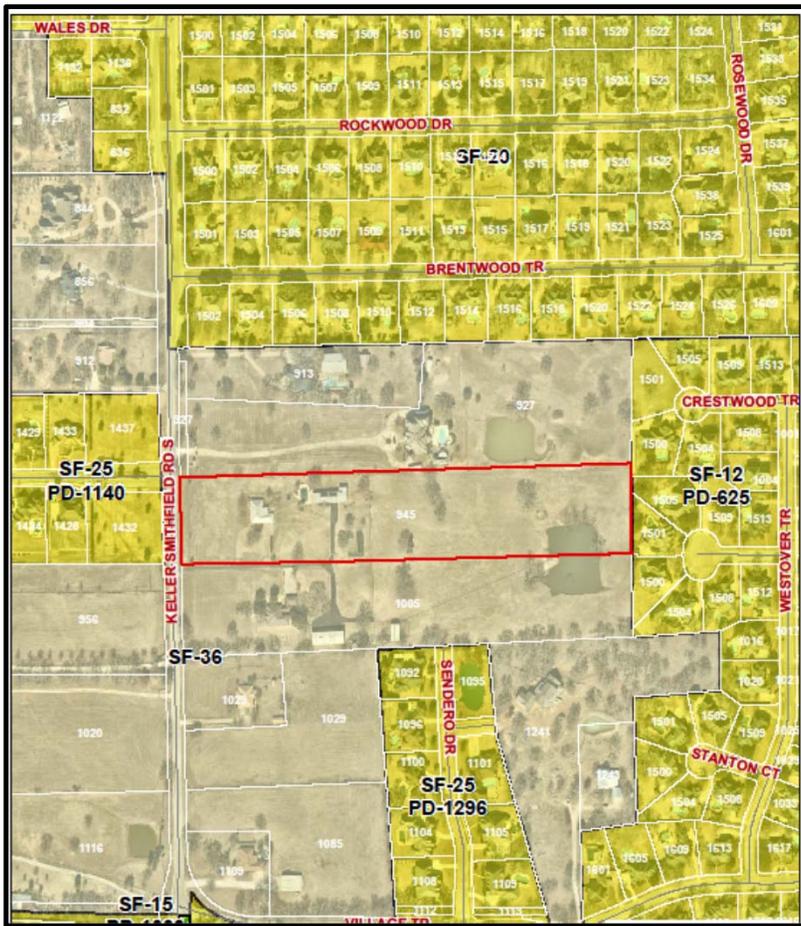


Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to use an existing 2,274 square-foot accessory building as a temporary accessory dwelling unit while constructing a new home on a 7.758-acre lot on the east side of Keller-Smithfield Road South, approximately 1,000 feet north of Village Trail, at 945 Keller-Smithfield Road South, being Lot 1, Block 1, Bryson Addition, and zoned SF-36 (Single Family Residential – 36,000 square foot minimum). Craig Corato, owner/applicant. (SUP-18-0003).

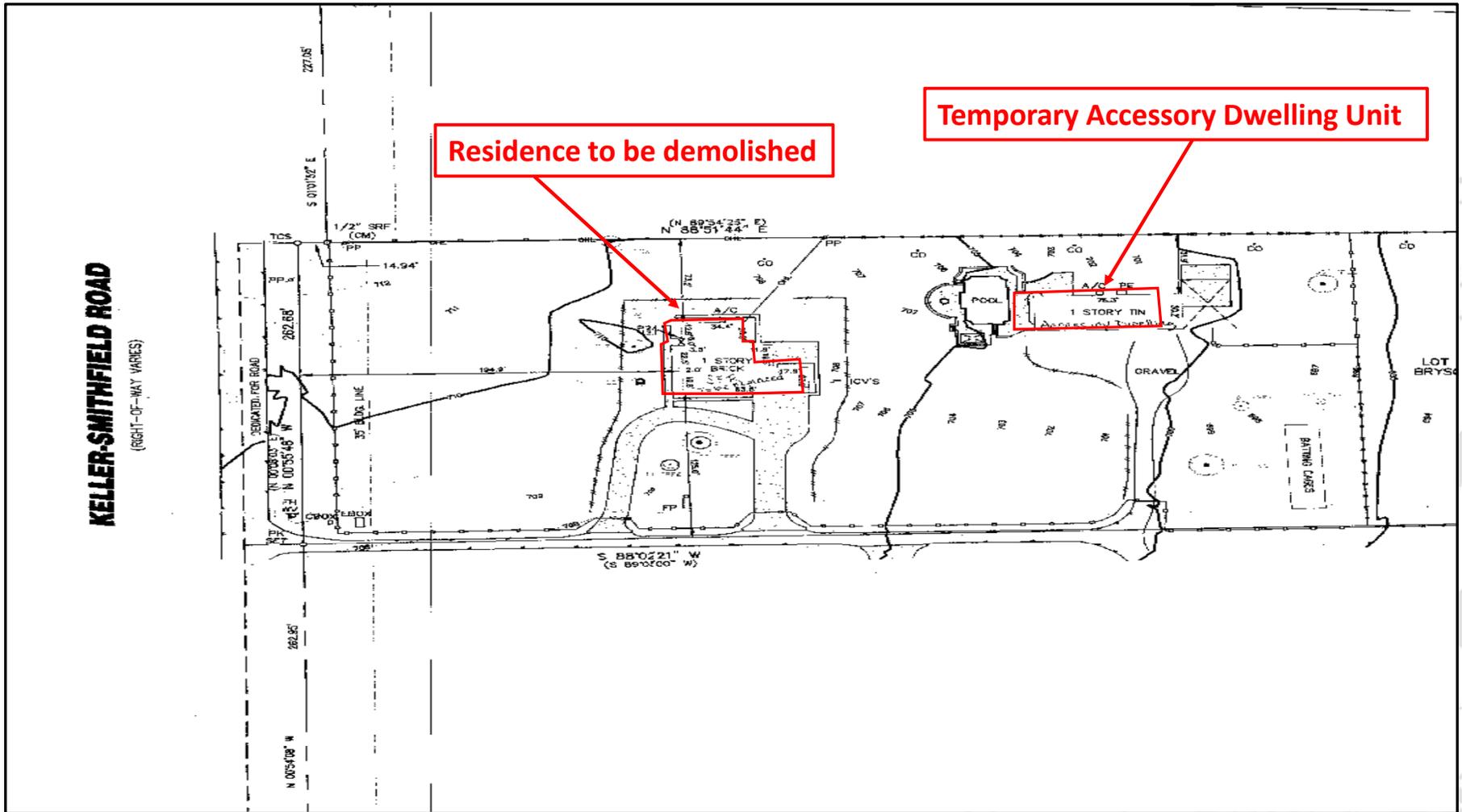
Item H-2 Zoning Map

Item H-2 Aerial View

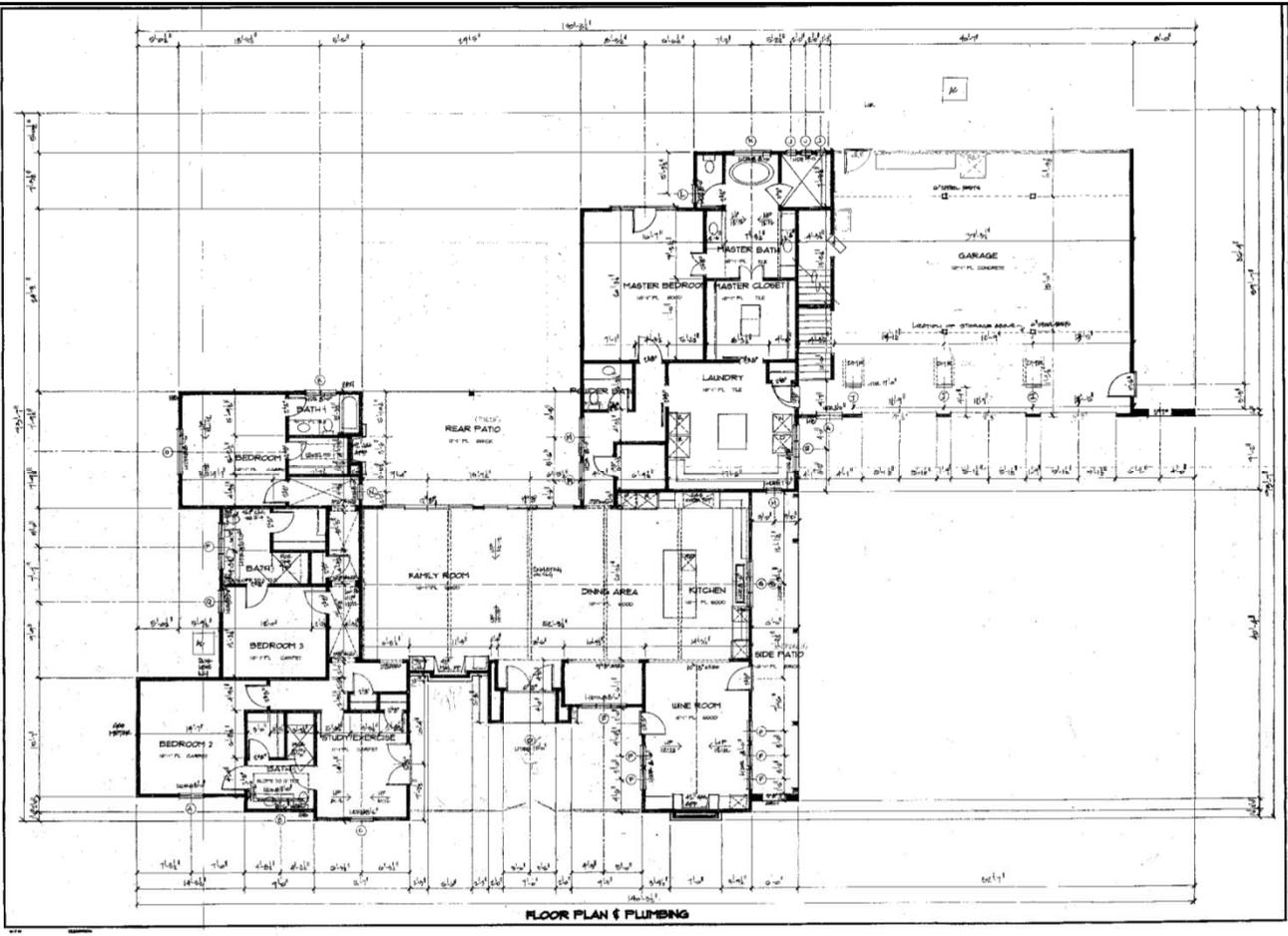


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Item H-2 Exhibit



Item H-2 Exhibit



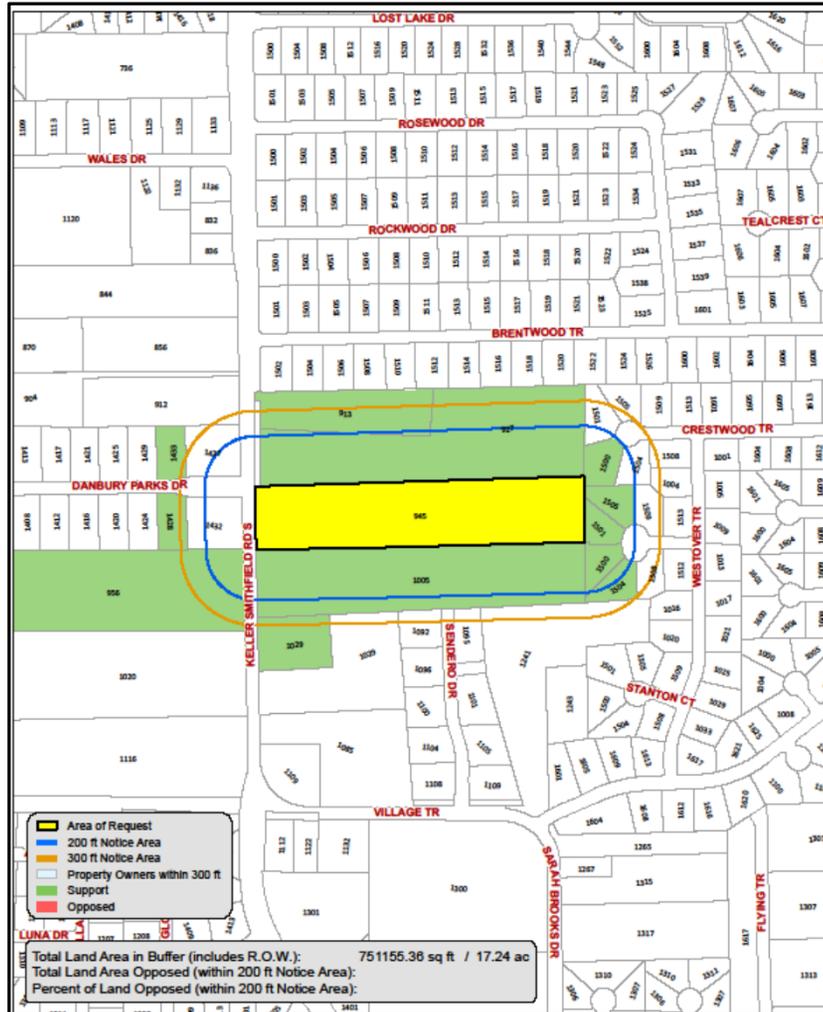
- Existing Home to be demolished: 2,300 square feet
- New Home to be constructed: approximately 6,000 square feet
- 2,274 square foot accessory structure to be used as a temporary accessory dwelling unit while the new home is being constructed

Item H-2 Analysis

Section 8.02 (F.2.a) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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 Citizen Input



- On February 16, 2018, the City mailed out 24 letters of Notifications for a Public Hearing to property owners within 300 feet of this subject property.
- 1 public hearing notice sign was posted.
- As of March 20, 2018, City staff has received 12 letters in support.

Item H-2 Professional Opinion

Staff is in support to use the 2,274 square-foot accessory building as a temporary accessory dwelling unit during the construction of the new home. The request is a use that is temporary and the SF-36 (Single Family Residential – 36,000 square foot minimum) allows the temporary use while the main home is under construction.

Staff forwards this Specific Use Permit for Planning and Zoning consideration as presented with the following conditions:

1. The Specific Use Permit request for the 2,274 square-foot accessory building to be used as a temporary accessory dwelling unit is to be considered while the home is being constructed.
2. The applicant must secure a Building Permit within twelve (12) months of approval of the SUP. If construction has not commenced following issuance of a Building Permit, the SUP expires upon expiration of the Building permit. The applicant may request a one-time six (6) month extension, which may be approved by staff.

Item H-2 Planning and Zoning Action

The Planning and Zoning Commission considered this specific use permit application on February 26, 2018 and recommended approval as submitted by a vote of 7-0



Item H-2 City Council Action

The City Council has the following options when considering a Specific Use Permit:

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

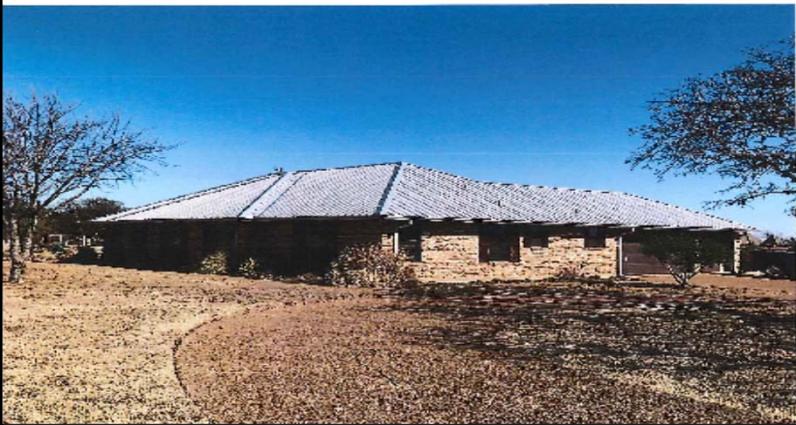
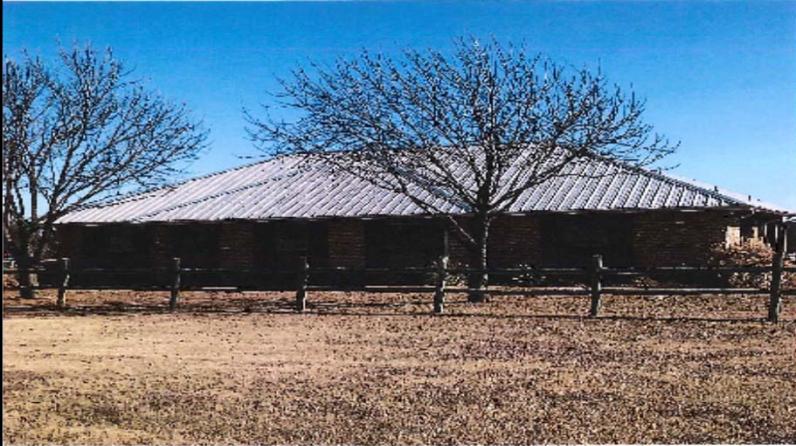


Questions?
Susan Kenney
817-743-4130

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Item H-2

**Current Residence
to be demolished**



**Accessory Dwelling
to serve as temporary residence**

