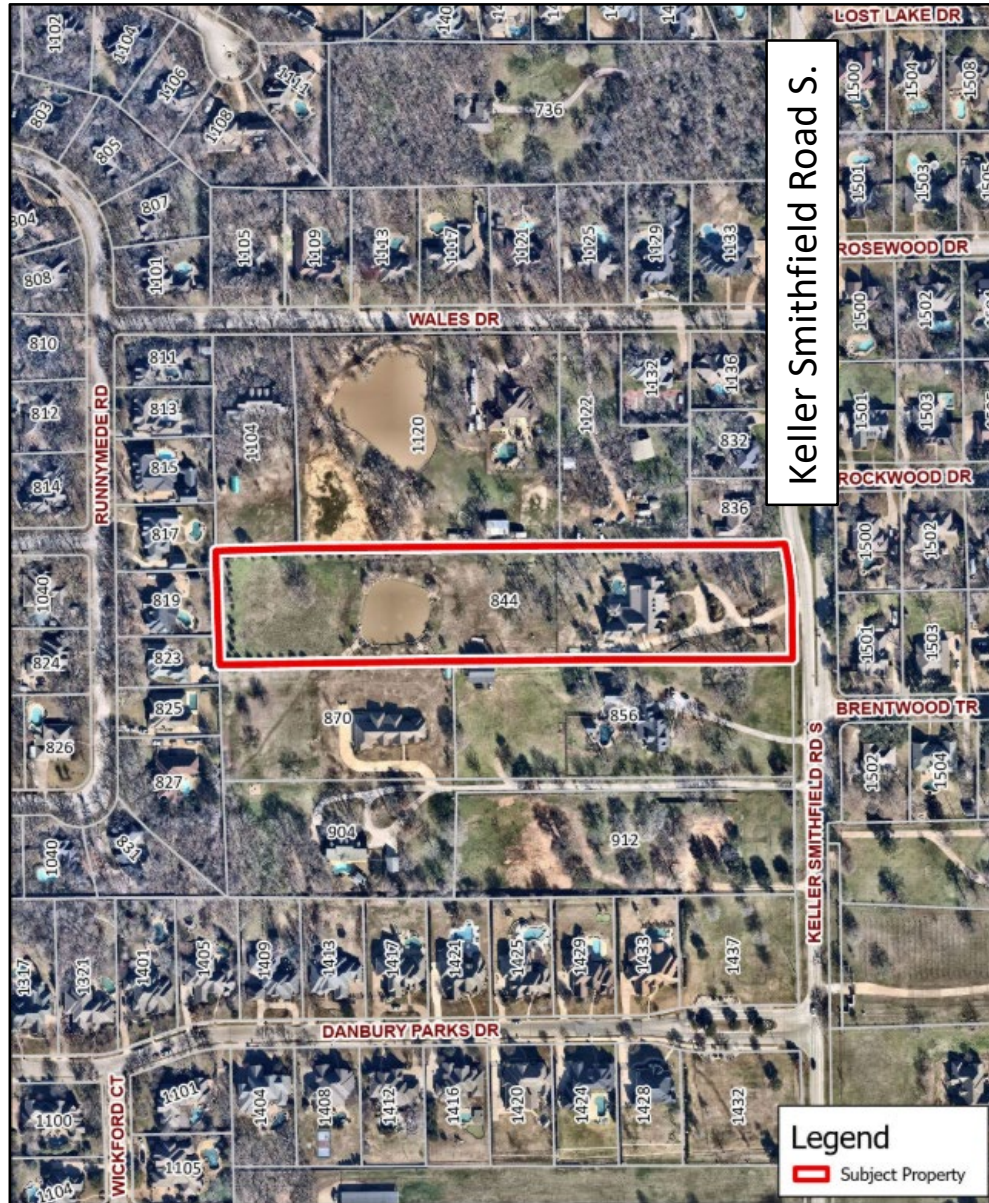


Item H-1

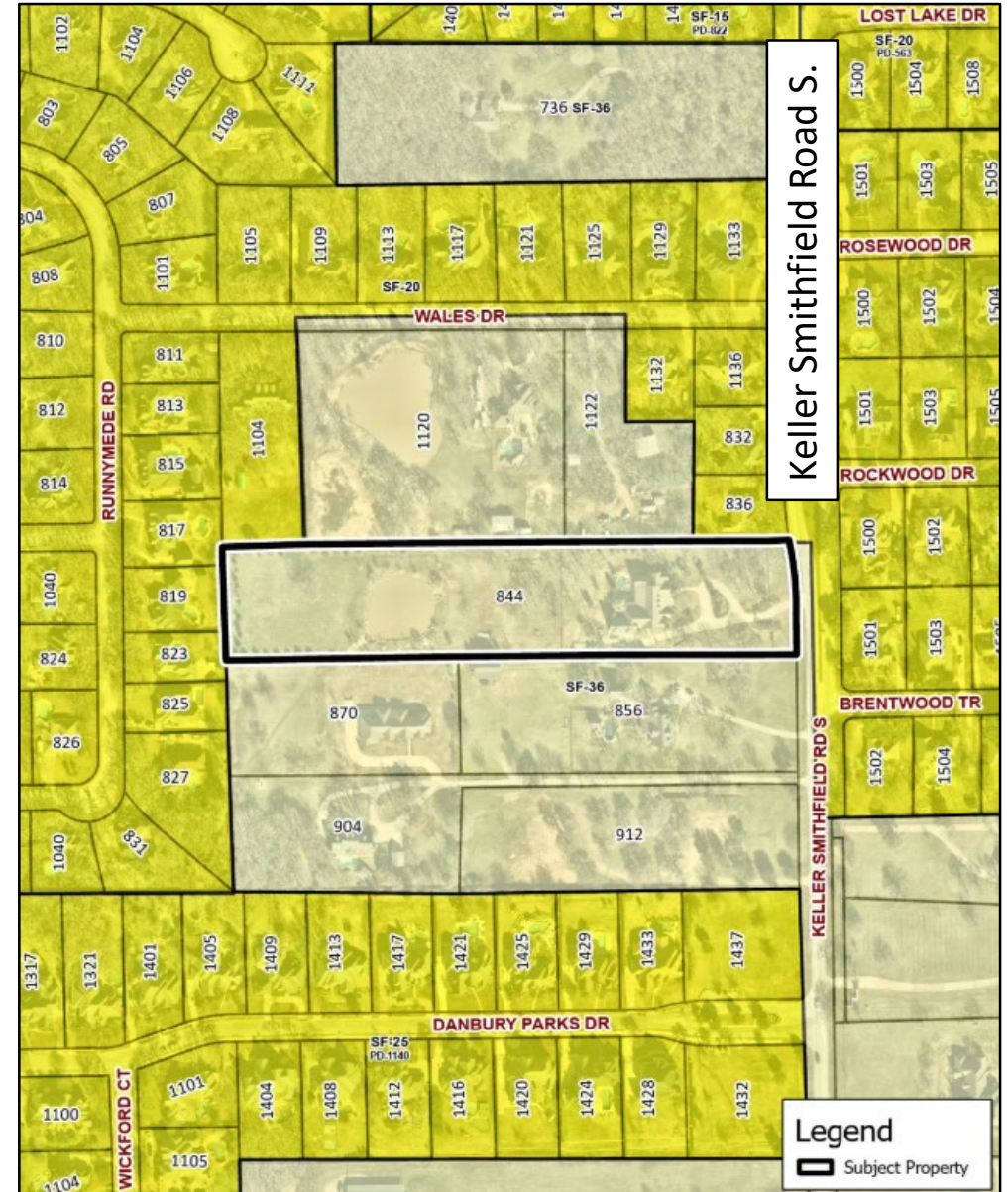
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 3,328 square-foot horse barn with an average height of 19 feet 10 inches, on approximately 4.90 acres, on the west side of Keller Smithfield Road S., approximately 3,400 feet southwest from the intersection of Keller Smithfield Road S. and Bear Creek Parkway, legally described as Lot 1, Block A of Tyler & Brittany Dunn Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 844 Keller Smithfield Road S. Georgia Logan, Owner. Allen Sparkman, Applicant. (SUP-24-0015)

Item H-1

Aerial Map



Zoning Map



SF-36

Item H-1

Background:

The Applicant requests a SUP to build an approx. 3,328-square-foot barn for the care and feeding of the property owner's privately owned horses.

There are two SUP triggers for this proposed structure:

1. An SUP for exceeding 1,200 square-feet for any accessory structure in the SF-36 zoning district.
2. An SUP to allow the maximum height of the accessory structure to exceed an average of 15 feet.

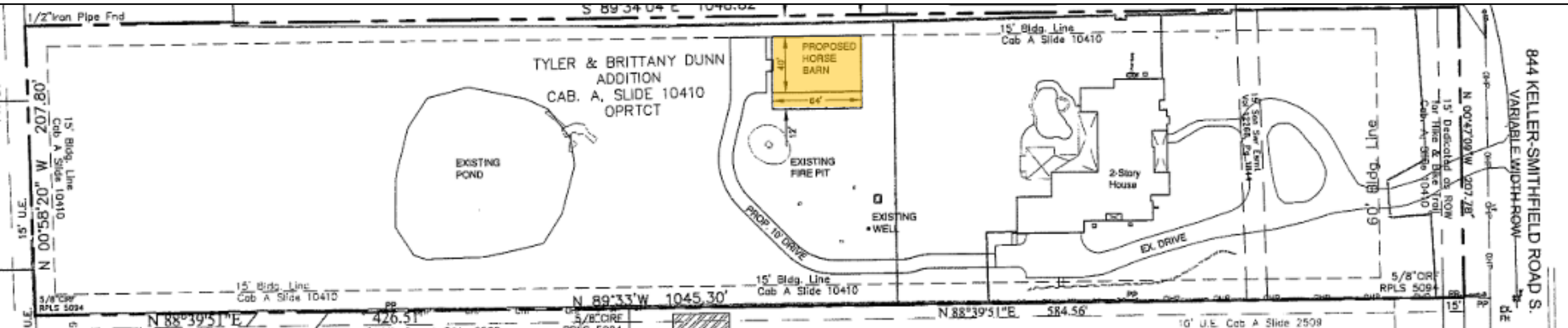



Item H-1

Site Design:

The proposed site plan calls for the structure to sit behind the existing home, approximately 15 feet south of the northern property line and 430 feet east of the western property line.

There is an existing well and fire pit, as well as a pond on the property. The existing concrete driveway will be expanded to access the barn.



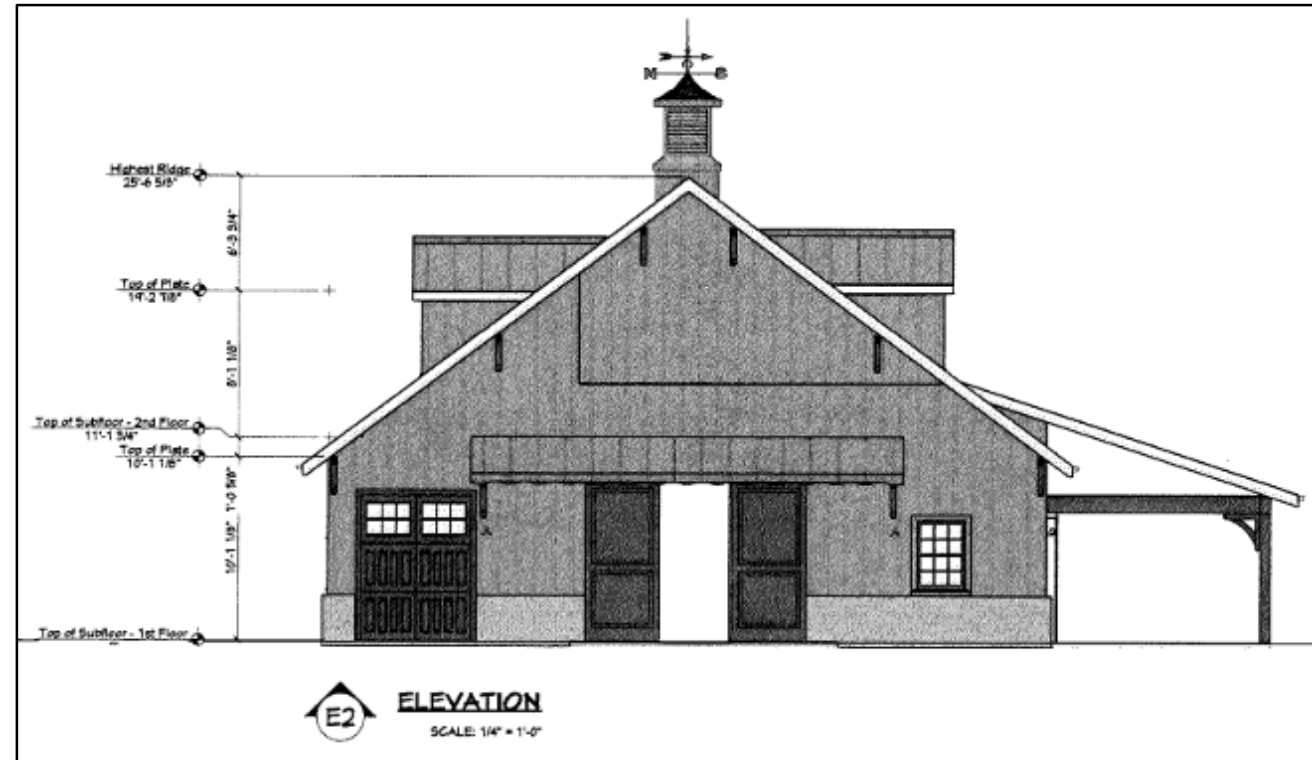
 Approximate location of the proposed structure



Item H-1

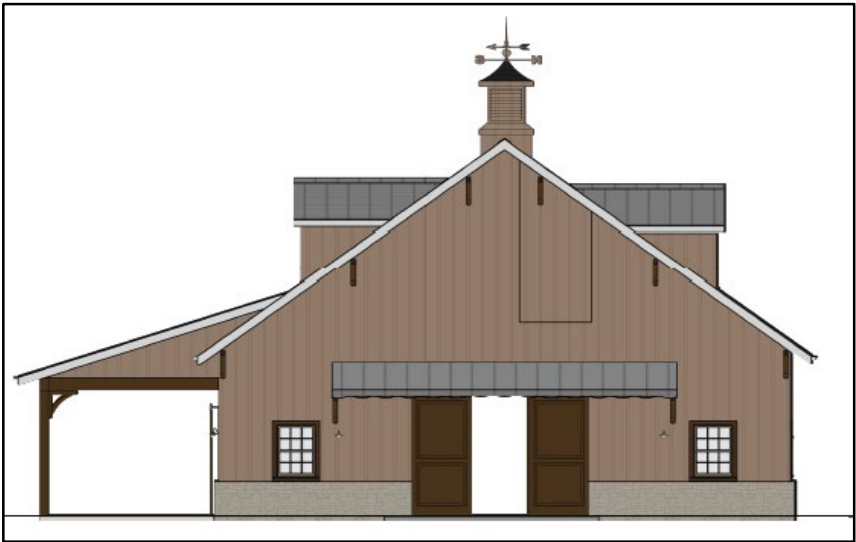
Building Design:

- The proposed structure will be complementary to the main structure, constructed of stone and Hardie board.
- The barn has a peak height of 30' and average height of 19' 10".

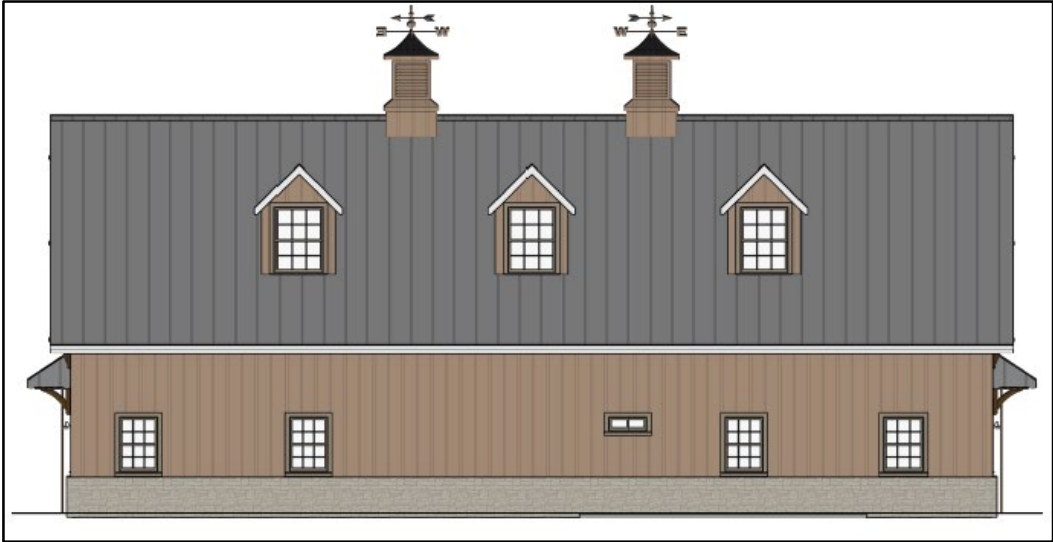


Elevations:

East
Elevation



North
Elevation



West
Elevation



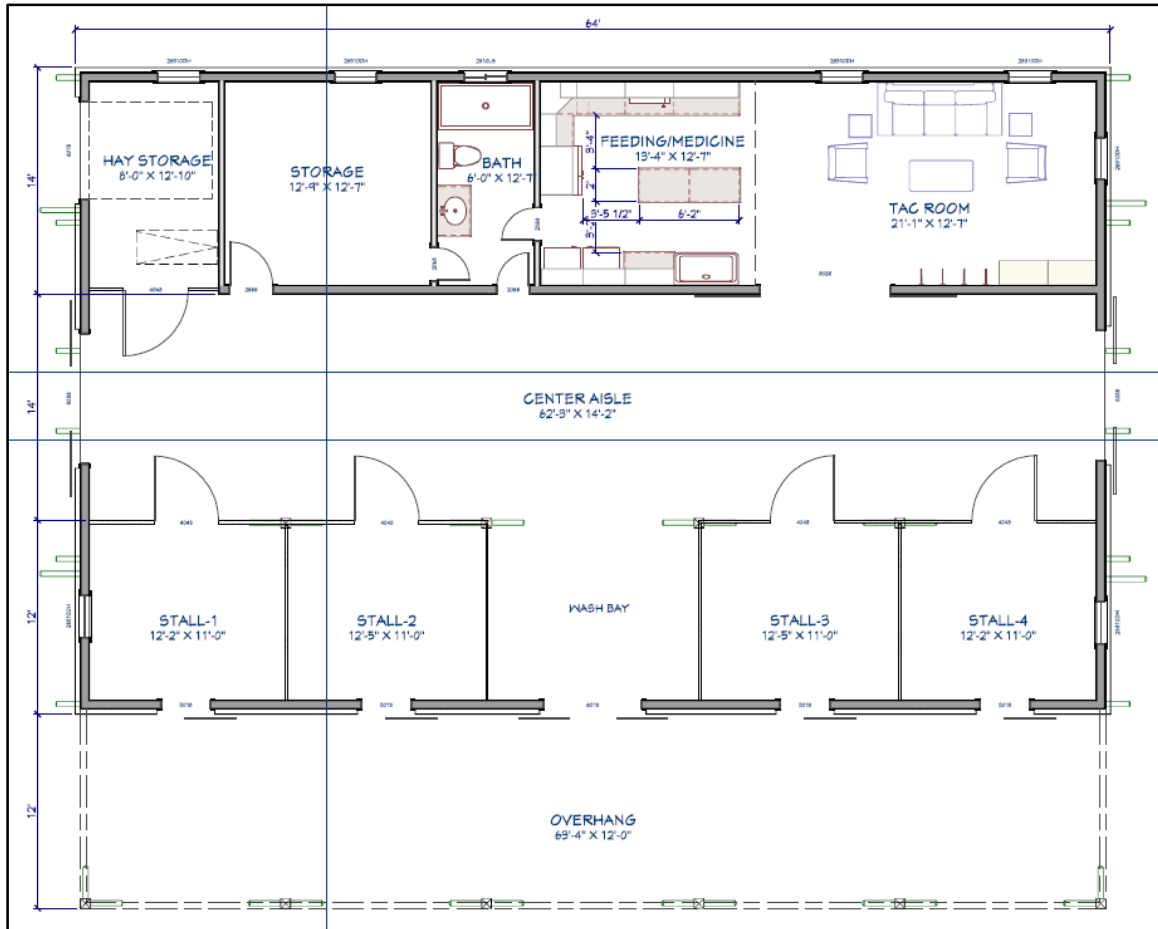
South
Elevation



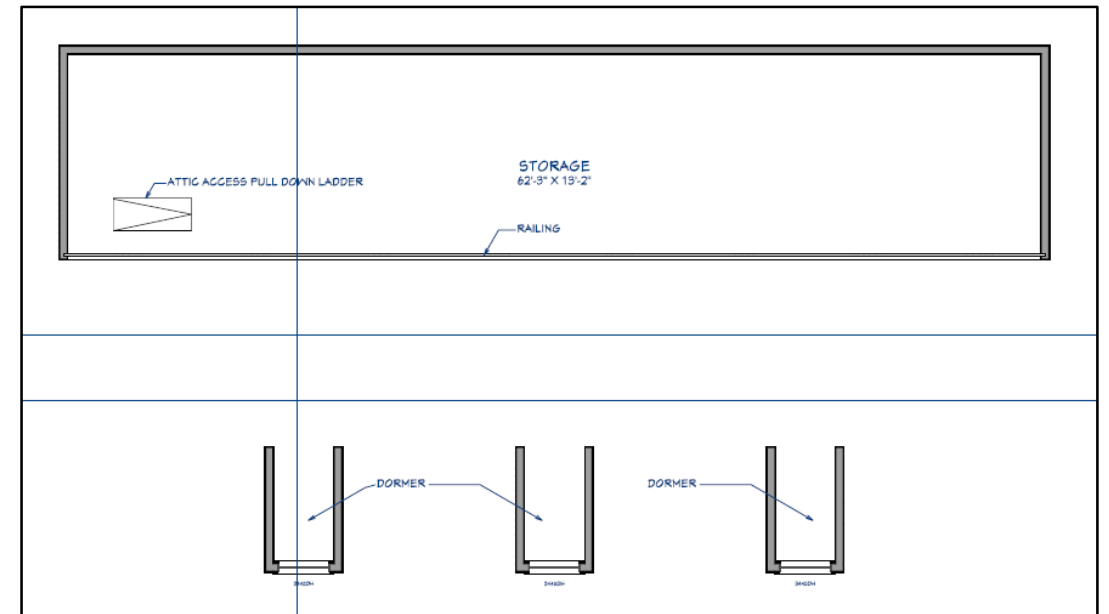
Item H-1

Floor Plan:

Floor plans submitted by the Applicant show four horse stalls, a tack and feeding/medicine room, storage, and other areas for of horse care. There is additional storage space in the proposed second-floor attic.



1st Floor Plan



2nd Floor Plan

Horse Stall Renderings:



CENTER AISLE-1



CENTER AISLE-2



STALLS-1



CENTER AISLE-4



CENTER AISLE-3

Additional Renderings:



TAC ROOM-1



FEEDING/MEDICINE ROOM



TAC ROOM-2

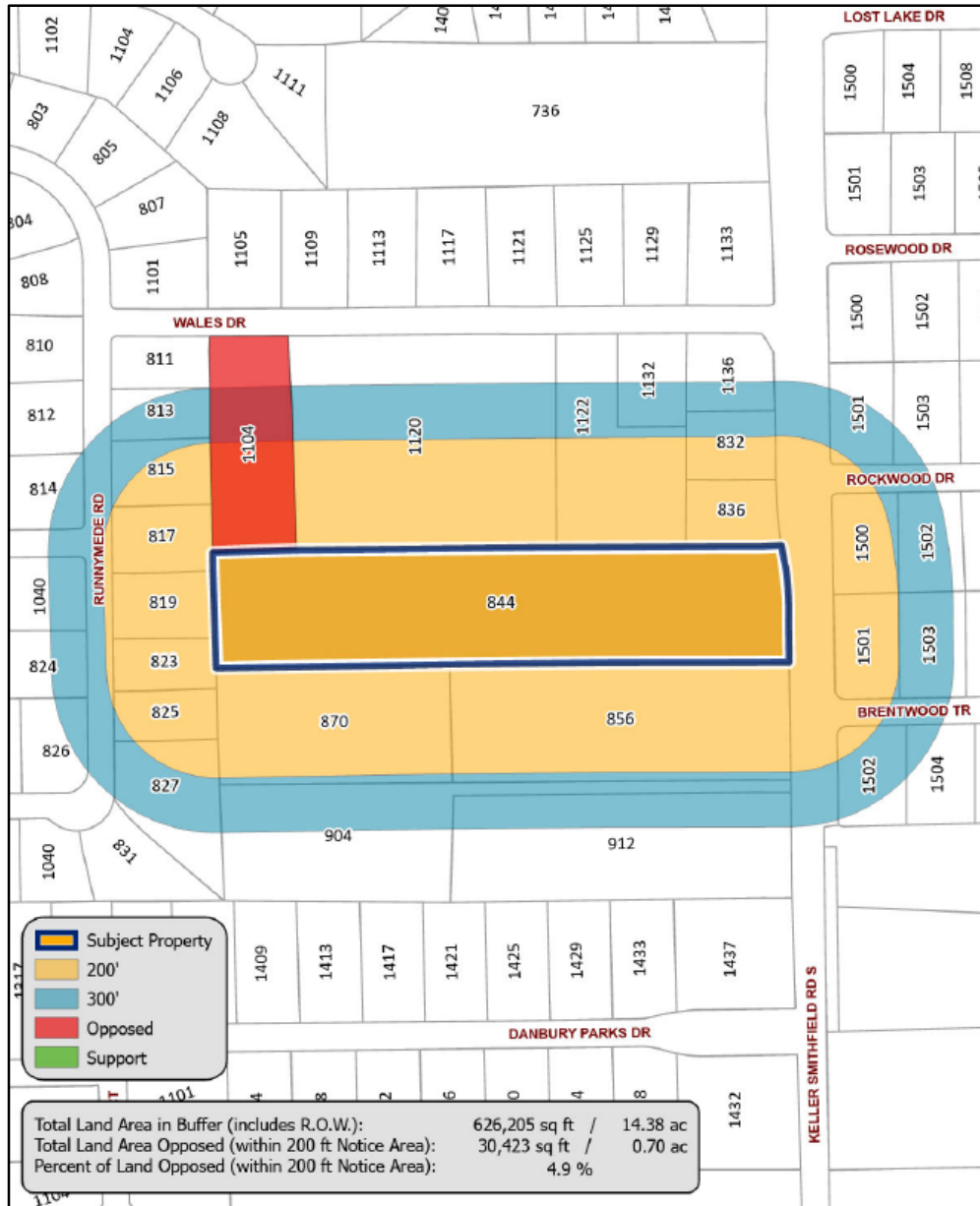


TAC ROOM-3

Item H-1

On May 30, 2024, the City mailed 32 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.

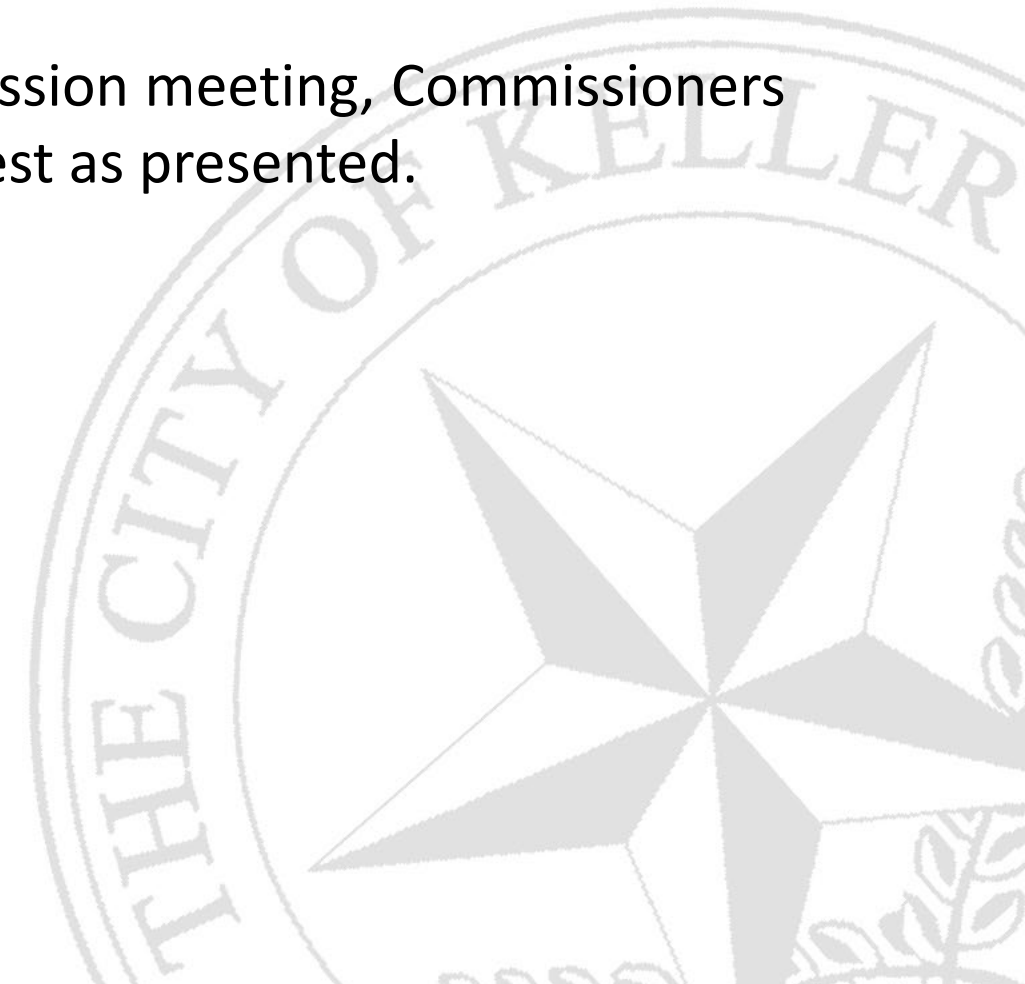
Staff has received one letter of opposition from within the 200' buffer.



Item H-1

Planning and Zoning Commission Recommendation:

At the June 11, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.



Item H-1

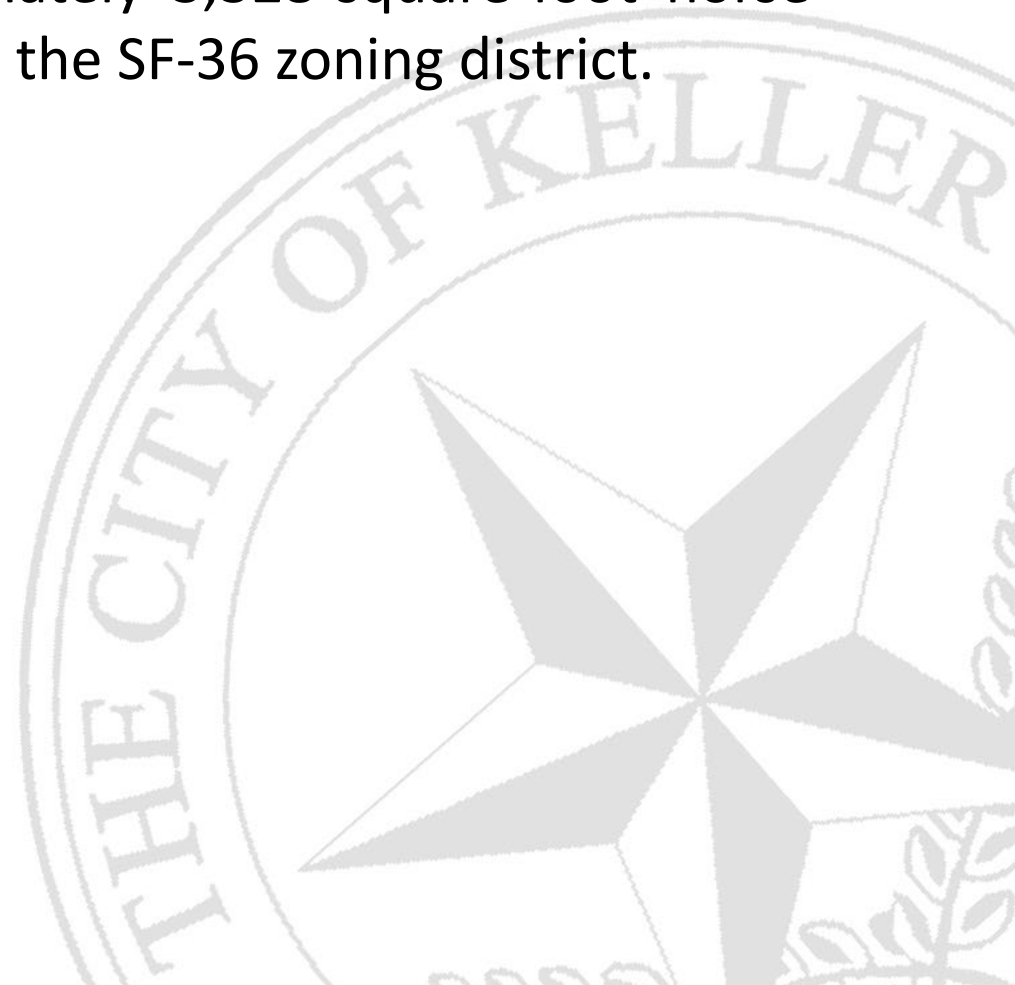
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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

Request:

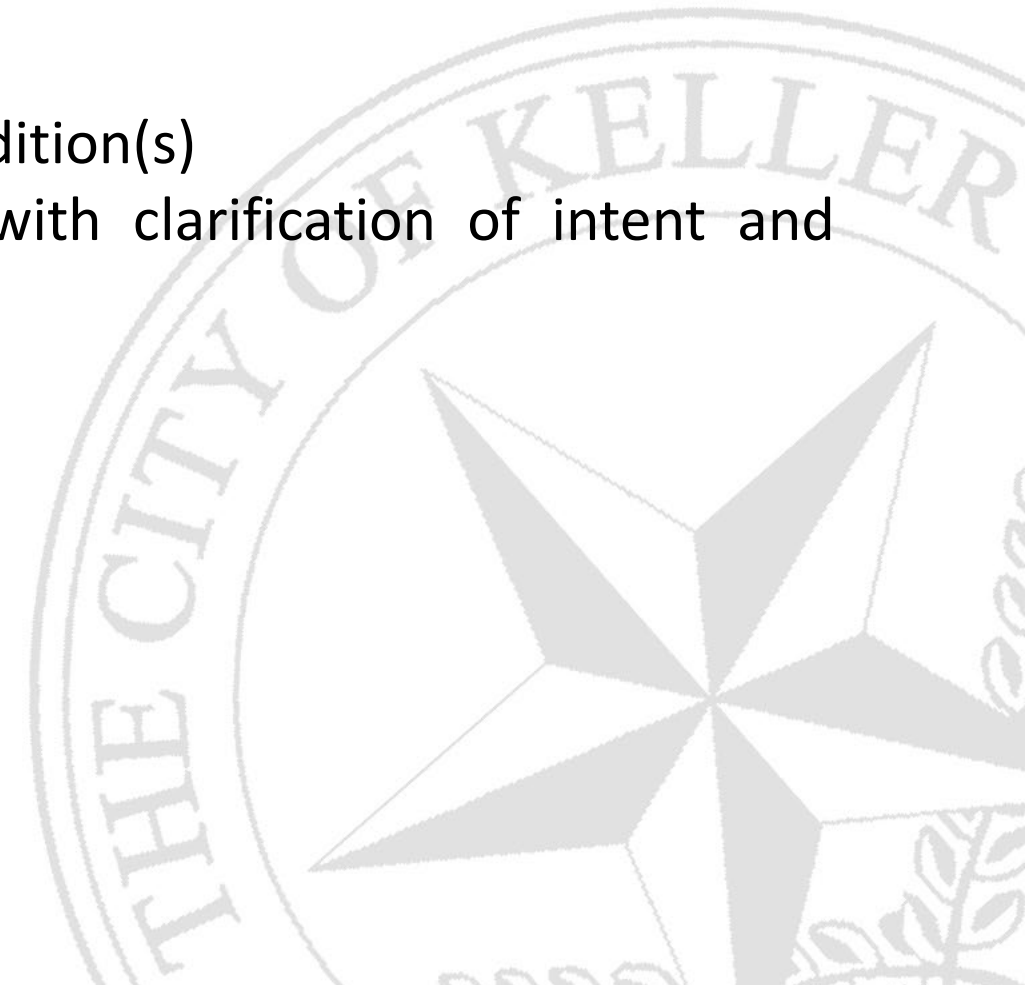
A Specific Use Permit (SUP) to build an approximately 3,328-square-foot horse barn, with an average height of 19 feet 10 inches, in the SF-36 zoning district.



Item H-1

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?
Alexis Russell
817-743-4130

Excellence • Integrity • Service • Creativity • Communication