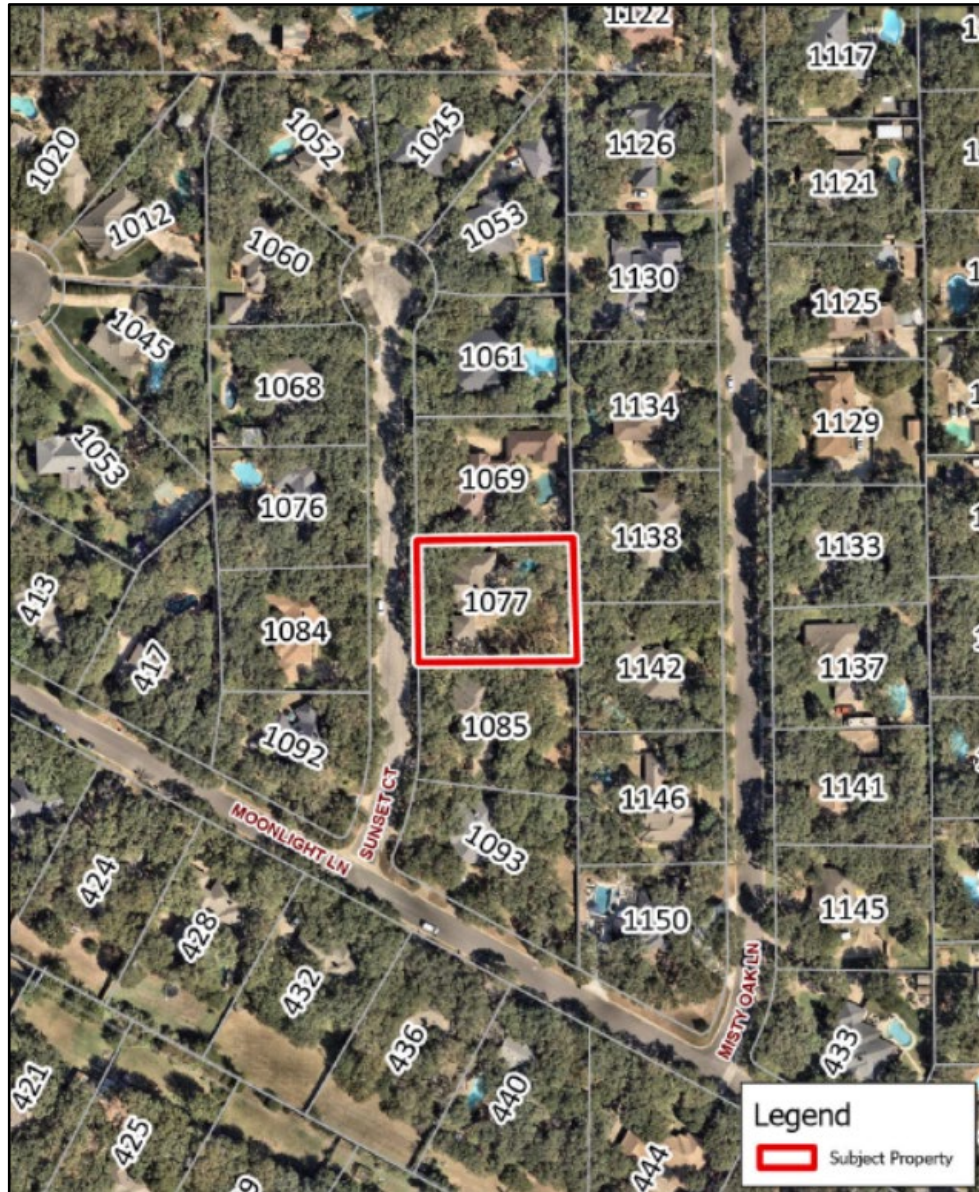


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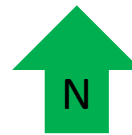
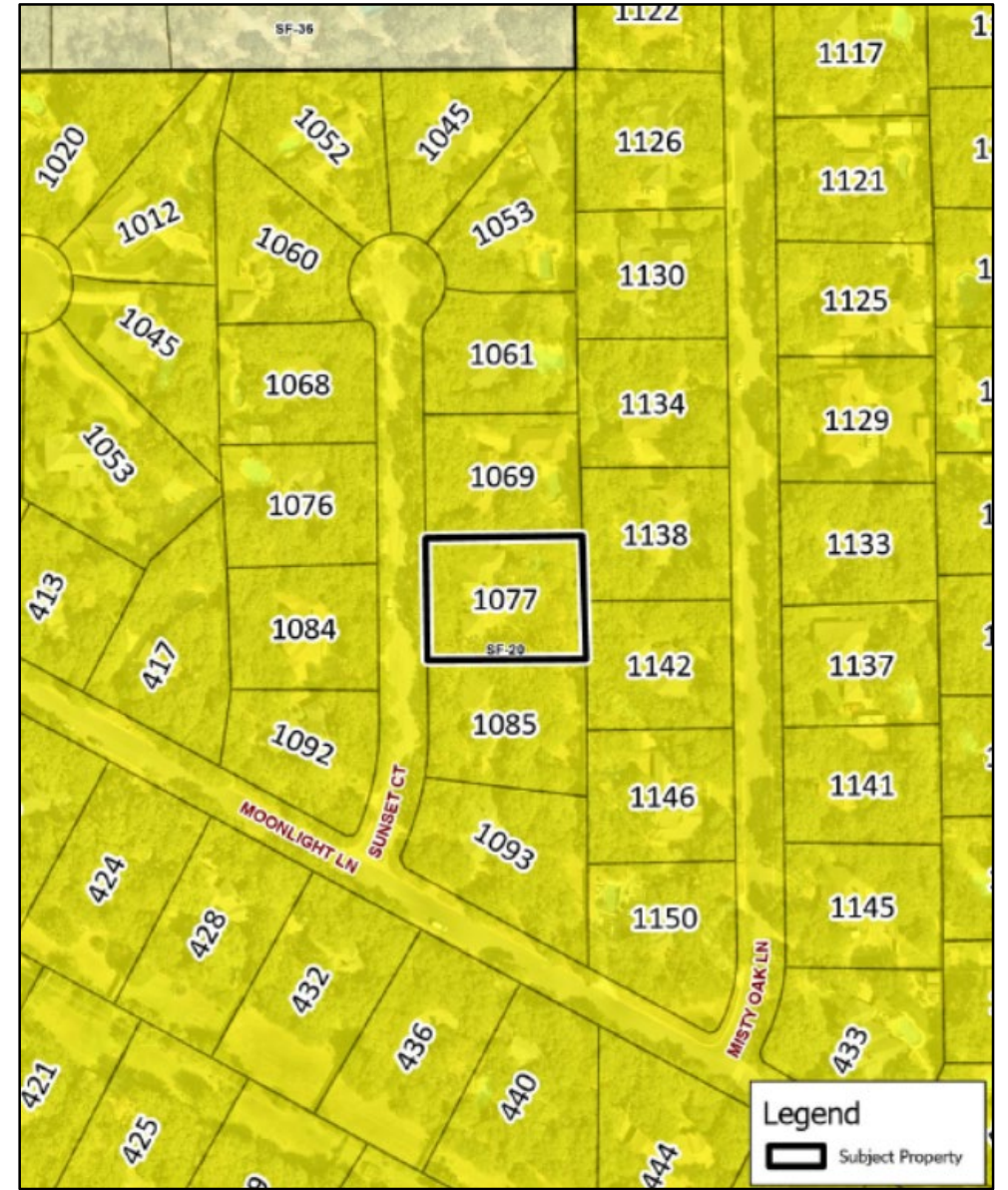
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to expand an existing 400 square-foot detached garage by approximately 1,250 square-feet, on an approximately 0.47 acre lot, located approximately 1,580 feet northwest of the intersection of Rapp Road and Oak Bend Lane, legally described as Lot 39, Block 1 of the Sunrise Estates Addition, zoned Single-Family Residential - 20,000 square-foot lots (SF-20), and addressed 1077 Sunset Ct. Gabriel Munoz, Applicant. Donald Oneill, Owner. (SUP-2410-0011)

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Aerial Map



Zoning Map



SF-20

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Background:

The Applicant requests a Specific Use Permit to expand their existing 400-square-foot detached garage by approximately 1,250 square feet, for a total of 1,650 square feet.

There are two SUP triggers for this proposed structure:

1. An SUP for exceeding 1,000 square feet for any accessory structure in the SF-20 zoning district.
2. An SUP to allow the total square-footage of all accessory structures on the property to exceed 50% of the square-footage of the existing home.

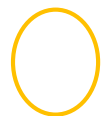


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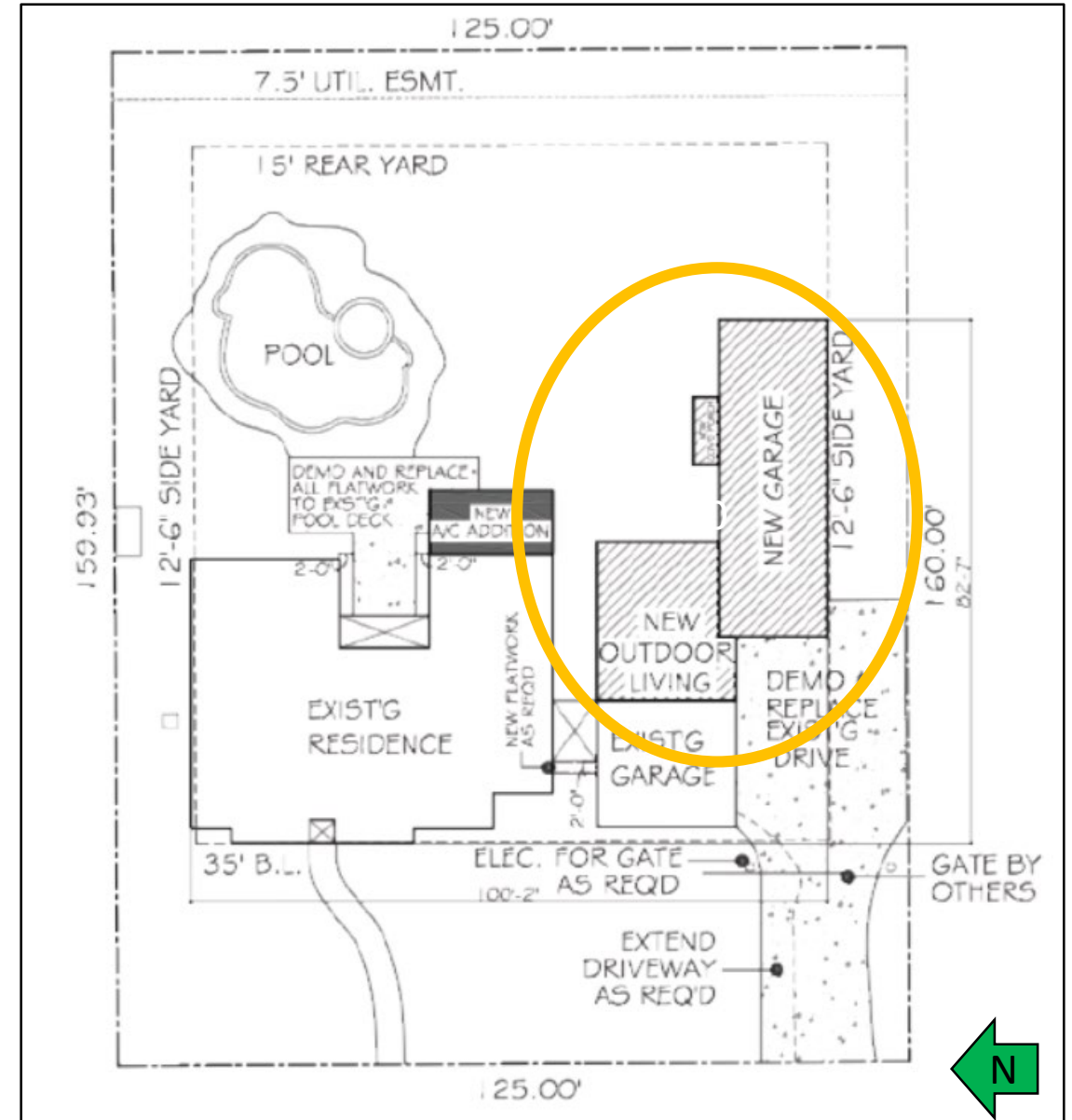
Site Design:

Proposed plans call for the structure to sit approximately 36 feet from the front property line and 12 feet, 6 inches from the east property line, which will conform to all setbacks of the SF-20 zoning district.

The existing driveway along the east side of the property will be replaced and expanded by approximately 9 feet to provide access to the proposed structure.



Approximate location of the proposed structure – not to scale



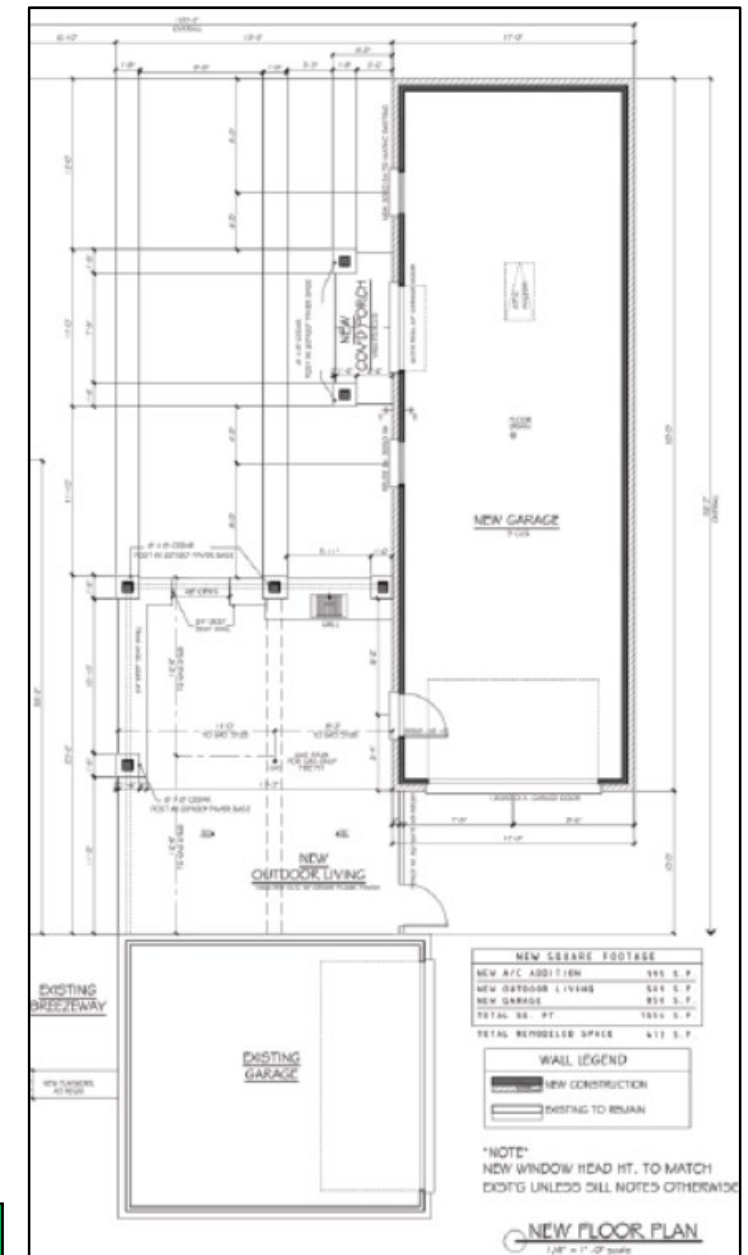
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Site Design:

UDC Section 8.07 (2)(f)(2) restricts the maximum square footage of a detached accessory building in SF-20 to 1,000 square feet unless approved by a SUP. The Applicant is requesting a 1,650-square-foot structure.

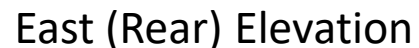
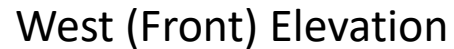
- Proposed New Garage: 17x50 (850 square feet)
- Proposed Covered Patio: 20x20 (400 square feet)
- Existing Detached Garage: 400 square feet

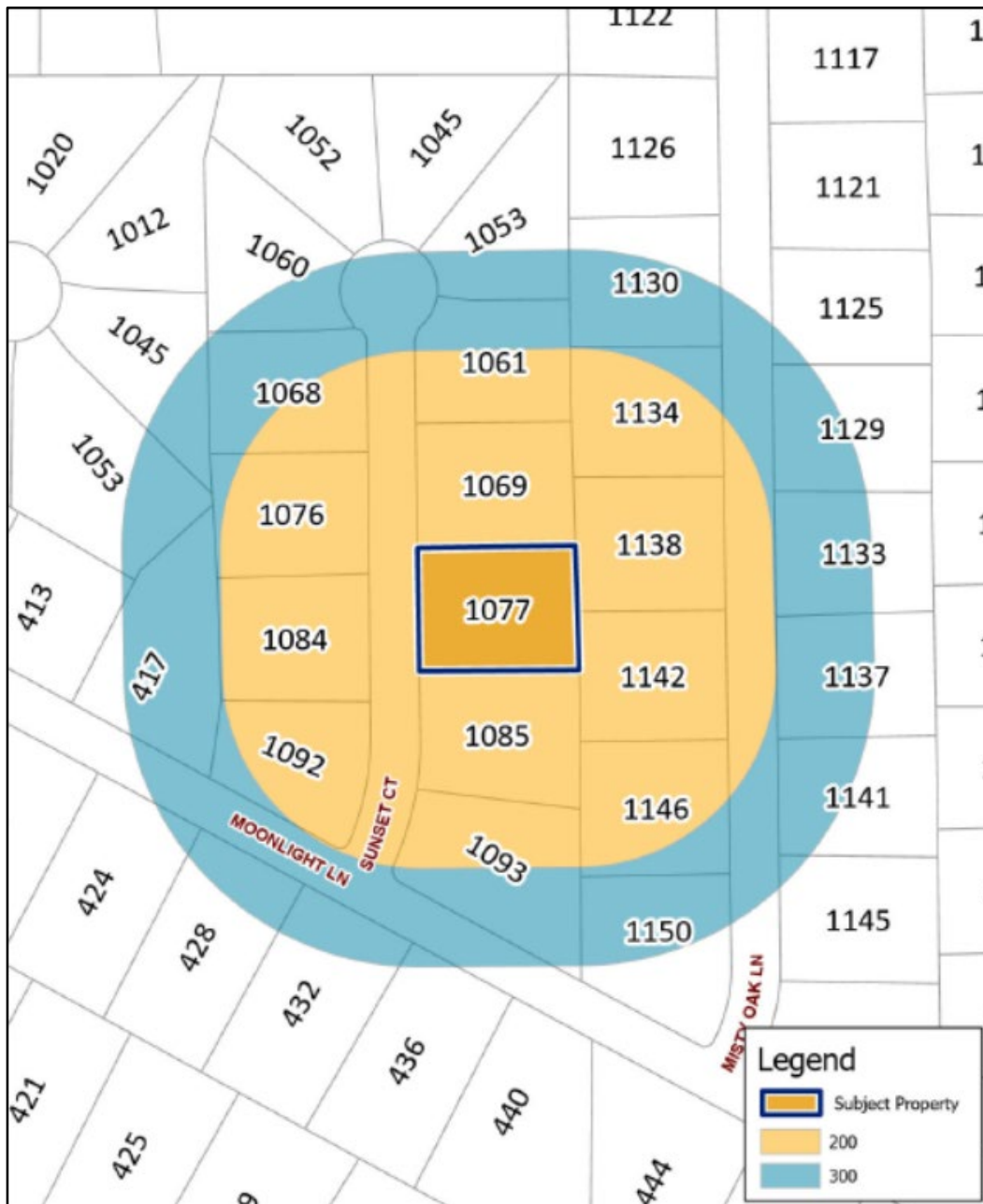
UDC Section 9.06 (1) states that the combined area of all accessory buildings on a lot shall be less than fifty percent (50%) of the main structure, unless approved by a SUP. The square-footage of the proposed structure is greater than 50% of the main structure.



Elevations:

The proposed expansion will match the building materials of the existing detached garage and main home.





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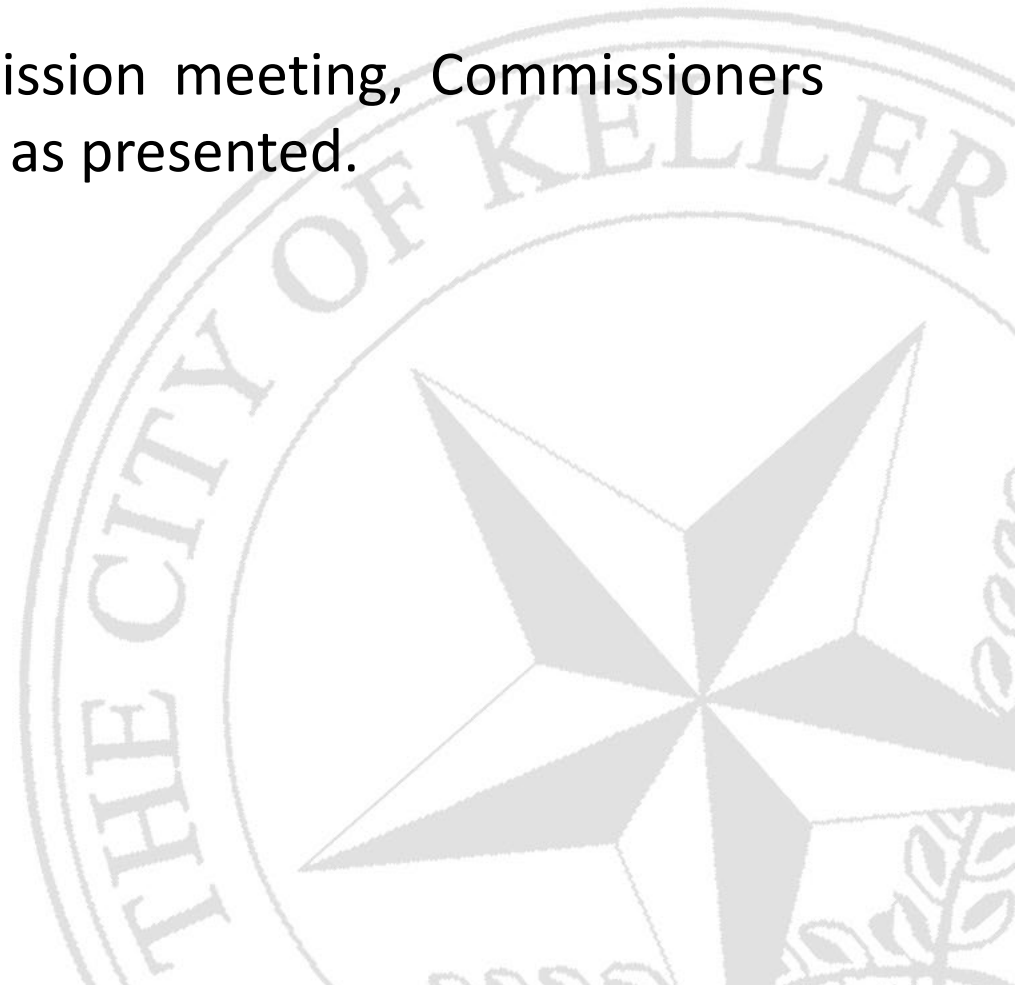
On Nov. 14, 2024, the City mailed 31 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no letters of support or opposition in response to this SUP request.

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Planning and Zoning Commission Recommendation:

At the Nov. 26, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the 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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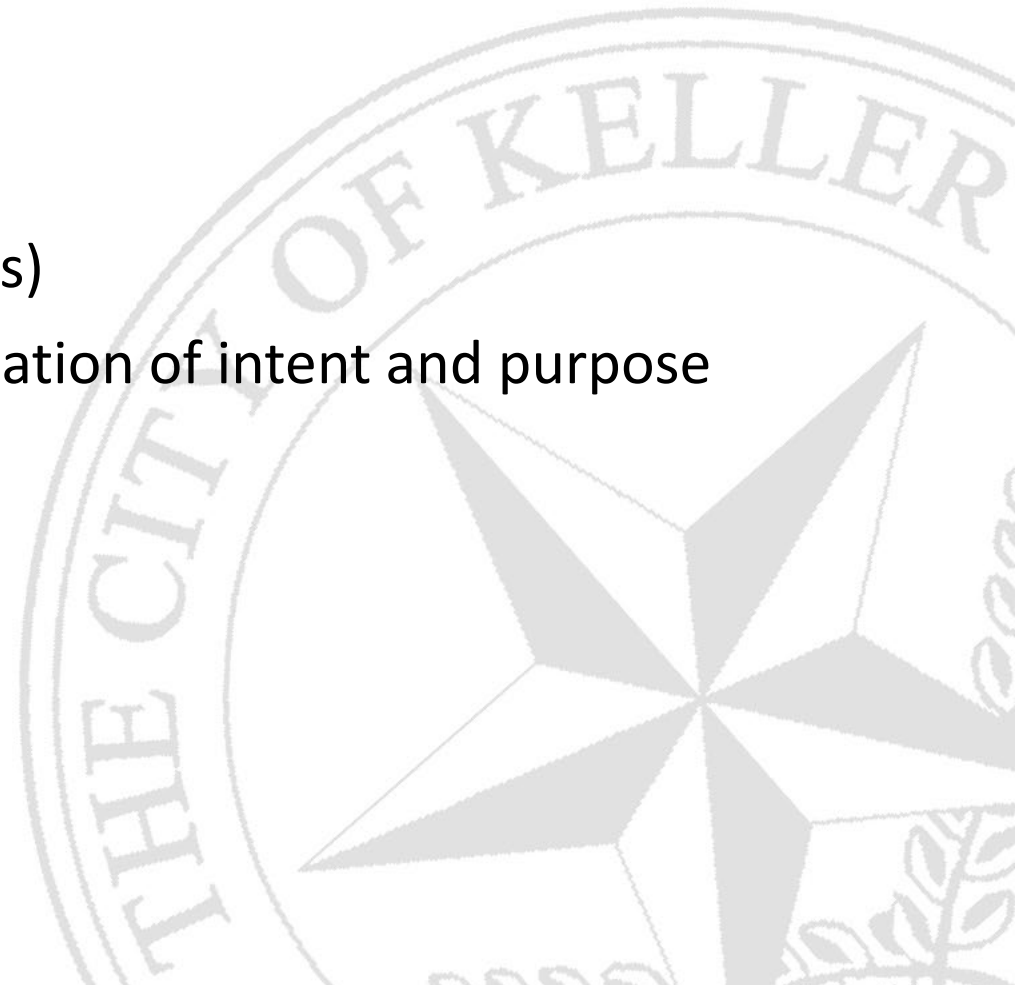
SUP Requests:

1. To expand an existing detached garage to approximately 1,650 square feet, exceeding the 1,000 square feet permitted in the SF-20 zoning district.
2. To construct an accessory structure that exceeds 50% of the square-footage of the existing home (approximately 2,180 square-feet).

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The City Council has 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?
Alexis Russell
817-743-4130