

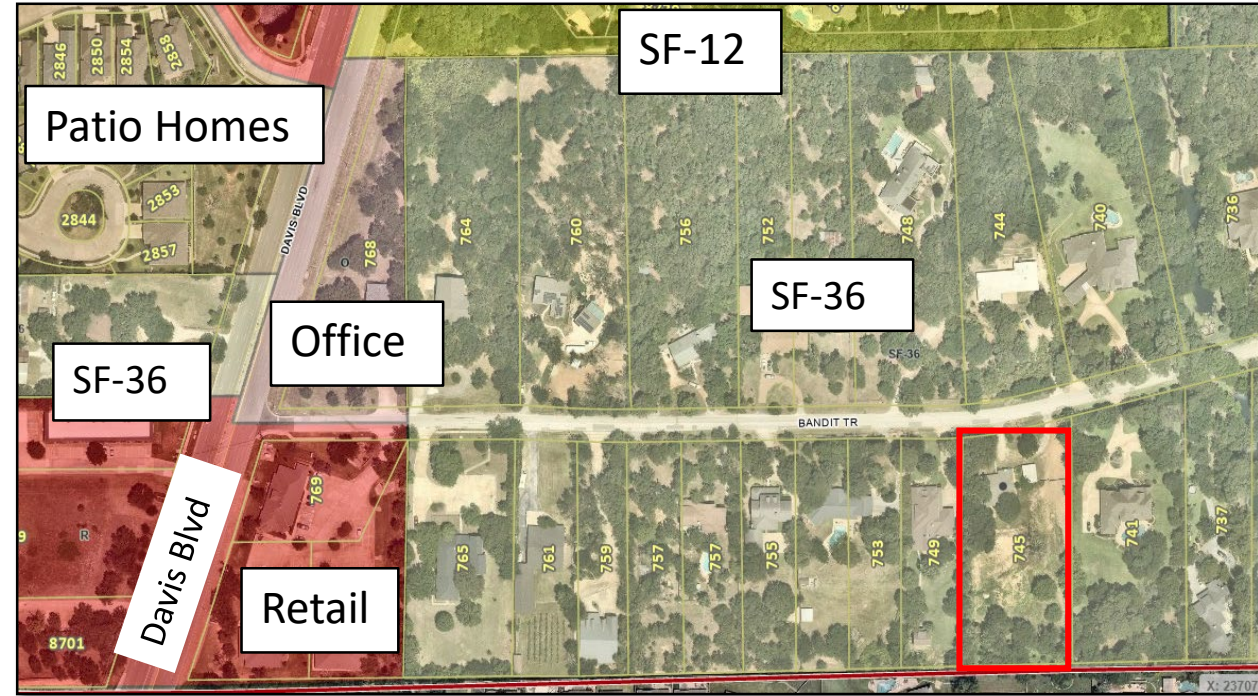
Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the property owner to reside in the existing 2,172 square-foot home for the purpose of living in and overseeing the construction of a 6,343 square-foot permanent residence, on approximately 1.44 acre of land, approximately 1,100 feet southeast of the intersection of Bandit Trail and Davis Boulevard, legally described as Lot 1, Block A of Mick Estates, zoned Single-Family 36,000 square-feet or greater (SF-36), and addressed 745 Bandit Trail. Michelle Hasbun, Owner/Applicant. (SUP-22-0017)

Item H-2 Aerial Map



Item H-2 Zoning Map



Zoned:
SF-36

Item H-2

Background:

The Applicant requests an SUP to reside and store construction materials in the existing home on the property while building a new home behind the structure. The existing home will be demolished no later than three months before the completion of the new house to allow for extensive exterior hardscaping and landscaping.

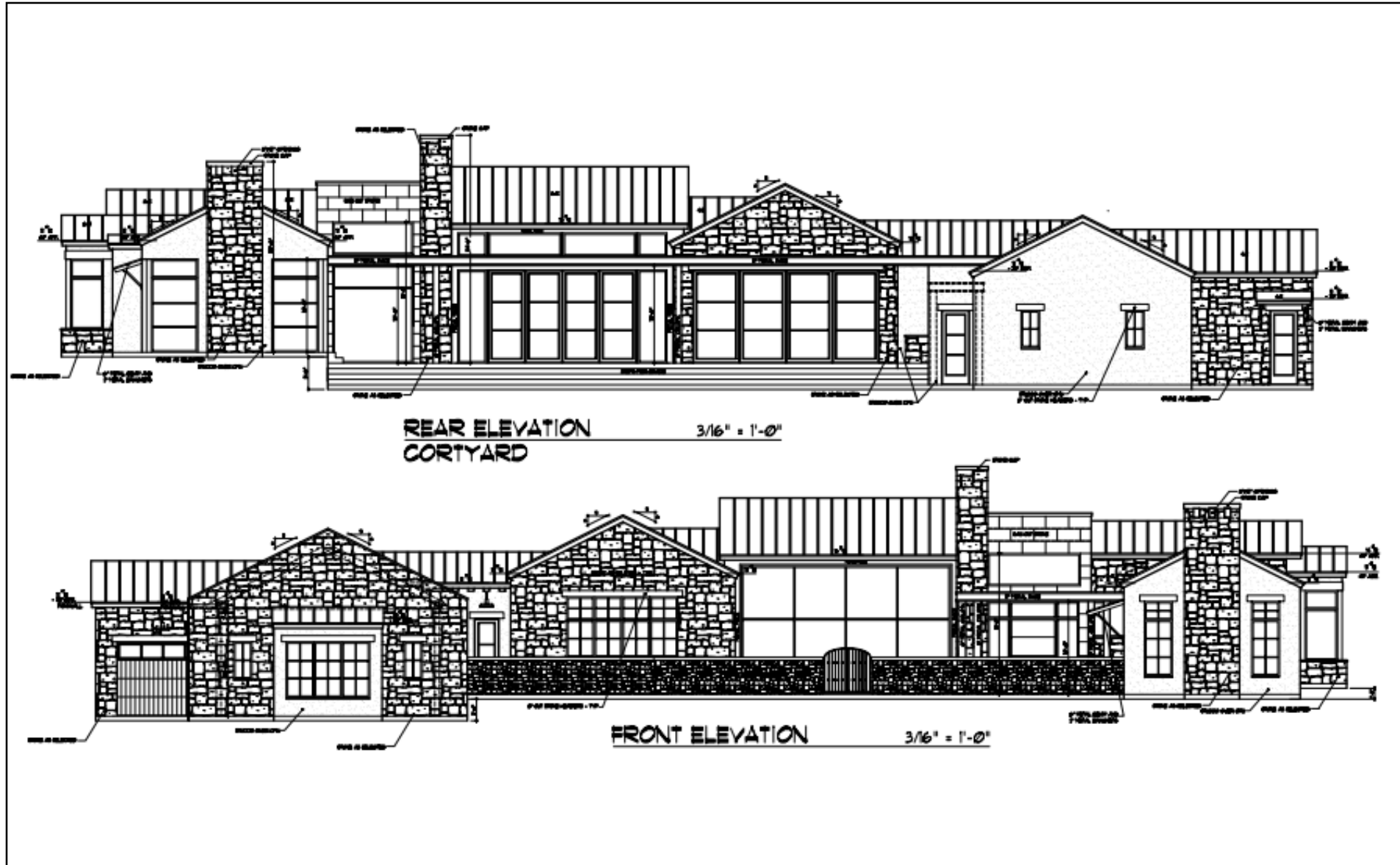
Item H-2

Timeframe:

The Applicant expects the construction timeline will be about 18 months from start to finish, allowing time for permitting processes and supply chain disruptions.



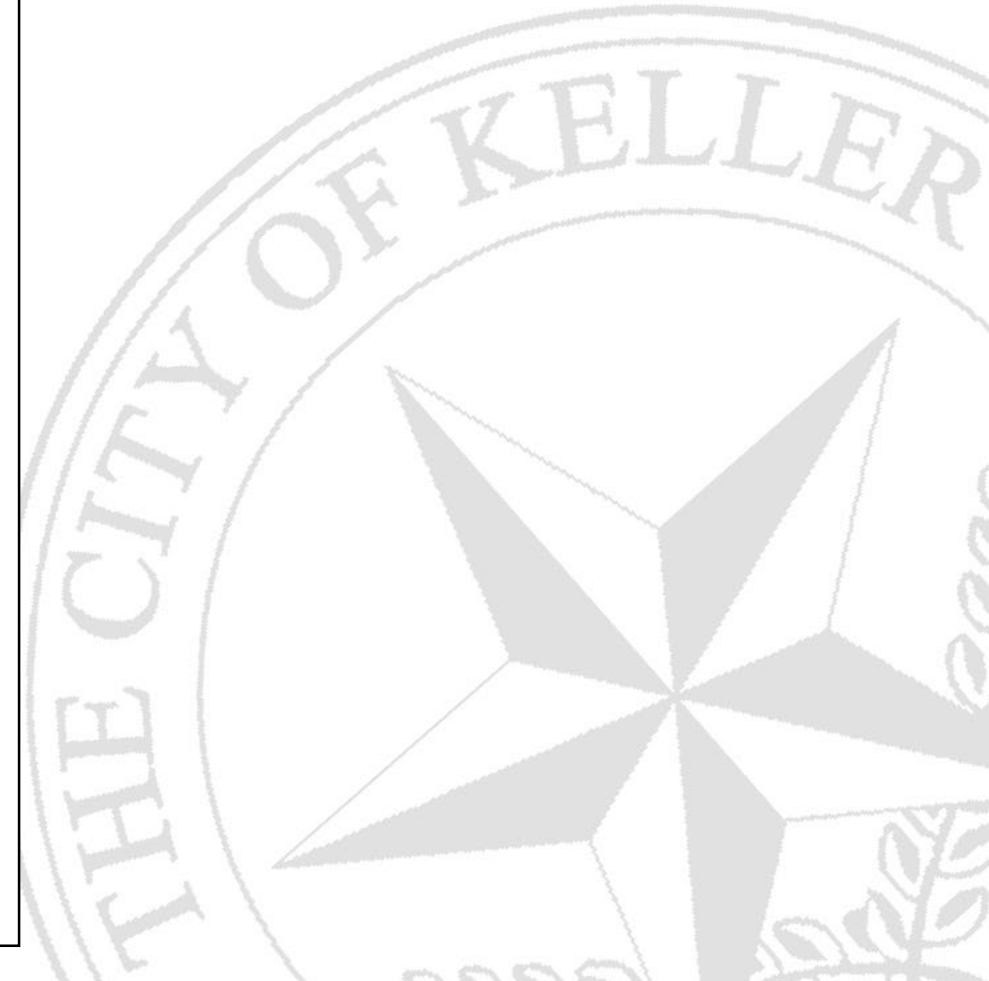
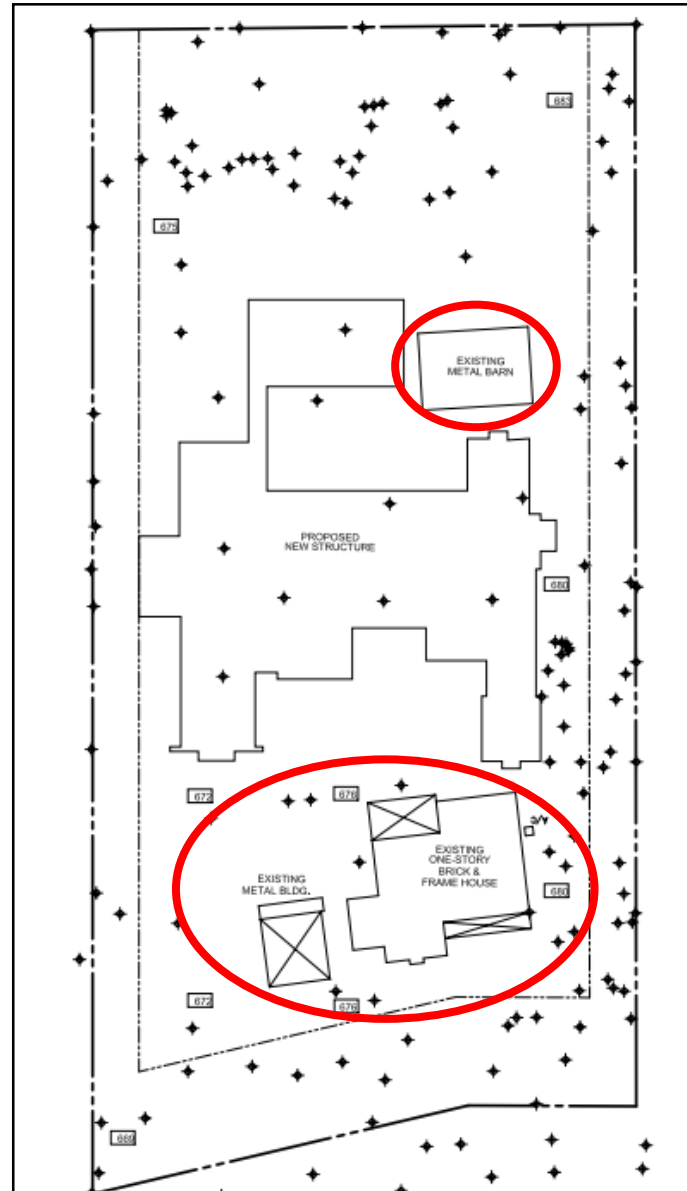
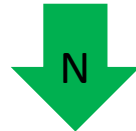
Item H-2



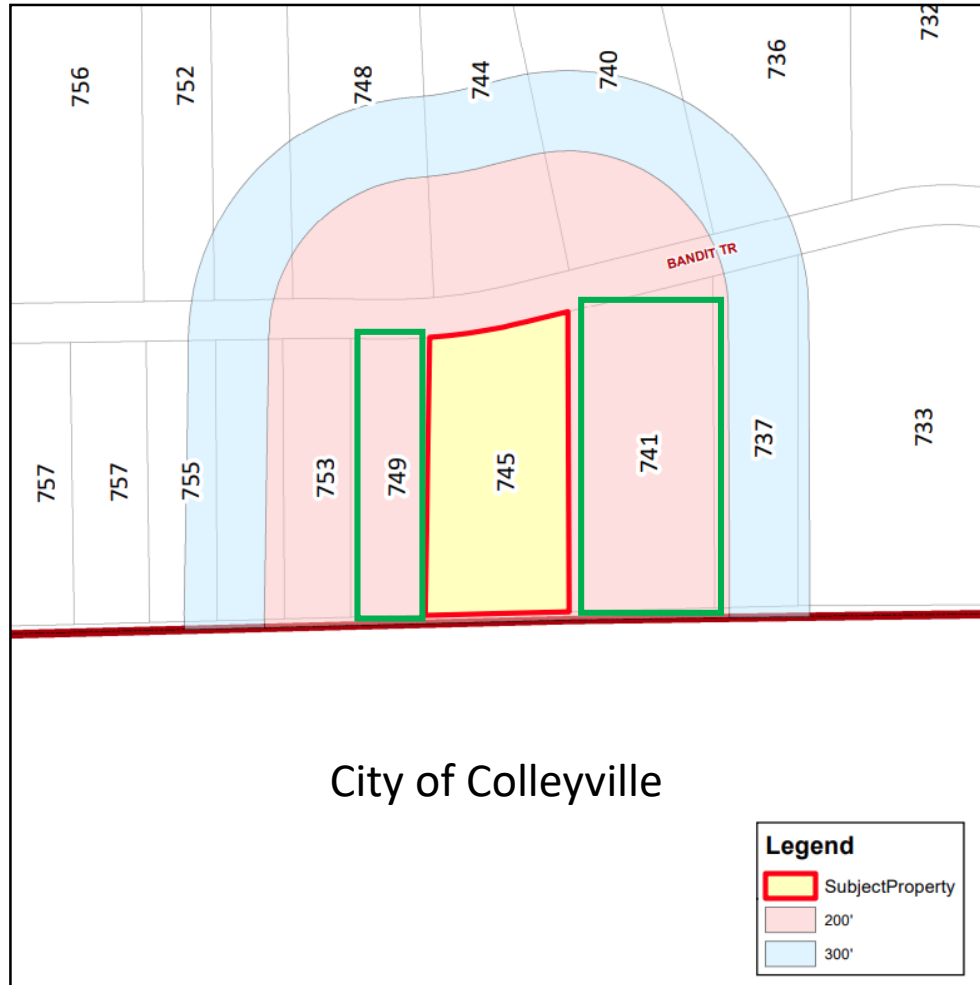
Item H-2

All existing buildings and fencing to be removed (circled in red).

The new home will conform to all setback requirements.



Item H-2



- On June 16, 2022, the City mailed 11 Letters of Notification for this public hearing to all property owners in Keller within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- The Applicant provided staff with two letters of support from adjacent neighbors.
- As of today, staff has received two phone calls from the public asking for clarification on the SUP, but no additional opposition or support.

Item H-2

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-2

SUP Request:

To reside and store construction materials in the existing home approximately 18 months on the property while building a new home behind the structure. The existing home will be demolished no later than three months before the completion of the new house to allow for extensive exterior hardscaping and landscaping.

Planning & Zoning Commission Recommendation:

On June 28, 2022, the Planning and Zoning Commission unanimously recommended to allow the property owner to reside for up to 24 months in the existing 2,172-square-foot home for the purpose of living in and overseeing the construction of a 6,343-square-foot permanent residence with the condition that the existing home be demolished prior to final inspection of the new home.

Item H-2

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) (Planning and Zoning Commission recommendation)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Julie Smith
817-743-4130