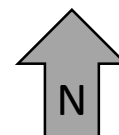
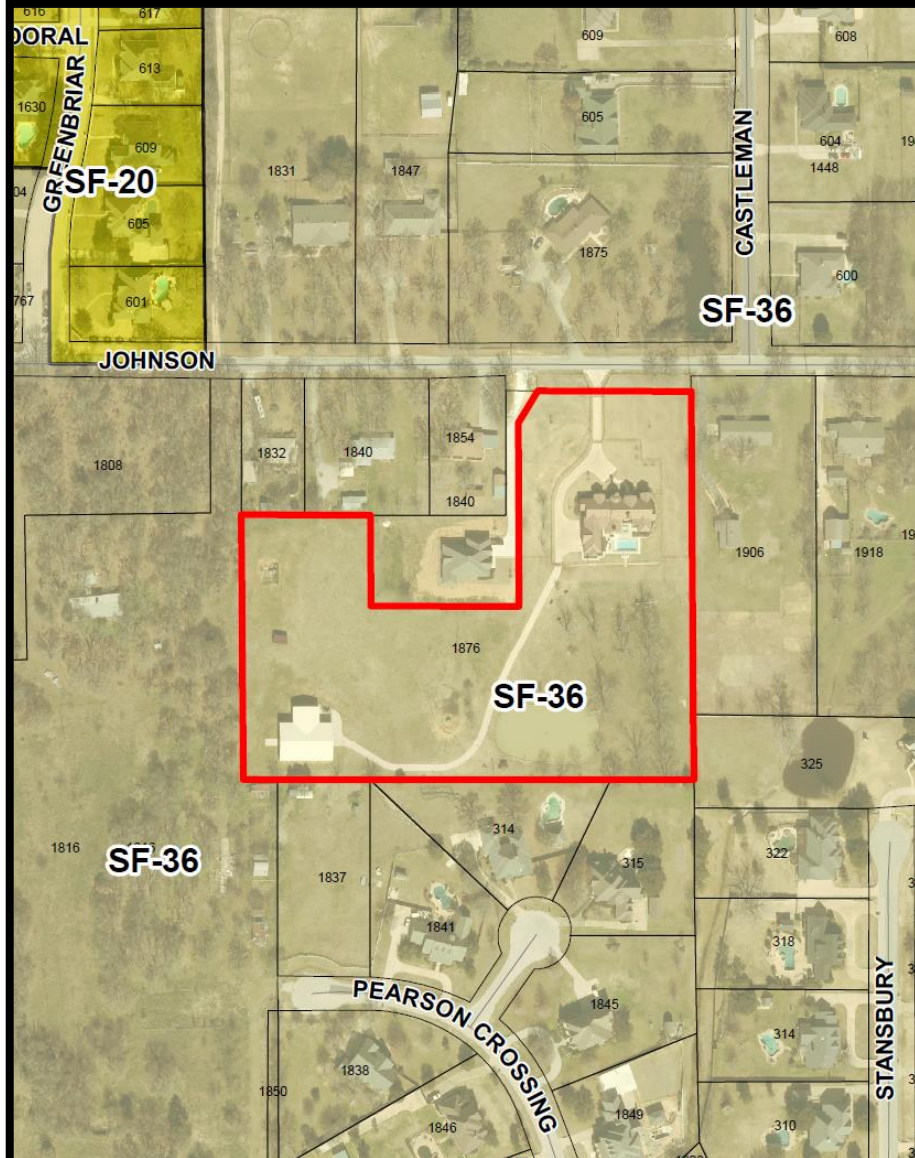


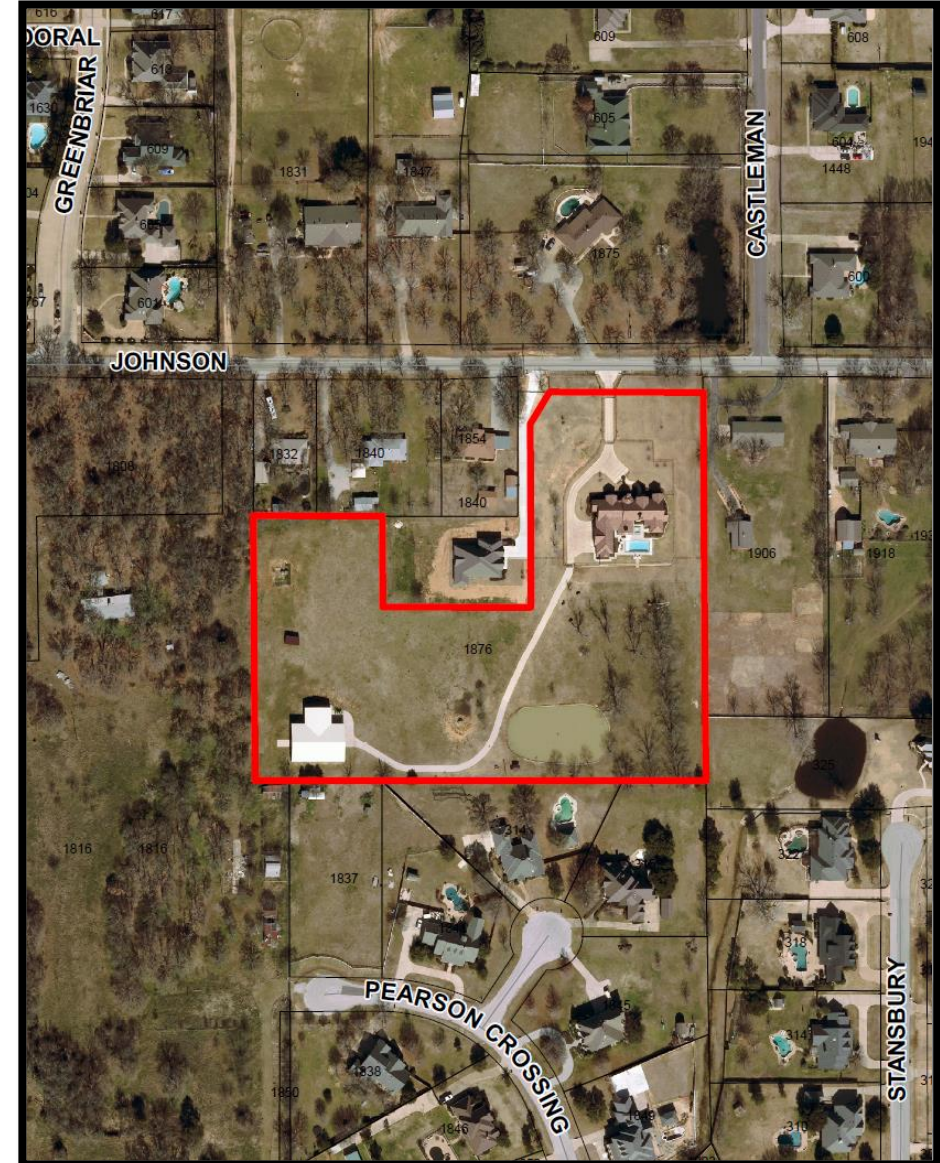
Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 814 square-foot accessory structure, as the square footage of all accessory buildings would exceed fifty percent (50%) of the total square footage of the primary structure, located on approximately 6.94-acres, on the south side of Johnson Road, approximately 1,000 feet west of North Pearson Lane, at 1876 Johnson Road, being Lot 1R1, Block A, Clark Estates Addition, and zoned SF-36 (Single Family Residential – 36,000 square foot minimum). John Barry Clark, owner/applicant. (SUP-17-0021)

Item H-2 Zoning Map

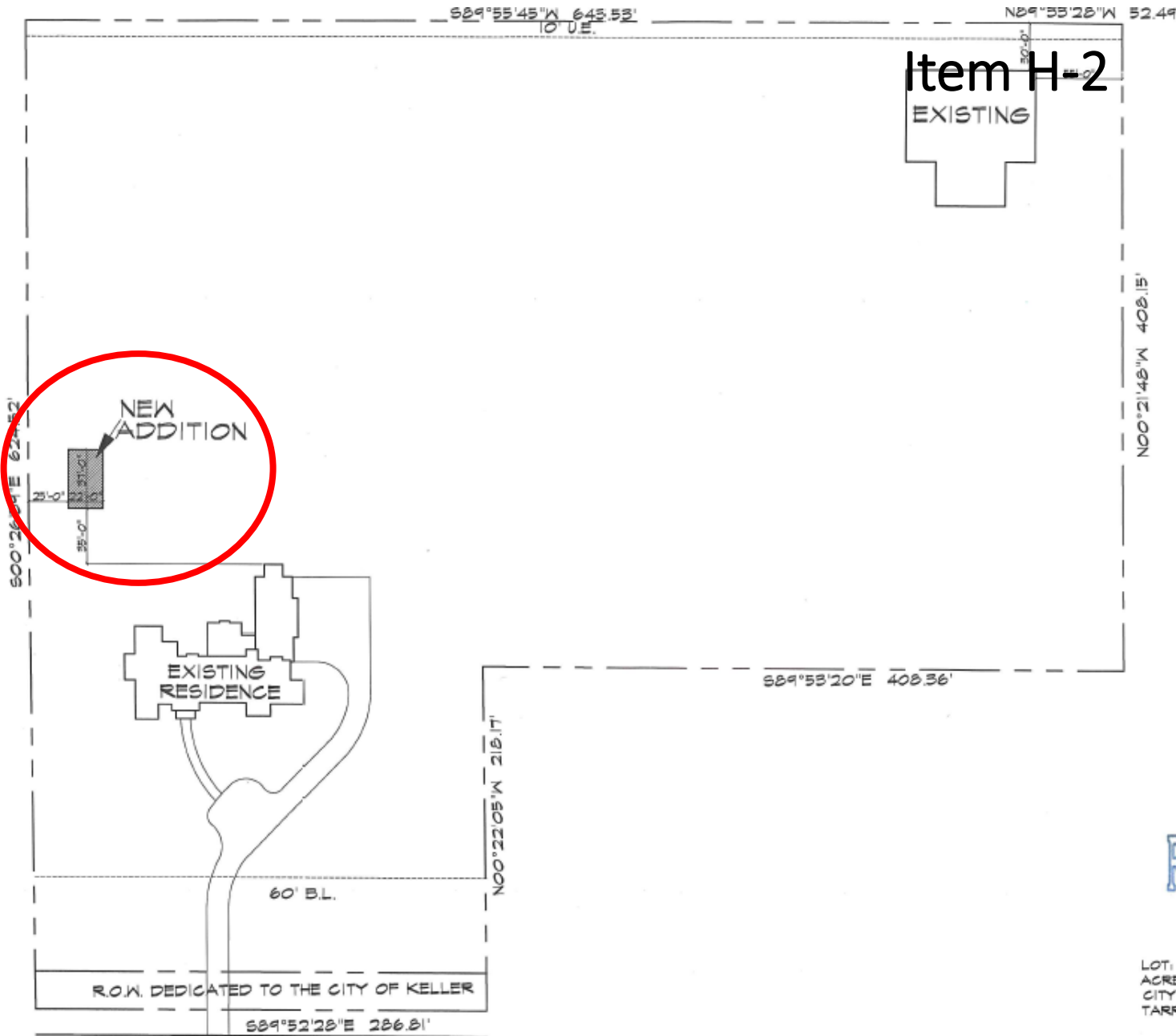


Item H-2 Aerial View



Item H-2 Background

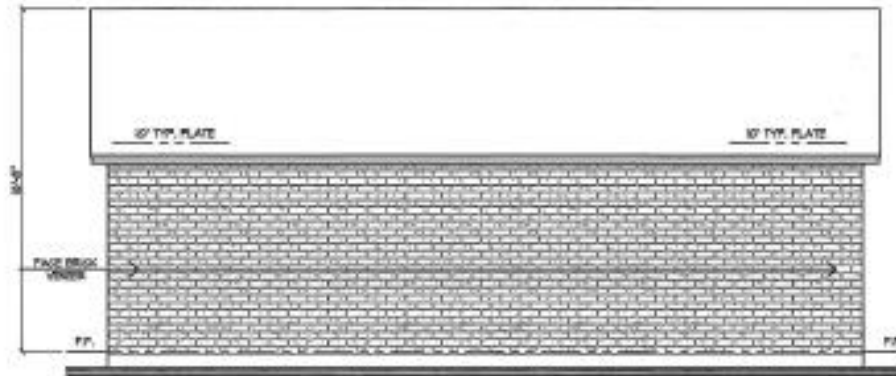
- platted on September 5, 2013 as one lot.
- A Specific Use Permit (SUP) was approved for the existing barn on July 2, 2013 by Ordinance No. 1657. The barn was constructed prior to the home per the approved SUP.
- A building permit for the home was issued on December 3, 2013. There was an existing 5,900 square foot barn at the time of building permit application.
- A second SUP was approved on May 20, 2014 by Ordinance No. 1696 for a 924 square foot structure. This SUP expired on May 20, 2015 as no request for extension was received and no permits were pulled for the structure.
- A replat creating two (2) lots was approved on December 2, 2014.



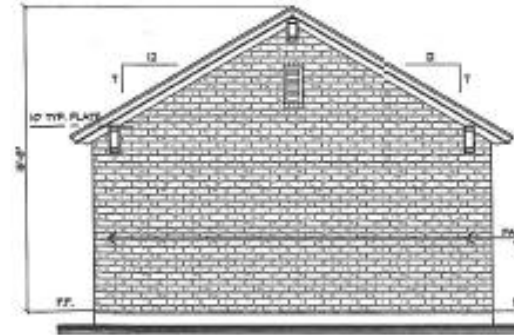
Setbacks

- 25' from the east side property line,
- over 200' from the west property,
- over 250' from the rear property line and,
- approximately 35' back from the rear of the building.
- The location meets all setback requirements of the UDC.

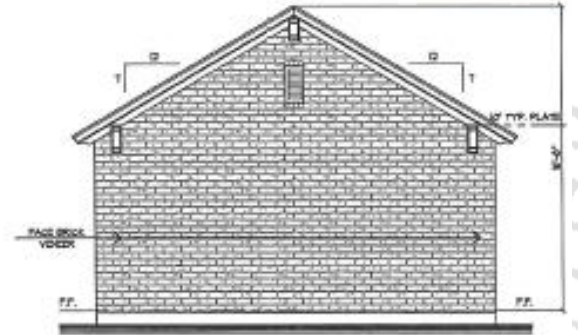
Item H-2



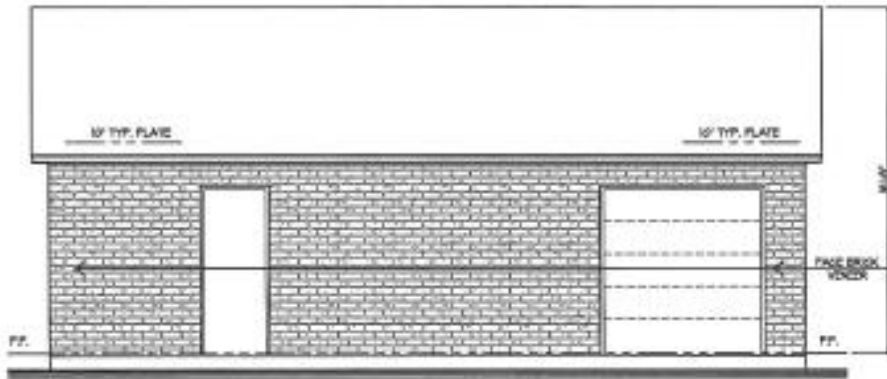
④ LEFT SIDE ELEVATION
SCALE: 1/4\"/>



① FRONT ELEVATION
SCALE: 1/4\"/>



③ REAR ELEVATION
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② RIGHT SIDE ELEVATION
SCALE: 1/4\"/>



FIRST FLOOR PLAN
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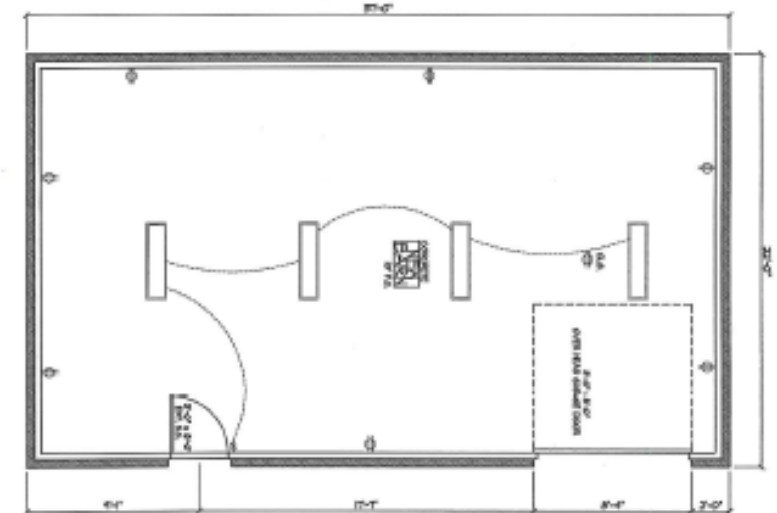


Photo of existing home



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Item H-2



Brick on structure to match brick on the side of the home.

Structure located in this area behind the home.

Item H-2 Analysis

Section 8.02 (F.2.a) of the UDC states that when considering a Specific Use Permit request, the Planning and Zoning Commission and the City Council shall consider the following factors:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;

The lots immediately to the east have similar sized and constructed accessory buildings. The lots immediately to the west also have accessory buildings. The surrounding properties are all residential with minimum lot sizes of 36,000 square feet. Many of these properties have similar structures and the proposed structure would be compatible.

Item H-2 Analysis

2. The activities requested by the applicant are normally associated with the permitted uses in the base district;

Accessory structures for agricultural uses are common in the SF-36 Zoning District and the existing barn is normally associated with the agricultural character of the area. The proposed smaller structure closer to the home is normally associated with the residential uses. Two (2) or more accessory buildings are not uncommon in the SF-36 zoning district.

3. The nature of the use is reasonable and appropriate in the immediate area;

This use is appropriate in the area. The character of the area is large lot residential homes with some agricultural uses

Item H-2 Analysis

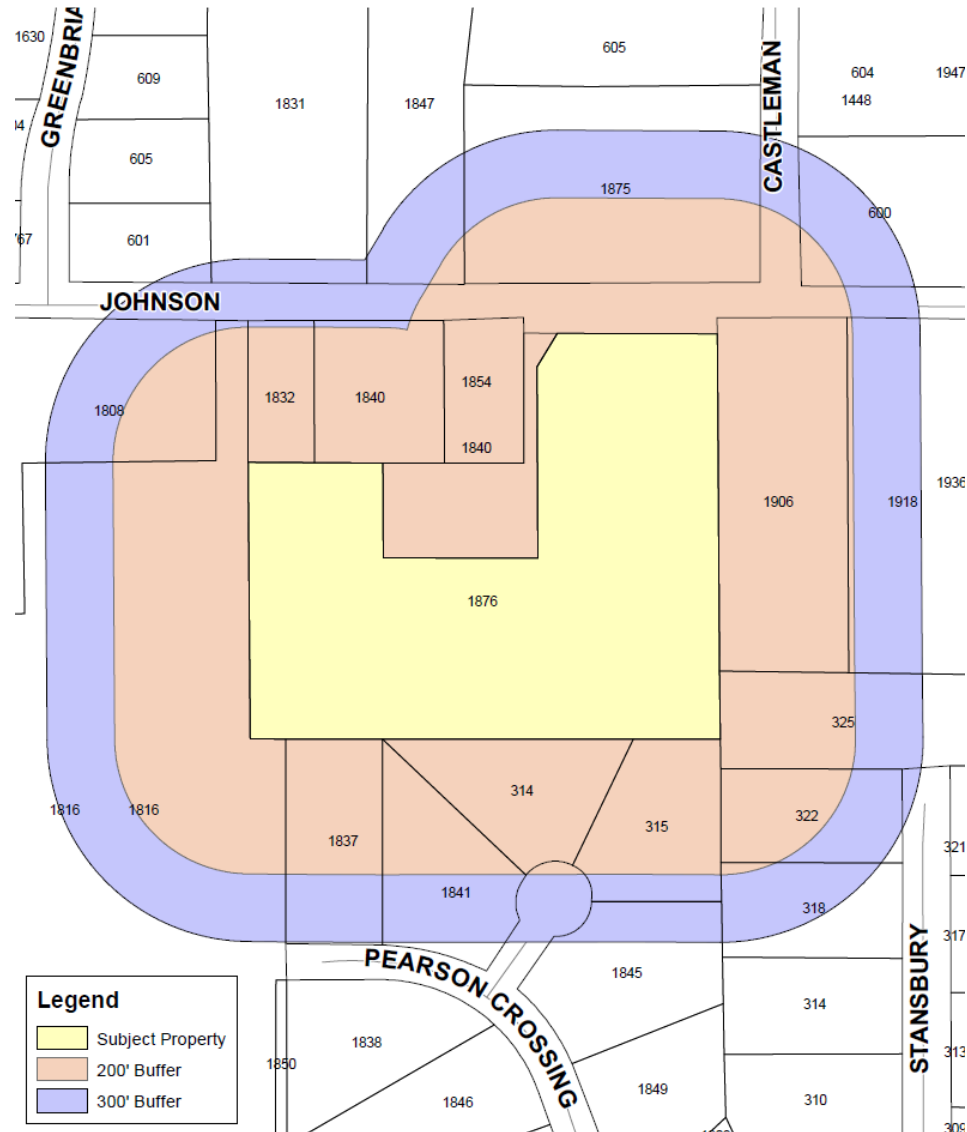
- 4) Any negative impact on the surrounding area has been mitigated; and

Staff doesn't anticipate any negative impact on the surrounding area. The structure will meet all lot coverage, building material, and accessory use standards.

- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

No additional conditions are proposed at this time.

Item H-2 Citizen Input



On September 29, 2017, as required by State law, the City mailed out eighteen (18) letters of Notifications for a Public Hearing to property owners located within three hundred feet (300') feet of this subject property. A Public Hearing Notice sign was posted on the subject property. Notice was published in the Fort Worth Star Telegram on October 22, 2017.

As of November 7, 2017, City Staff has not received any responses from the public about this SUP request.

Item H-2 Professional Opinion

It is staff's professional opinion to **approve** this Specific Use Permit application with the following condition:

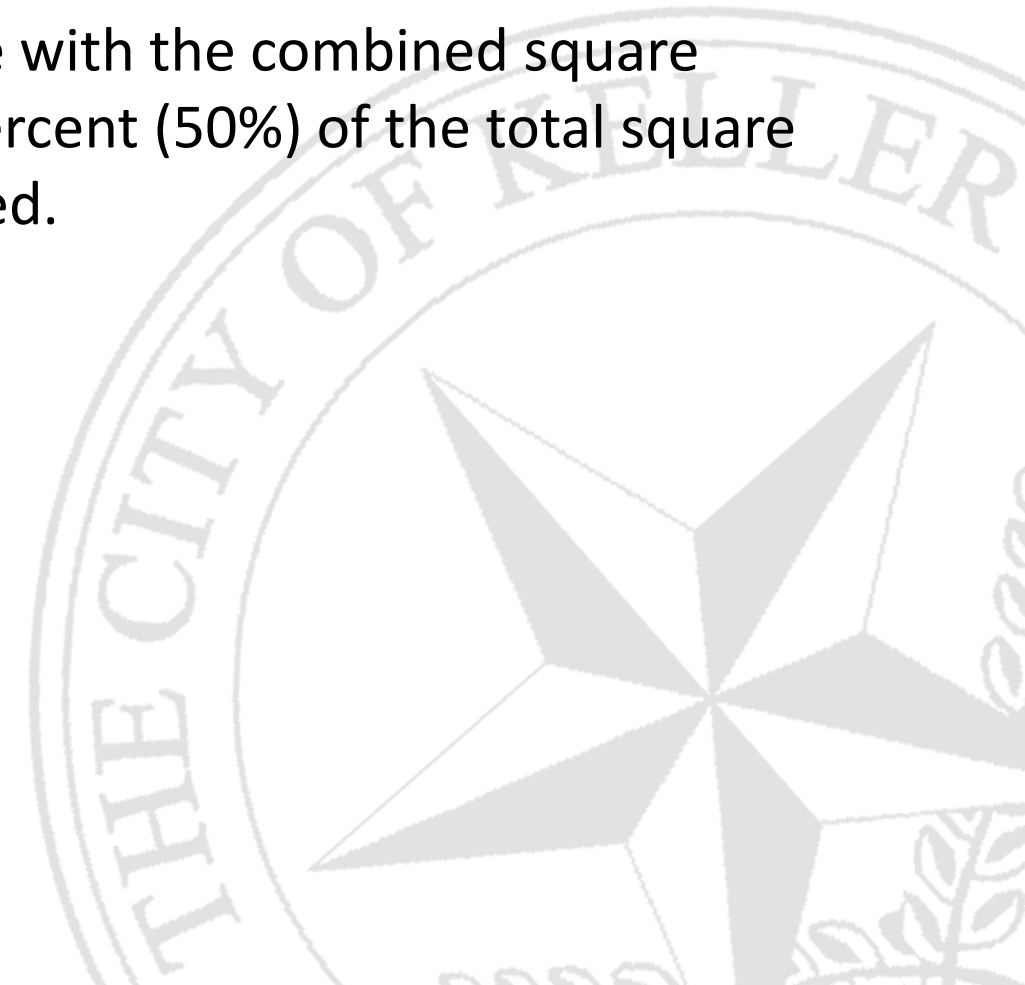
1. The SUP for an 814 square-foot accessory structure with the combined square footage of all accessory buildings exceeding fifty percent (50%) of the total square footage of the primary structure, shall be considered.

If the SUP is approved by the City, any modification or change of use of the accessory building will require an amendment to this Specific Use Permit request to be considered by the City and comply with the requirements of the UDC.

Item H-2 Board Review

At their October 9, 2017 regular meeting the Planning and Zoning Commission voted unanimously (7-0) to recommend approval with the follow conditions:

1. The SUP for an 814 square-foot accessory structure with the combined square footage of all accessory buildings exceeding fifty percent (50%) of the total square footage of the primary structure, shall be considered.



Item H-2 Alternatives

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

- Approve as submitted (allow the combined area of the accessory building to exceed 50% of the square footage of the primary structure)
- Approve with modified or additional condition(s) (specifically related to the request for the combined area of accessory structures to exceed 50% of area of the main home)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Michele Berry
817-743-4125

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