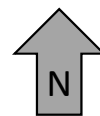
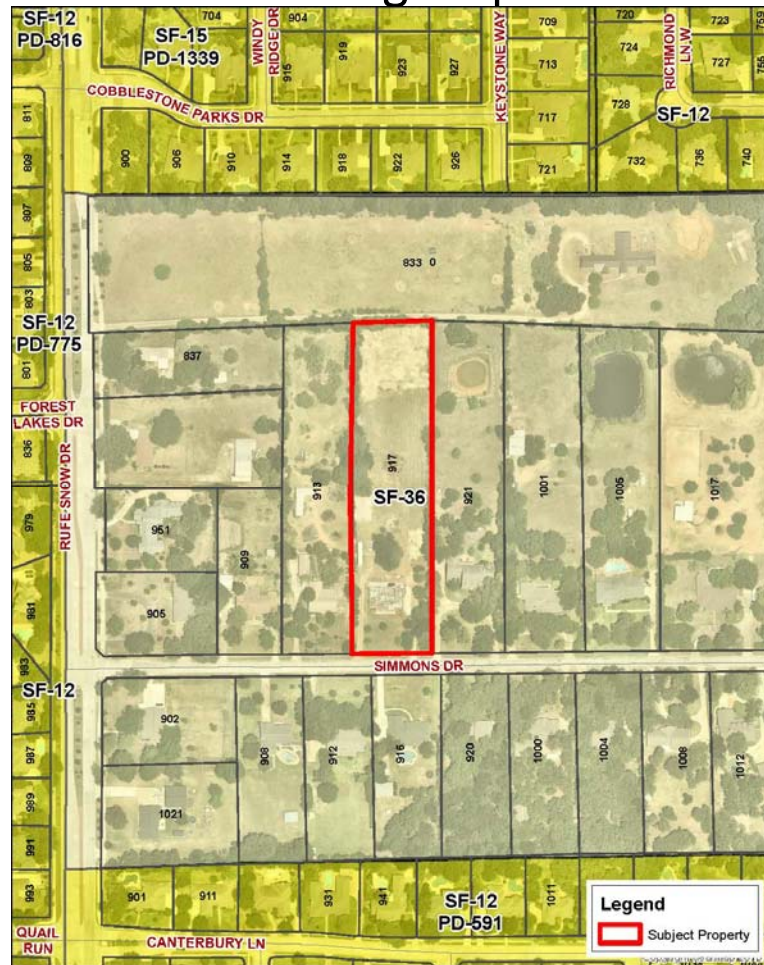


Item H-2

PUBLIC HEARING: Consider approval of an ordinance for a Specific Use Permit (SUP) to allow an addition to an accessory building, proposed to be a 1,769 square-foot accessory garage and workshop, with a variance to the building material, on an approximately 2.34-acre tract of land, located on the north side of Simmons Drive, approximately six hundred and fifty feet (650') east of the intersection of Rufe Snow Drive and Simmons Drive, being Lot 18, Block 1, Rolling Oaks Estates Unit 2, at 917 Simmons Drive, and zoned Single Family Residential-36,000 square-foot lot minimum (SF-36). Troy Schank, Owner/applicant. (SUP-18-0018)

Item H-2
Zoning Map

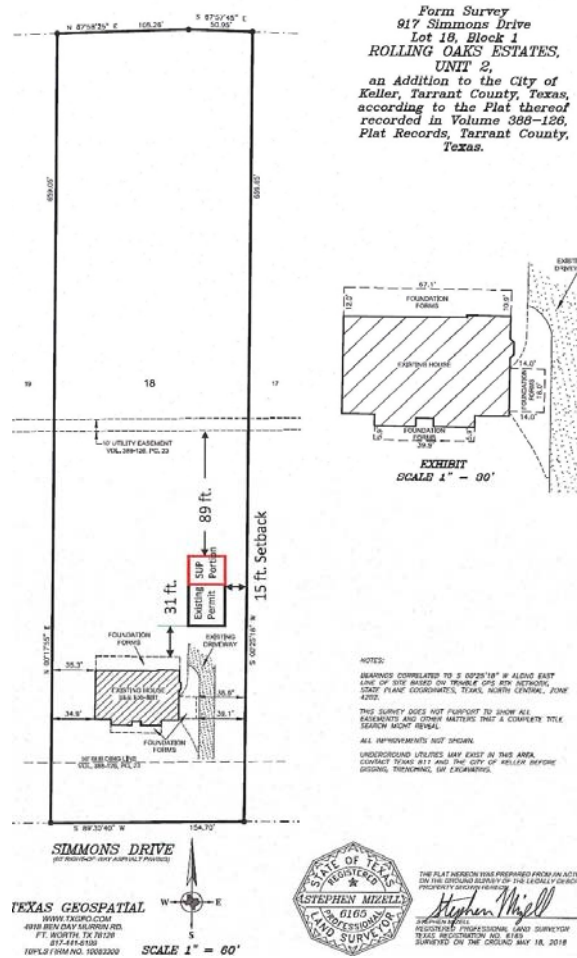


Item H-2
Aerial View



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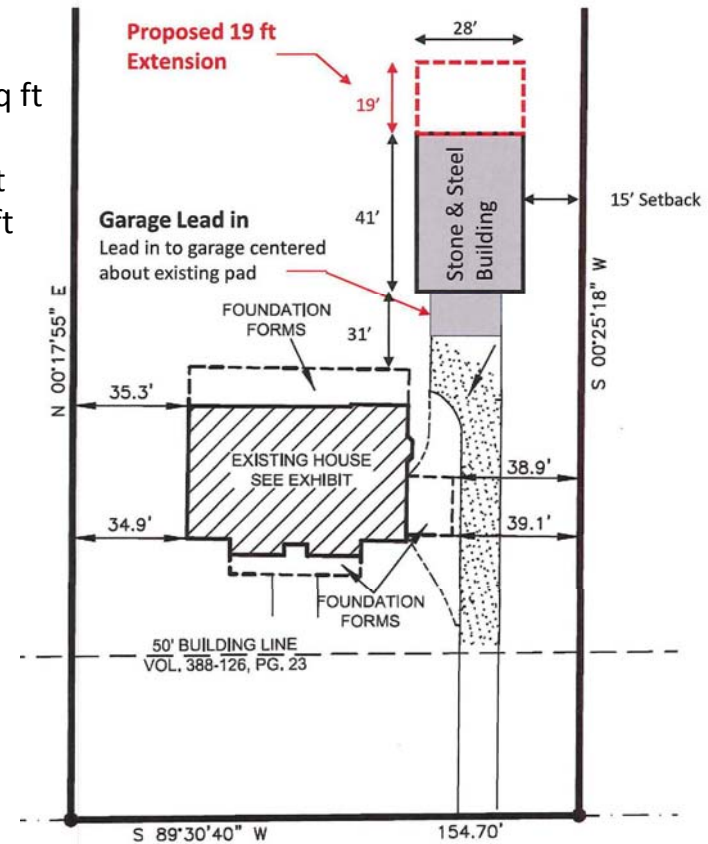
Item H-2



Outbuilding Area: 1,769 sq ft

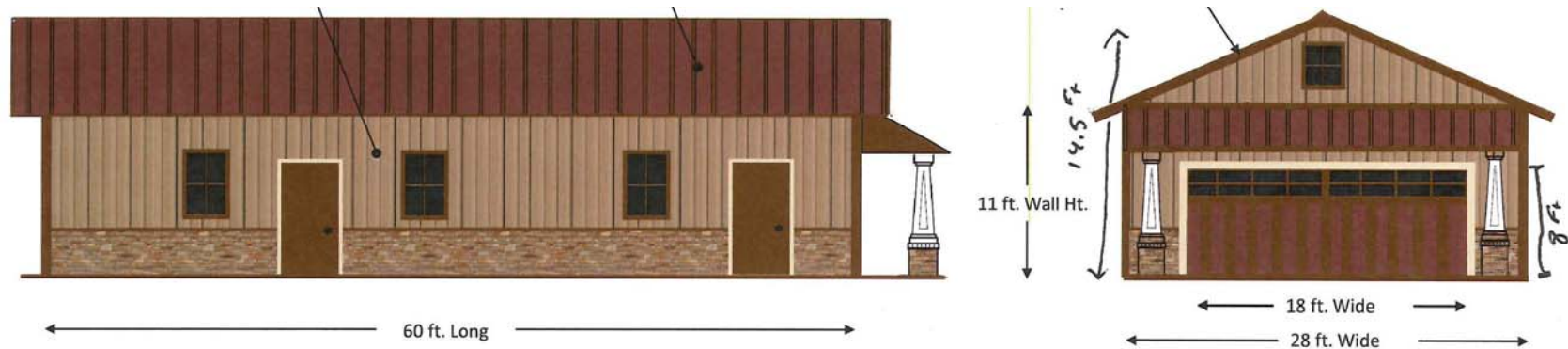
Home 1st floor: 2,895 sq ft

Home 2nd floor: 1,526 sq ft



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Item H-2



A variance is requested that the material may not exceed sixty seven percent (67%) steel, twenty seven percent (27%) masonry, and six percent (6%) wood.

Item H-2



Proposed Outbuilding

- Color matched
- Porch roof style match
- Stone column/wainscot match

RI

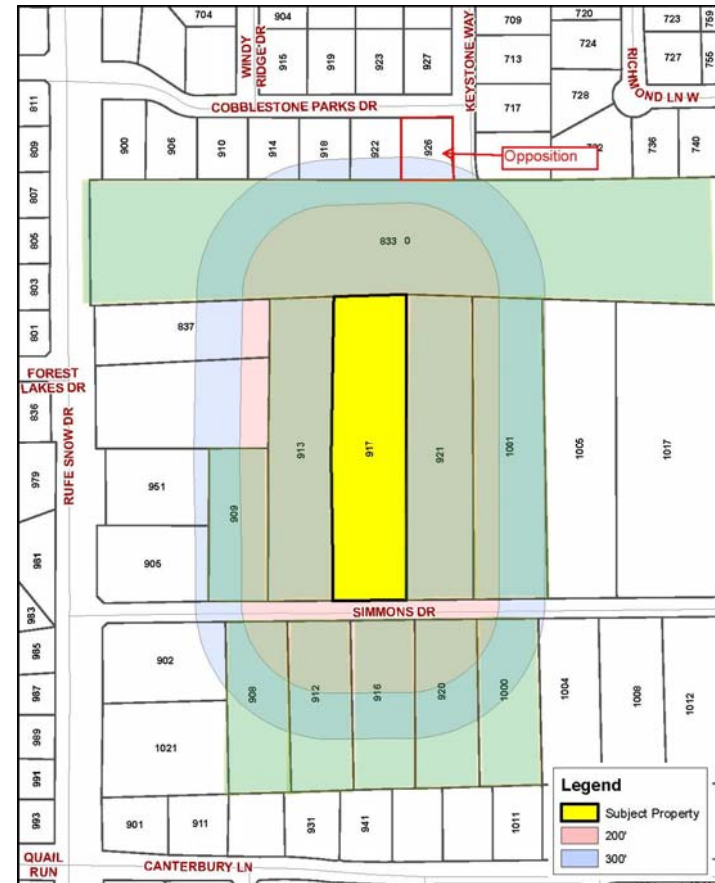
SEE THE ALPHABETICALLY
OF THE BUILDING TO BE MATCHED

- Standing seam steel roof and porch of detached building will be identical to the steel front/back porches of the house
- Entry porch columns with stone base and tapered wood upper section will be identical to house porch columns
- Rock Wainscot will match house column rock base
- Steel siding color (tan) will match house tan painted brick color
- Dark Craftsman style wood garage door will match house craftsman style door and windows

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Item H-2 Public Input

- On July 13, 2018, as required by State law, the City mailed out twenty one (21) letters of Notifications for a Public Hearing to property owners within three hundred feet (300') of the subject property.
- Staff also posted a public hearing notice sign on the subject property.
- As of July 18, 2018 Staff has received one (1) opposition letter from the public regarding this SUP application.



Item H-2 Analysis

Section 8.04 (B.2.a) of the UDC states that when considering a Specific Use Permit request, 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 properties are being upheld.

Item H-2 Professional Opinion

Staff recommends approval of this SUP request. Staff forwards this Specific Use Permit request for City Council consideration as presented with the following condition:

1. The Specific Use Permit request for the one thousand seven hundred and sixty nine square-foot (1,769ft) accessory building as all accessory buildings greater than one thousand two hundred square-feet (1,200ft) require a Specific Use Permit.
2. The variance request that the building material may not exceed sixty seven percent (67%) steel, twenty seven percent (27%) masonry, and six percent (6%) wood.

The Planning and Zoning Commission voted to recommend approval by a vote of (7-0)

Item H-2

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

- Approval as submitted (with proposed condition and variance)
- Approval with modified or additional conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Denial

City of **KELLER**



Questions?
Jerald 'JP' Ducay
817-743-4129

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