

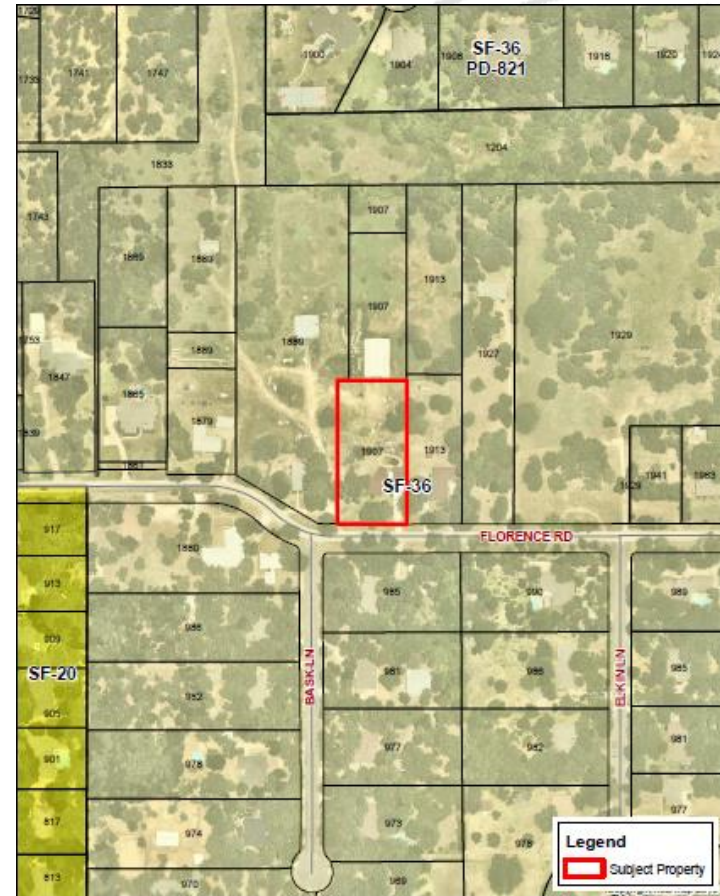


Tuesday, September 04, 2018
City Council Meeting

Item H-2

PUBLIC HEARING: Consider an ordinance for a Specific Use Permit (SUP) of an accessory building, proposed to be a 1,200 square-foot, one (1) story agricultural accessory building, with a variance for an additional accessory building, on approximately 1.003-acre tract of land, located on the north side of Florence Road, and approximately 1,025 feet (1025') west of Pearson Lane North, Lot 1, Block A, Isaac Addition, at 1907 Florence Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Billy Isaac, owner/applicant. (SUP-18-0019).

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Zoning Map

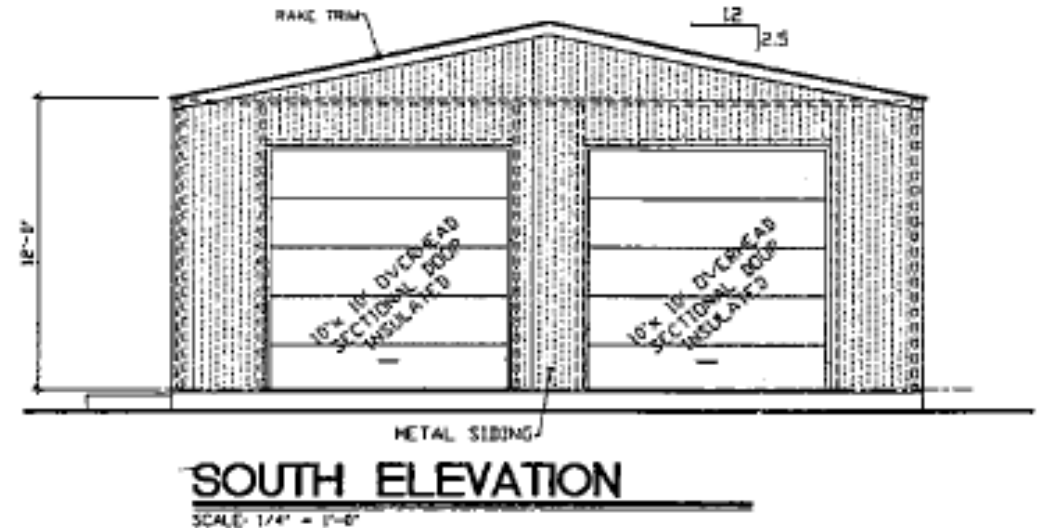
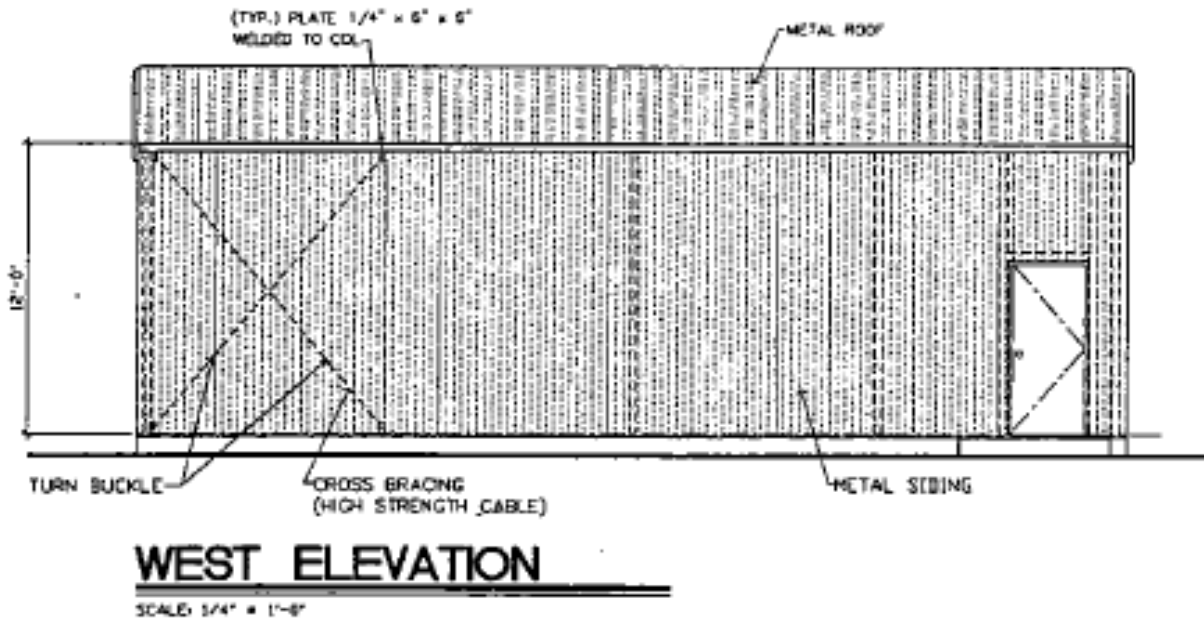


UDC Section 8.10 A (1) states the combined area of all accessory buildings shall be less than 50% of the main structure.

The house is 2000 SF/ Acc. Bldg. is 1200 SF

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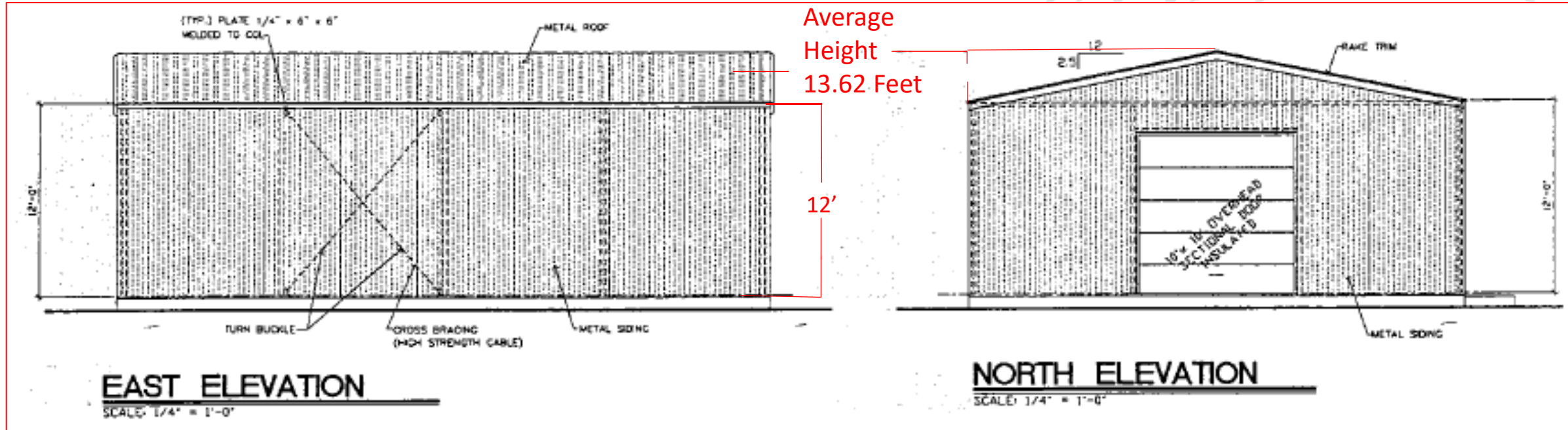
Specific Use Permit request for the accessory building exceeding the combined area of 50% by 200 SF.



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UDC states maximum height for an SF-36 shall not exceed 15'.

Average building height is approximately 13.62 feet.



Shown below is an example of what the Isaac accessory building would resemble.

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The exterior is corrugated metal. Applicant is requesting a variance to have a metal accessory building.



Pictured below is another example of an accessory building displaying the corrugated metal exterior

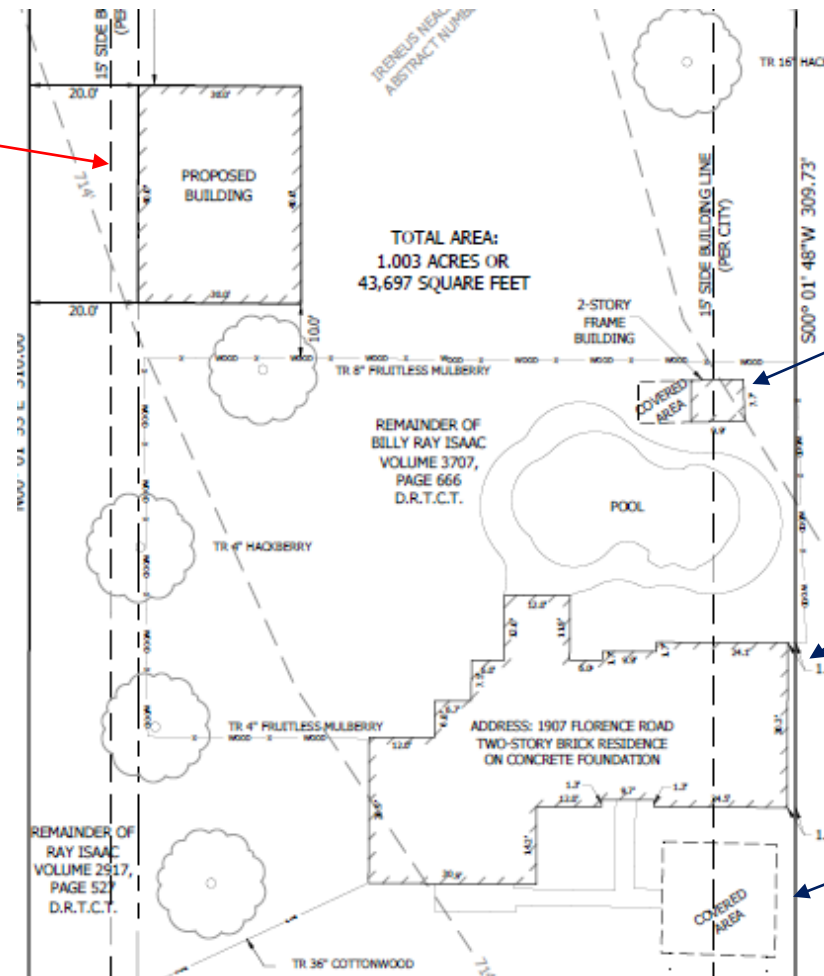
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(3) Accessory Building:
Proposed accessory building.

Applicant requests a variance to have the (3rd) accessory building.



The home was built in 1962. The main structure is legal, non-conforming per UDC 8.02 A 3(e).

(2) Accessory Building: Pool house

Applicant's main structure.

(1) Accessory Building: Carport

H-2 Analysis

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

1. The use is harmonious and compatible with the surrounding existing uses and 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.

H-2 Professional Opinion

Staff is in **support** for use of the proposed one story, 1,200 square-foot accessory building. The requested size of the building can be approved by a SUP. The building will be located on the northwest side of the property, outside of the required fifteen foot (15') setback. In addition, the location of the accessory building would not require any tree removal. Staff is not concerned about the impact of the size of the building to neighboring properties, due to the applicant's amount of land space. The proposed new accessory building will mimic the low density, agricultural nature of the area and the dimensions of the proposed new building will be smaller in size and height to the previous existing accessory building the applicant once owned.

Staff forwards this Specific Use to City Council for consideration as presented with the following conditions:

1. The SUP request for the 1,200 square-foot accessory building exceeding fifty percent (50%) of the main structure is to be considered.
2. The variance request to the UDC to allow a third accessory structure on the property is to be considered
3. The variance request to the UDC to allow the exterior of the building to be 100% metal is to be considered.

H-2 Board Recommendation:

On August 13, 2018, the Planning and Zoning Commission voted (7-0) to approve the SUP with the requested variances.

H-2 City Council Action

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

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

City of **KELLER**



Questions?

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