

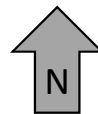


Tuesday, November 6, 201
City Council Meeting

Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the use of an existing 2,781 square-foot main building as a temporary accessory dwelling unit while constructing a new home on a 2.21-acre lot on the south side of Johnson Road, approximately two hundred thirty-one feet (231') south of Johnson Road and approximately eight hundred and eighty-seven feet (887') west of Pearson Lane North, being Abstract 1153, Tract 1L02, John Martin Survey, at 1906 Johnson Road. Tom and Kelly Miller, owner/applicant. (SUP-18-0036).

Item H-4
Zoning Map

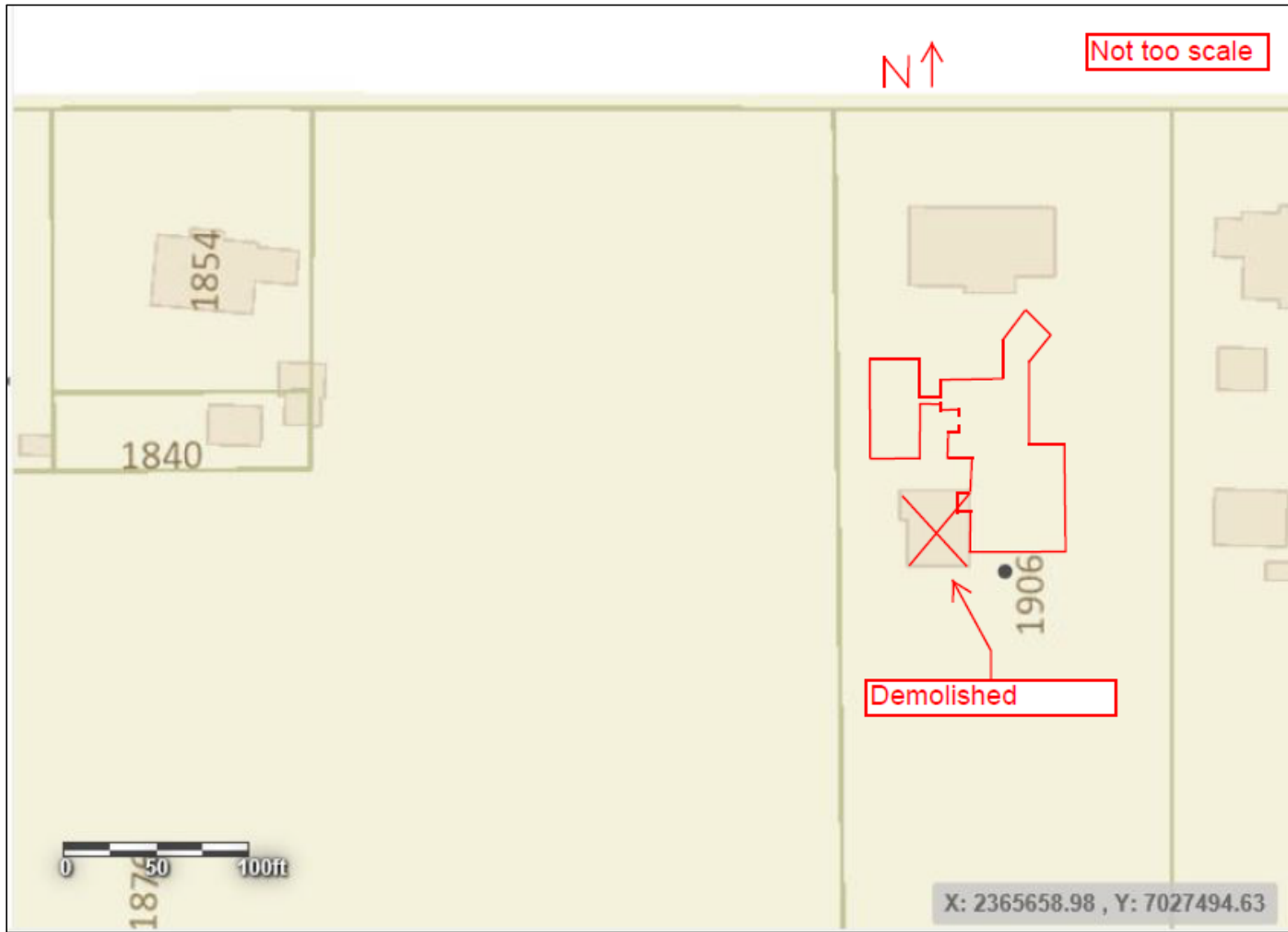


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Aerial View



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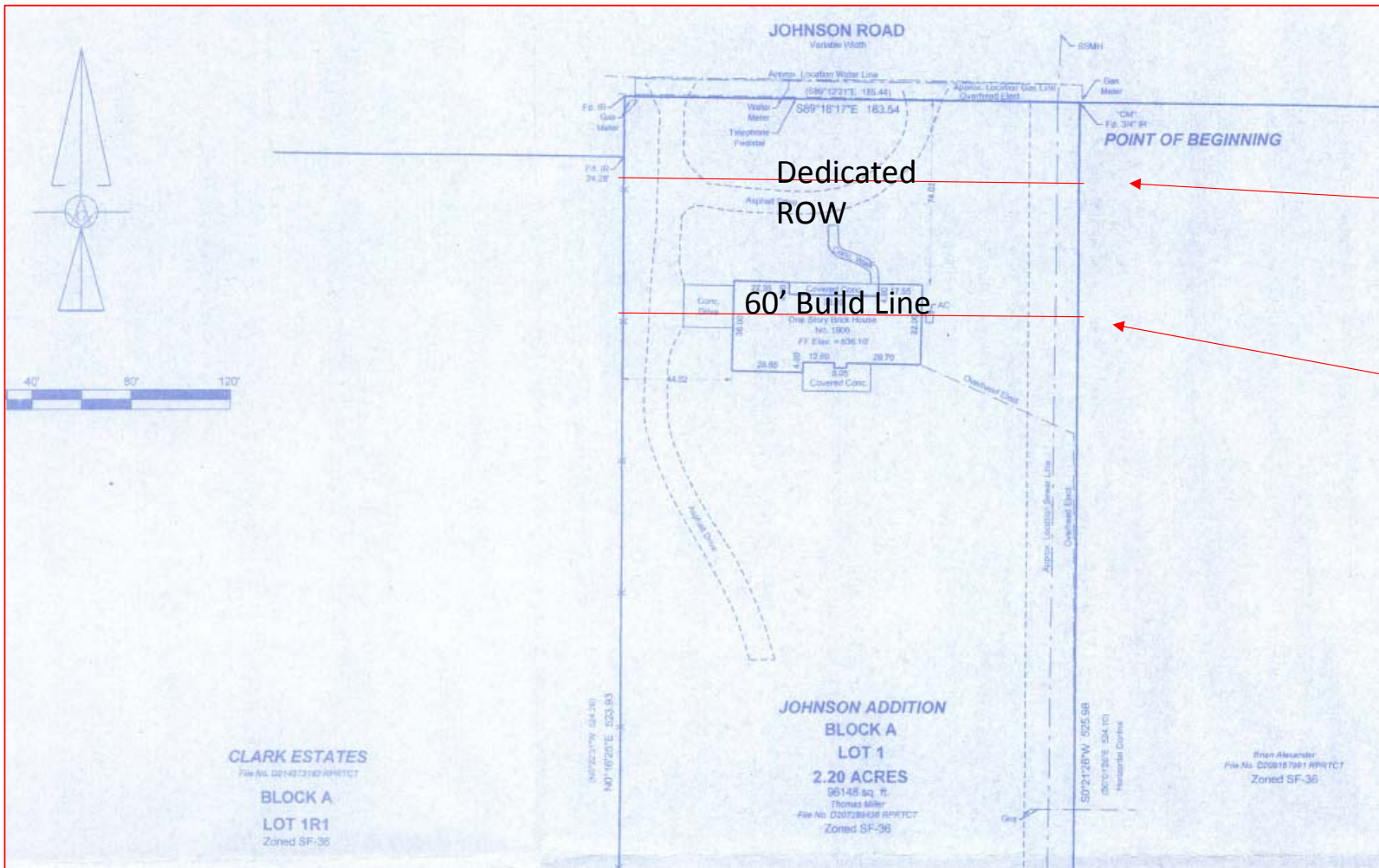
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Approximate location for the proposed new home to be built.

The applicant's barn was demolished earlier in the year. All UDC required setbacks will be followed.

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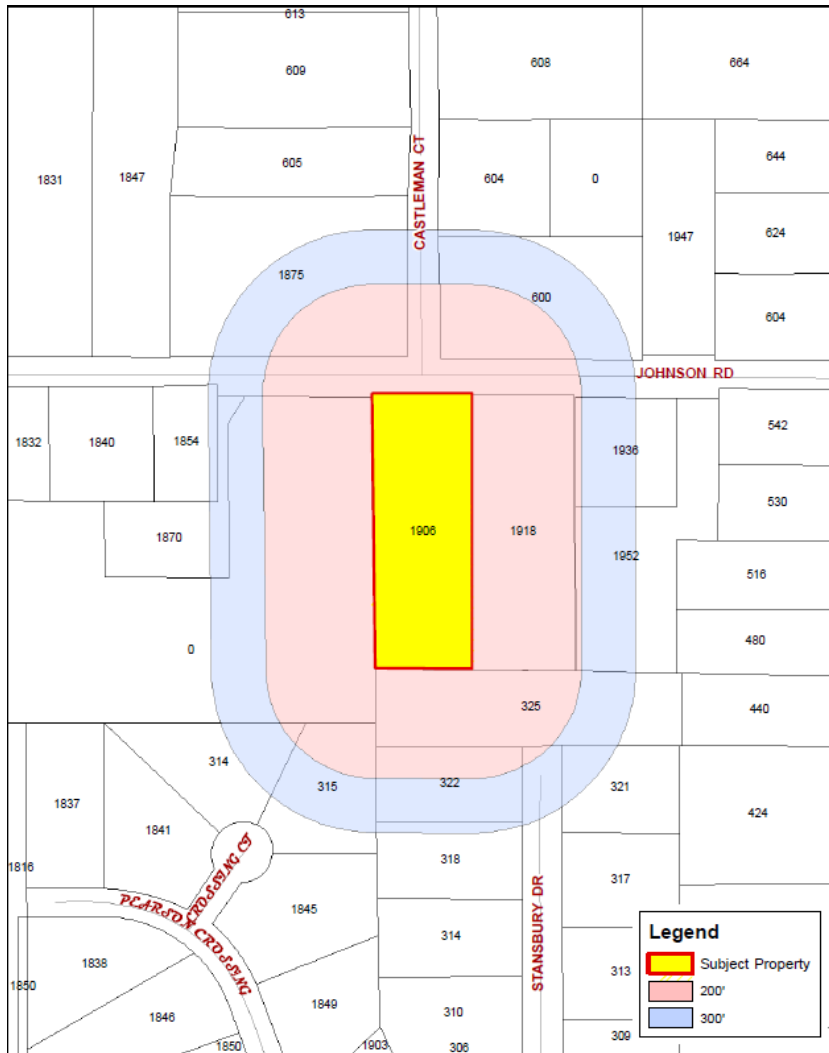
Survey of the lot,
before platting.

Approximate location
of dedicated ROW per
Comprehensive TP.

Approximate location
of 60' build line.

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- On October 12, 2018, the City mailed out thirteen (10) letters of Notifications for a Public Hearing to all property owners within three hundred feet (300') of the subject site.
- One (1) public hearing notice sign was also posted on the site.
- As of November 6, 2018, City Staff has not received any written responses.

Item H-4 Analysis

The applicant has met the requirements of the UDC for this Specific Use Permit application.

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 purposes are being upheld.

Item H-4 Professional Analysis & Opinion

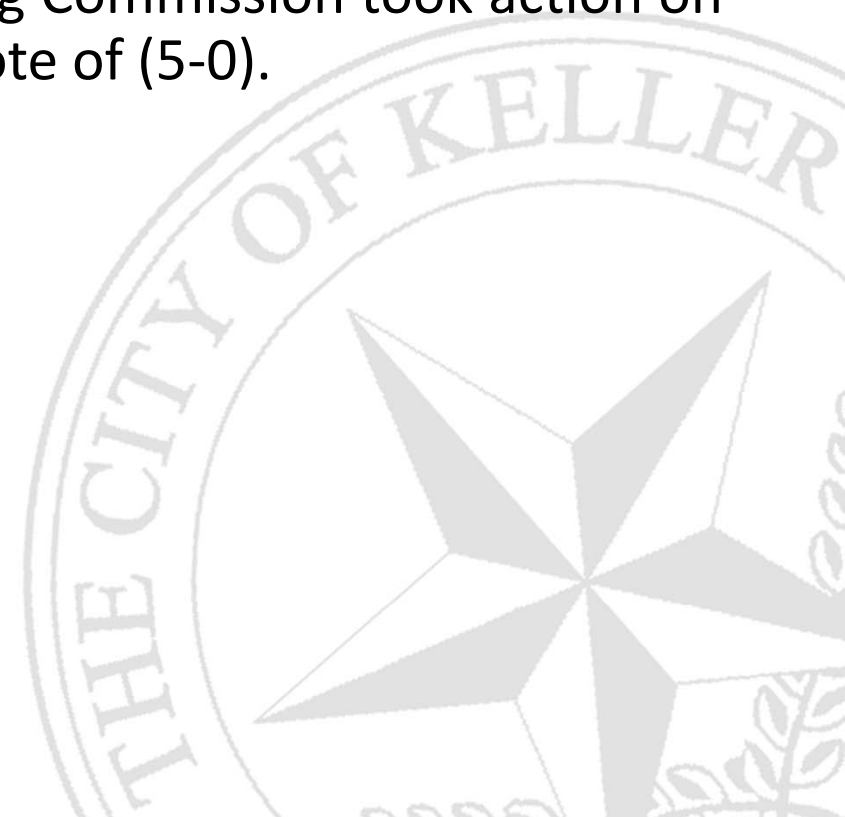
The professional analysis and opinion of staff is to **support** this request for an SUP, to allow the main structure to serve as a “Temporary Accessory Dwelling Unit” while a new main structure is being built . The use is compatible with the surrounding area and existing uses and there is no negative impact on surrounding areas.

Staff forwards this Specific Use Permit application to City Council with the following conditions:

1. The Specific Use Permit for the existing main structure to be used a temporary dwelling unit while a proposed new main structure is being built.
2. The SUP shall expire one year from the date the building permit is submitted.
3. With the condition that the existing structure is demolished within (6) months of the completion of the new home.

Item H-4 Board Decision

On October 22, 2018, The Planning and Zoning Commission took action on this item and approved it unanimously by a vote of (5-0).



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Item H-4 City Council Action

The City Council has the following options when considering a SUP application:

- Approve
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Scott Bradburn
817-743-4125

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