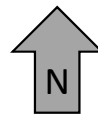


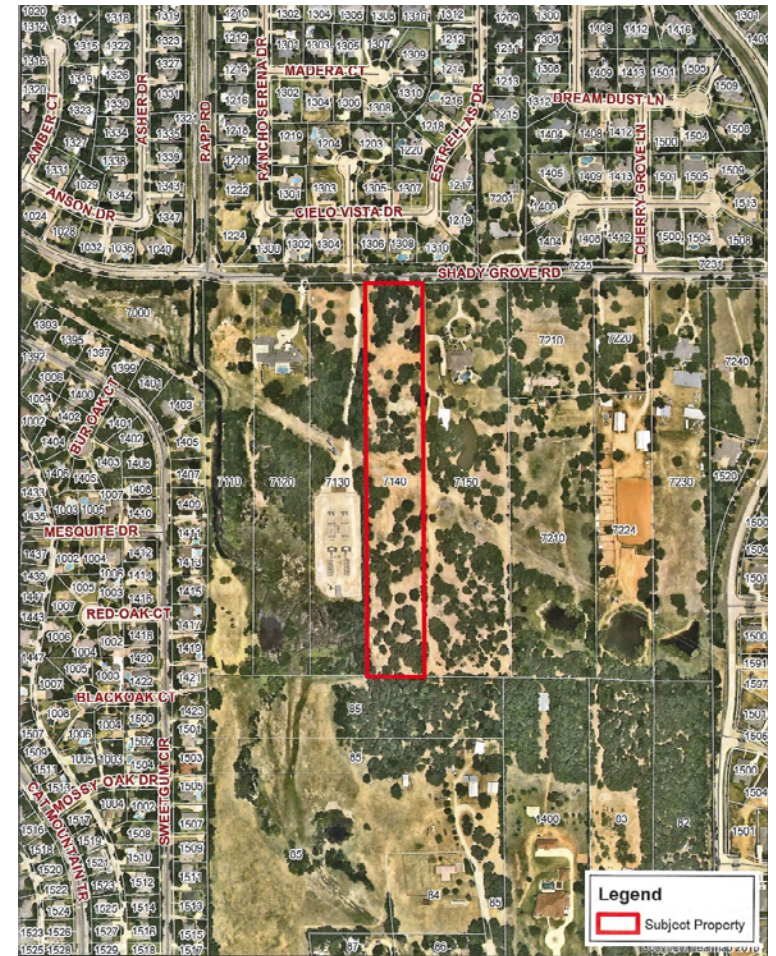
Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an accessory building, proposed to be a 5,250 square-foot accessory garage, workshop, and storage building on an approximately 6.28-acre tract of land, located on the south side of Shady Grove Road, and approximately (1,270') feet west of the intersection of Keller Smithfield Road South and Shady Grove Road, being Lot 4, Estes Farm Tracts Addition, at 7140 Shady Grove Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Ed Newsom, owner/applicant. (SUP-18-0030)

Item H-2
Zoning Map

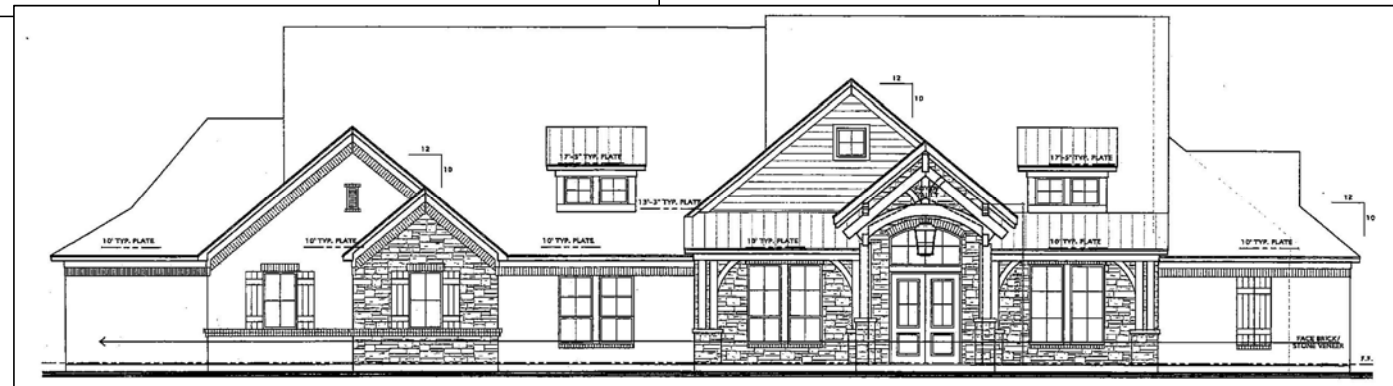
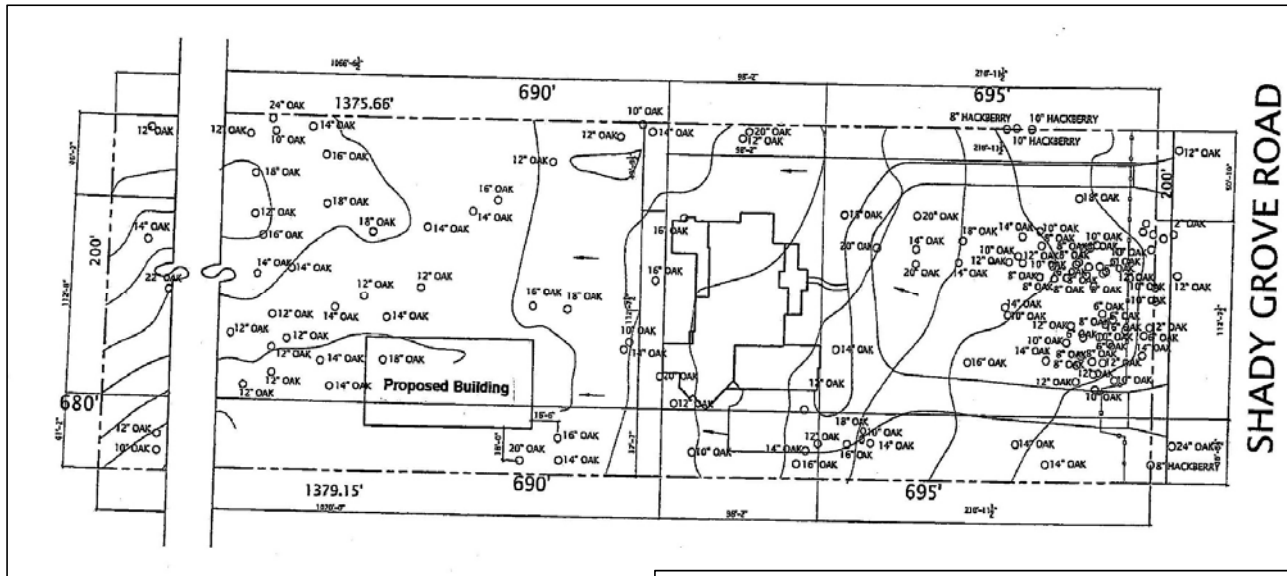


Item H-2
Aerial View



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Item H-2

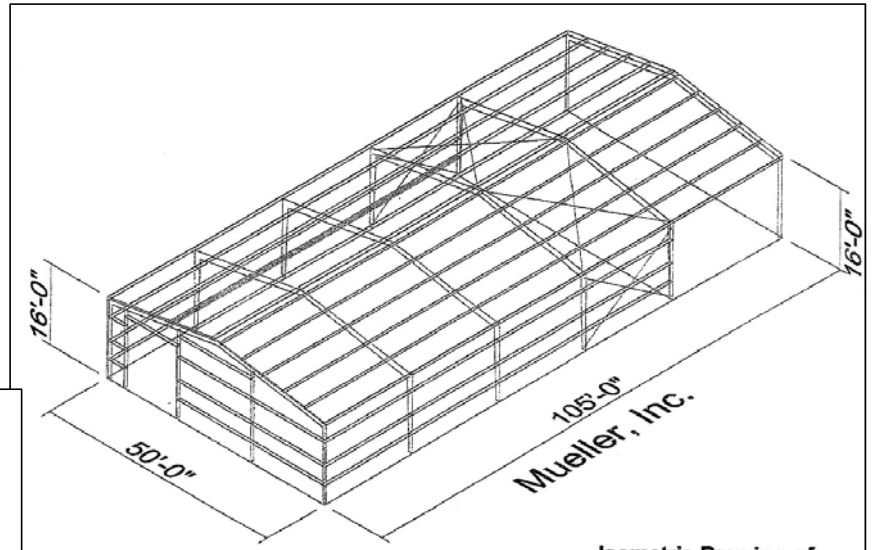


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Item H-2

Main Structure: 7,164 sq ft

Accessory Structure: 5,250 sq ft



SUP Requests:

- 1) Allow the accessory structure to exceed the maximum 1,200 sq ft floor size and allow 5,250 sq ft floor size
- 2) Allow the accessory structure to exceed the maximum size ratio of 50% of the main structure and allow a maximum 74% sq ft floor size
- 3) Allow the accessory structure to exceed the (15') requirement and allow an averaged height of (18')

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Item H-2



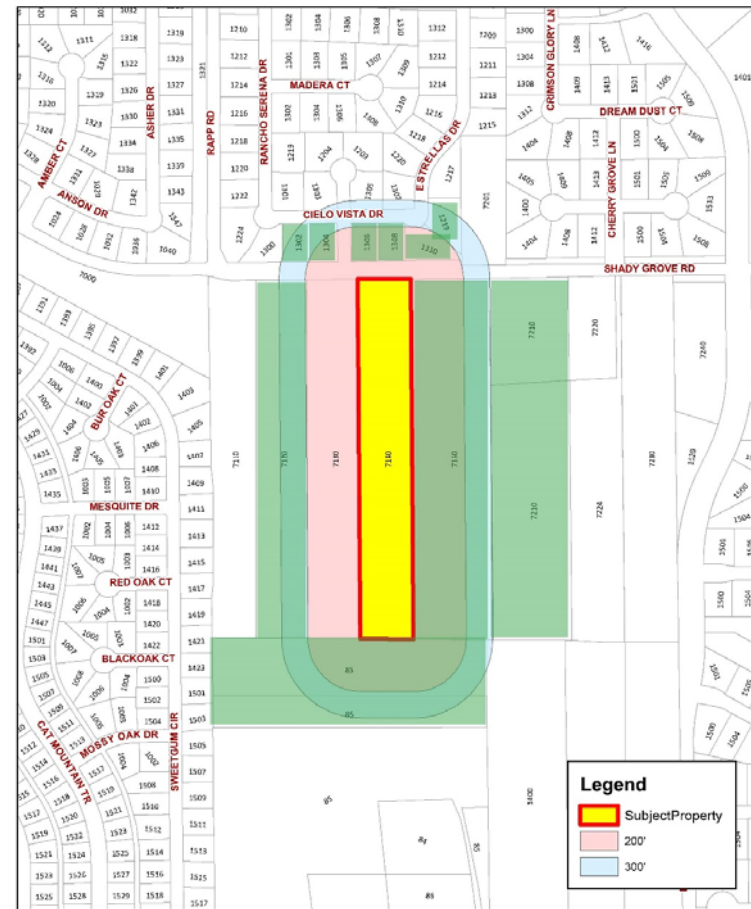
Variance Requests:

4. Allow the exterior material of the accessory building to be made of metal.

5. Allow the garage door to be (168) sq ft in lieu of the allowed (144) sq ft of exposure to the street.

Item H-2 Public Input

- On September 28, 2018, as required by State law, the City mailed out eighteen (18) 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.
- The applicant supplied staff with a petition of support signed by all property owners within the 200' buffer
- As of November 6, 2018 Staff has not received any letters of opposition 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, 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 properties are being upheld.

Item H-2 Professional Opinion and Analysis

Staff recommends approval of this SUP request as a visual survey of the surrounding neighborhood reflects that it fits the rural nature of the area. Additionally, there are multiple large metal accessory buildings in the general vicinity of the subject property. Furthermore, the material and dimensions of the proposed structure are designed to store equipment and emulate a country red barn aesthetic.

The applicant has also provided signatures of support from all neighbors within the two hundred foot buffer.

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

1. The accessory building shall not exceed 5,250 square-feet;
2. The accessory building shall not exceed (74%) of the maximum size ratio of the main structure;
3. The accessory building shall not exceed an averaged 18' height;
4. Exterior construction material of the accessory building to allow sheet metal specifically as depicted in Exhibit "A".
5. The garage door shall not exceed 168 square-feet of exposure to the street.

Item F-2 Planning and Zoning Recommendation

On October 8th, 2018 the Planning and Zoning Commission unanimously recommended approval of this of this SUP by a vote of (7-0)

Item F-2 City Council Action

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

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

City of **KELLER**



Questions?

JP Ducay

817-743-4129

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