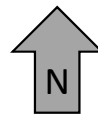


Item H-8

PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for an approximately 2,334 square-foot temporary accessory dwelling unit while the existing main structure undergoes renovations on a 1.01-acre lot on the north side of Nightingale Circle, approximately 450 west of the intersection Greenbriar Drive and Nightingale Circle, being Lot 9, Block 1, Florence Place Addition, zoned SF-36 (Single Family Residential – 36,00 square foot minimum. David Johnson, owner/applicant. (SUP-18-0031).

Item H-8 Zoning Map



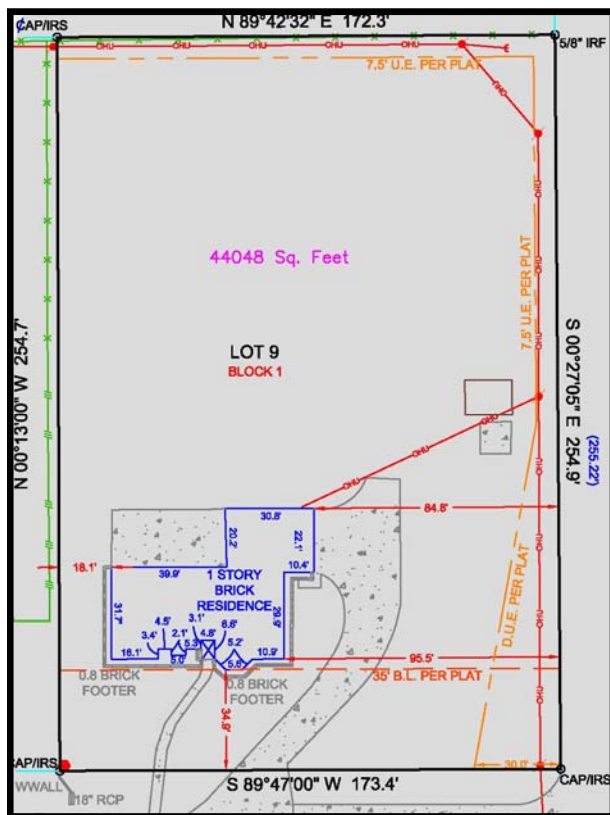
Item H-8 Aerial View



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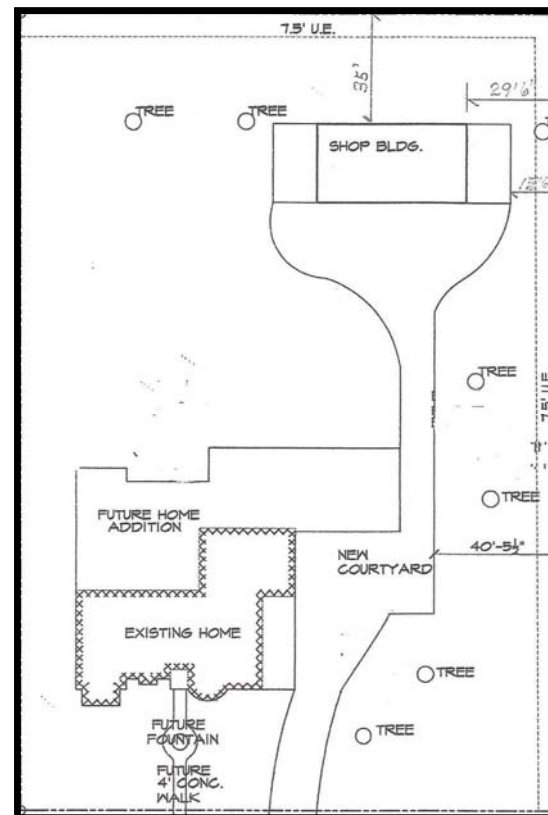
Existing



Existing Home: 2,004 Sq Ft.

Future Home: 6,722 Sq Ft.

Proposed Future

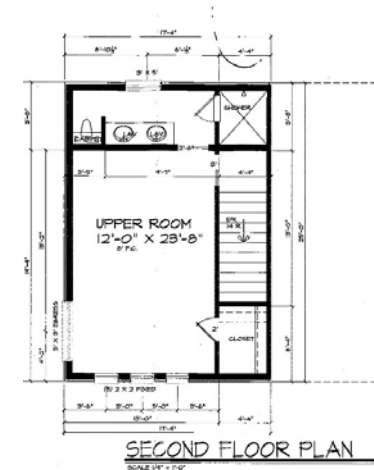
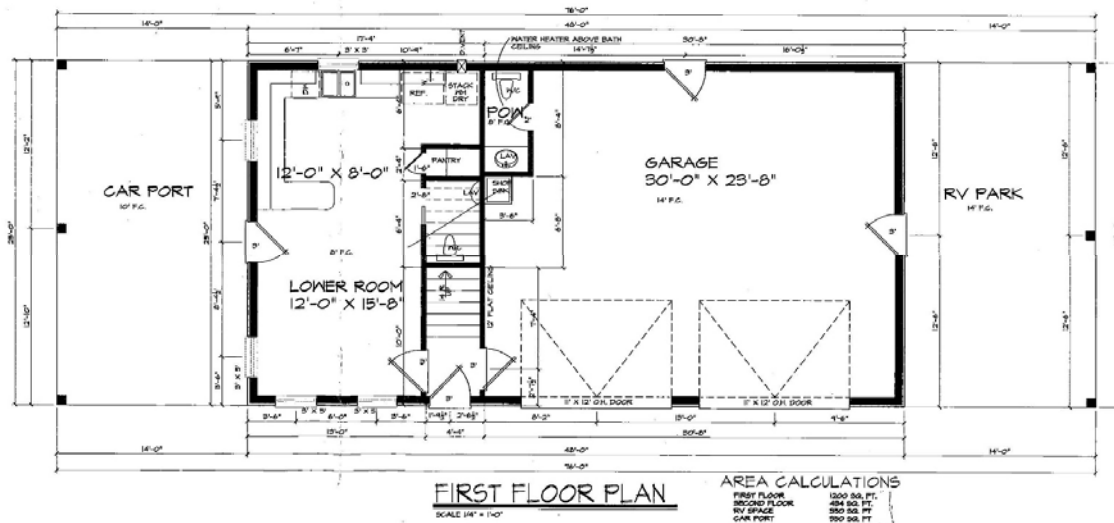


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Main Structure: 2,004 sq ft

Accessory Structure: 2,334 sq ft



SUP Requests:

- 1) Allow the accessory structure to exceed the maximum 1,200 sq ft floor size and allow a floor size of 2,334 sq ft
- 2) Allow the accessory structure to exceed the maximum size ratio of 50% of the main structure and allow a maximum 116.47% size ratio
- 3) Allow the accessory structure to exceed the (15') requirement and allow a maximum height of (22')

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FRONT ELEVATION

SCALE 1/4" = 1'-0"



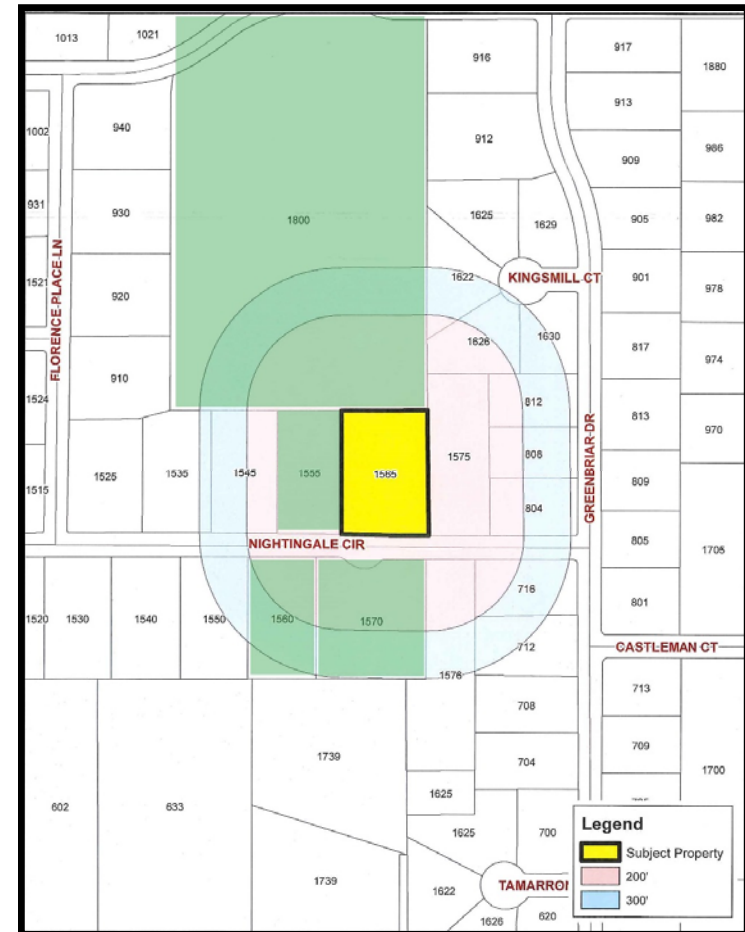
Variance Requests:

4. Allow the exterior material of the accessory building to be made of Stucco.
5. Allow the garage doors to be (264) sq ft in lieu of the allowed (144) sq ft of exposure to the street.
6. Allow (5) accessory structures on the subject property

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Item H-8 Public Input

- On October 12, 2018, as required by State law, the City mailed out sixteen (16) 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 petitions of support
- As of November 20, 2018 Staff has not received any letters of opposition from the public regarding this SUP application.



Item H-8 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-8 Professional Opinion and Analysis

Staff is **in support** of the proposed 2,334 square-foot accessory structure contingent upon the assurance that the renovations to the main structure will be done as proposed and the existing accessory structures will be removed upon its completion.

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

1. The accessory building shall not exceed 2,334 square-feet;
2. The accessory building shall not exceed (116.47%) of the maximum size ratio of the main structure initially and not more than 34.72% in 24 months;
3. The accessory building shall not exceed 22' height;
4. Exterior stucco construction material shall be specifically as depicted in Exhibit "A".
5. The garage door shall not exceed (264) square-feet of exposure to the street.
6. There shall not be more than (5) accessory structures on the subject property and all accessory structures except the 2,334 square-foot subject accessory structure shall be removed upon the completion of the remodel.

Item H-8 Planning & Zoning Commission Action

On October 22, 2018 the Planning & Zoning Commission unanimously recommended approval of this SUP by a vote of 5-0 with a 24 month time limitation placed on the construction and completion of the main structures renovations.

Item H-8 City Council Action

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

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

City of **KELLER**



Questions?

JP Ducay

817-743-4129

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