

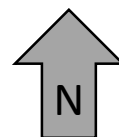
Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an accessory building, proposed to be a 1,000 square-foot agricultural storage structure to exceed the maximum size ratio of fifty percent (50%) of the main structure, on an approximately 2.780-acre tract of land, located on the south side of Bancroft Road, and approximately 1,400 feet east of the intersection of Bourland Road and Bancroft Road, being Lot 2, Block A, Leidy Addition, at 630 Bancroft Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Shane Clark, owner/applicant.

Item H-2 Zoning Map



SF-36



Item H-2 Aerial View



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1. Main home (1,649 sf)
 - Built in 1975
2. Existing horse barn (1,600 sf)
 - Built in the 1980's
 - Partially open to the elements on the south side
3. Proposed metal agricultural barn (1,000 sf)



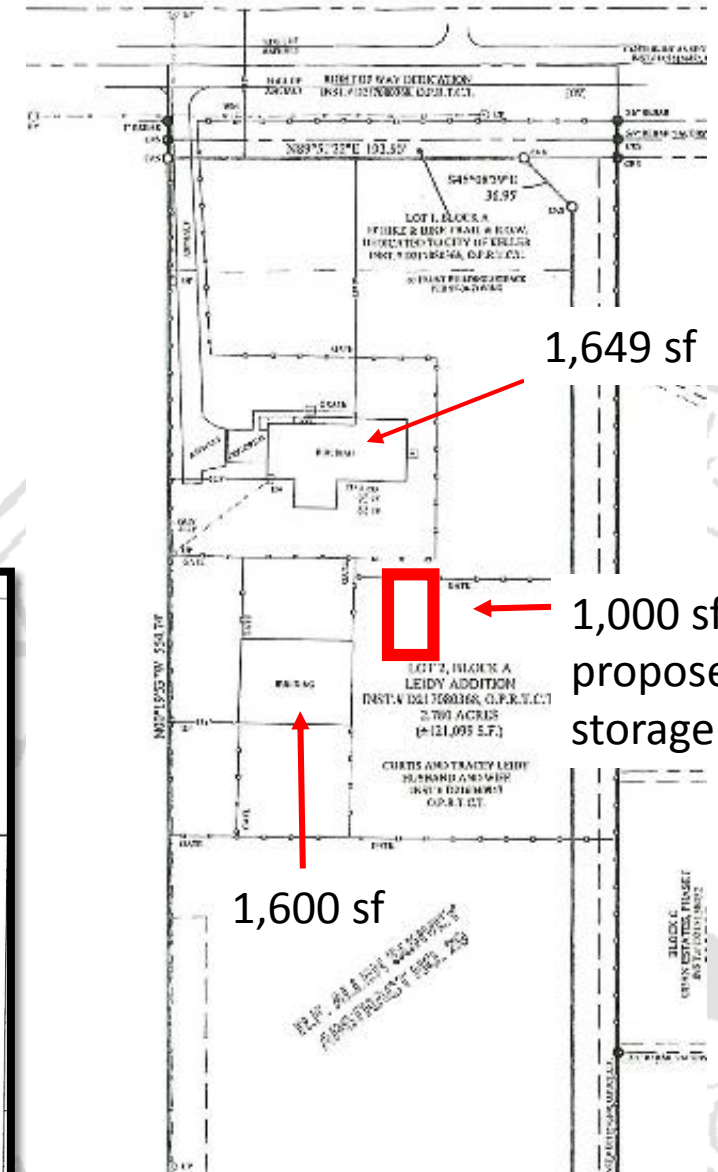
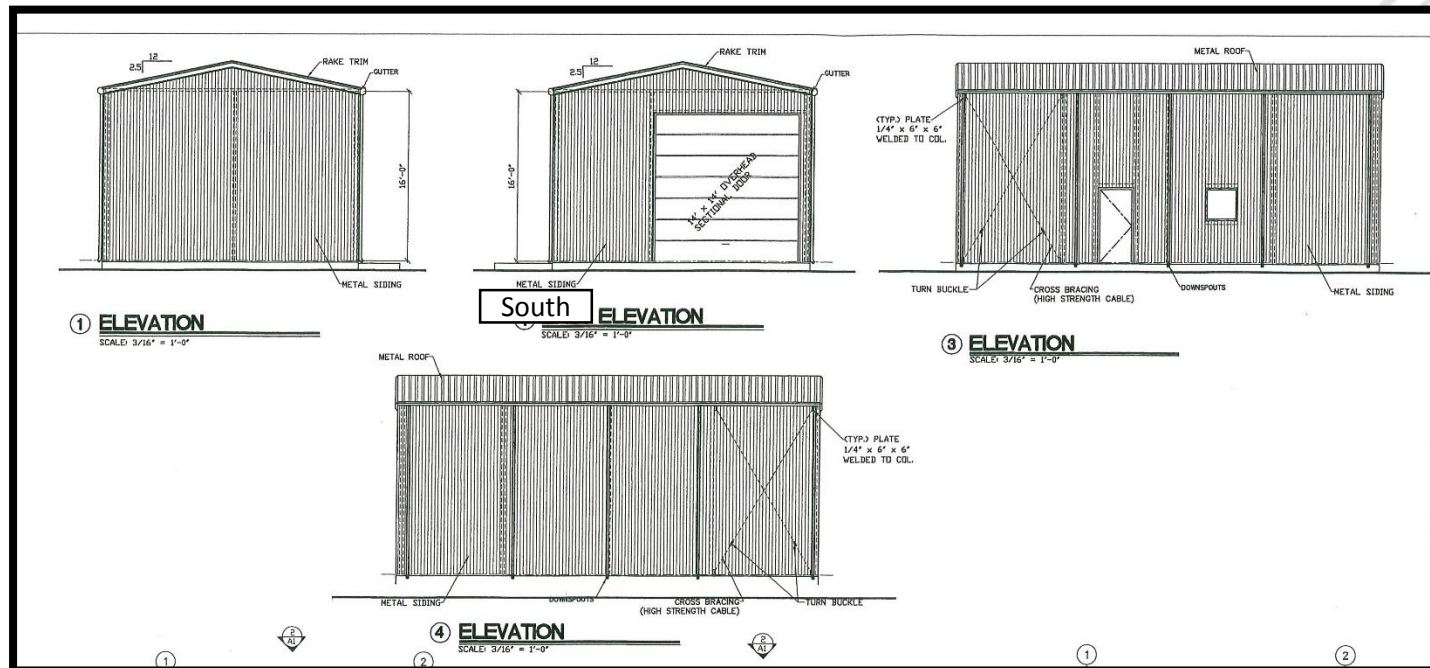
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SUP's:

1. Accessory structures exceed main structure by **157%** ; UDC permits up to 50%
2. Proposed height of **17.5'** ; UDC permits up to 15'

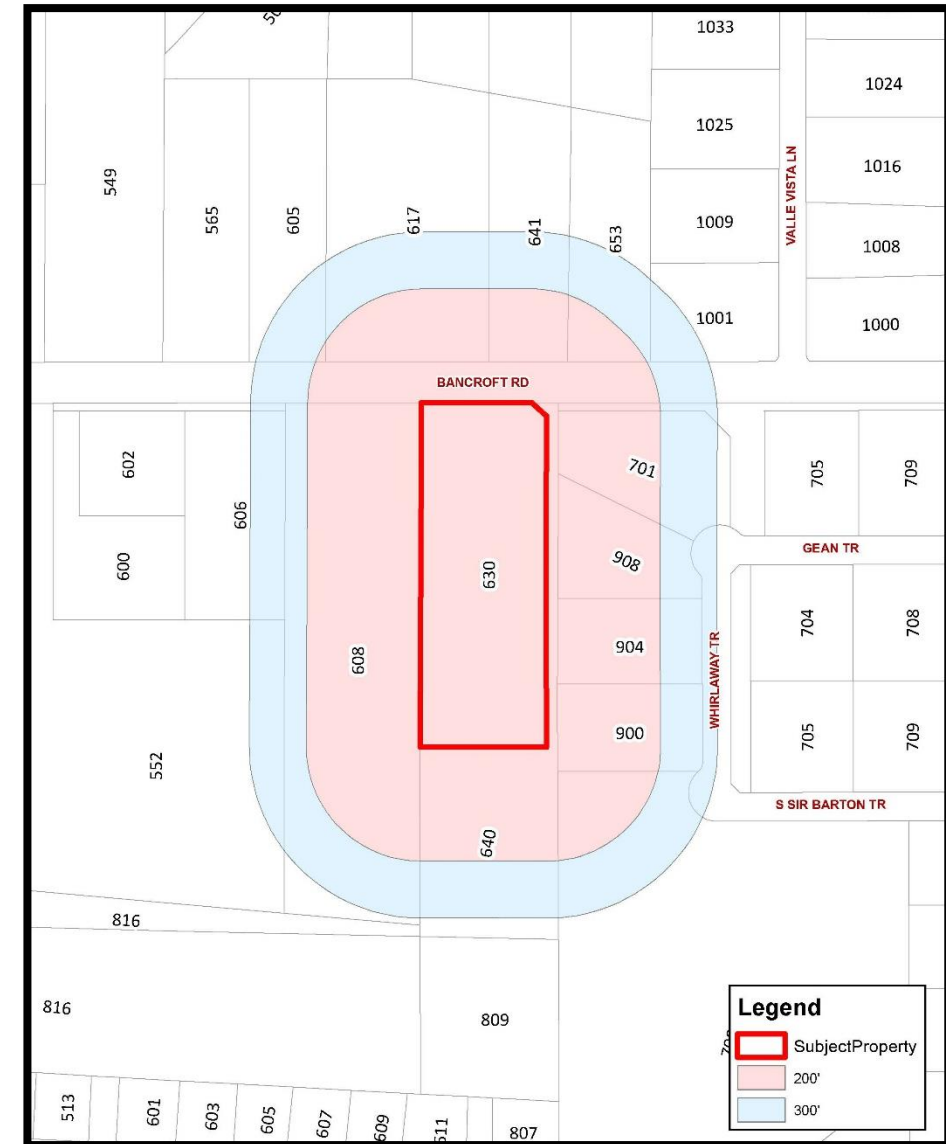
Garage Door:

3. The proposed overhead garage door is **196** square-feet; however, will be located on the south elevation (no exposure to the street)



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- On June 21, 2019, the City mailed out 16 notification letters.
- Staff has not received any responses from the public regarding the SUP and variance request.



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Section 8.04 (B.2.a) of the UDC states that when considering a Specific Use Permit request, the Planning and Zoning Commission and 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.

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The Planning and Zoning Commission recommended approval by a vote of 7-0 on July 8, 2019.



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

- Approval of SUPs as submitted
- Approval with modified or additional conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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