

Item H-5

PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits (SUPs) to allow the use of an approximately 1,794 square-foot detached garage, on an approximately 1.22-acres, located on the east side of Hillside Drive, approximately 100 feet northeast of the Hillside Drive and Bancroft Road intersection, located at 1000 Hillside Drive, legally described as BARCROFT, DANIEL SURVEY Abstract 141 Tract 12015 AKA TR 27 and zoned Single-Family 36,000 square-foot lots or greater (SF-36). Michael Short owner/applicant. (SUP-21-0007)

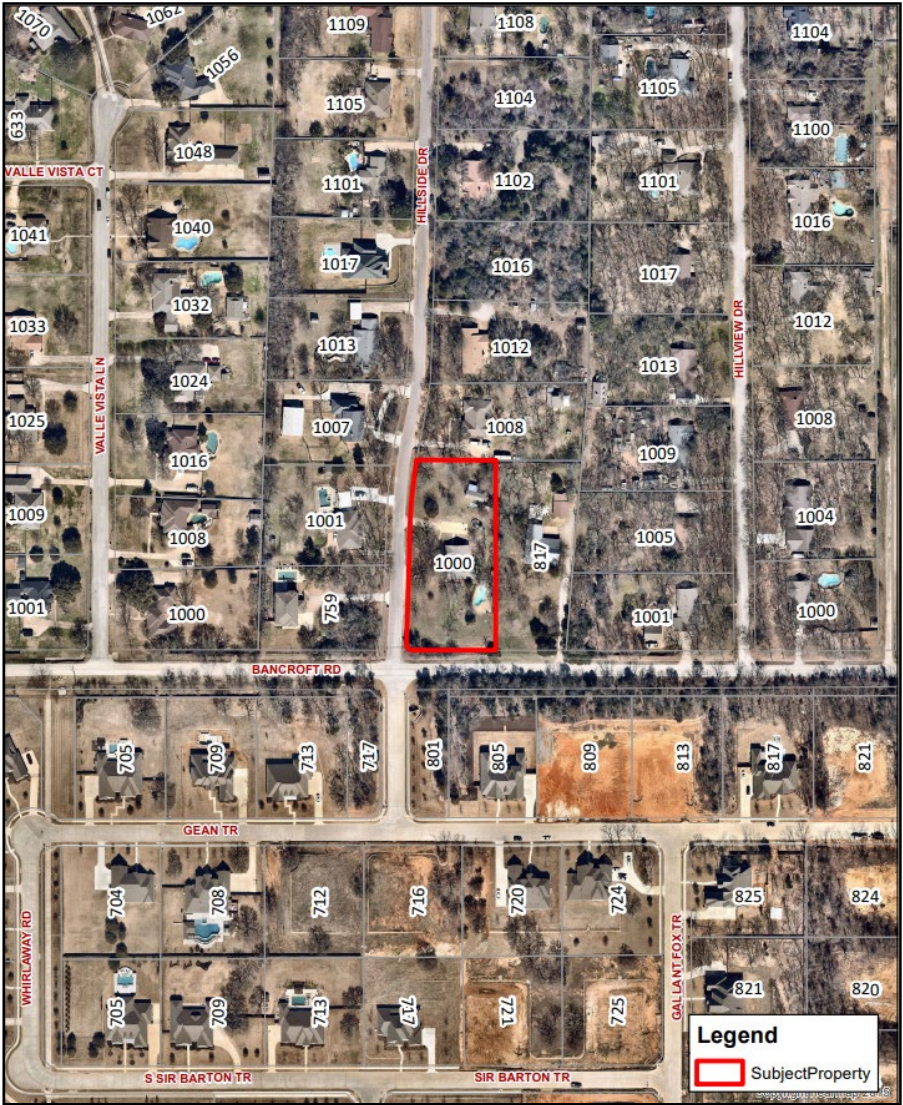
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Zoning Map



Zoned: SF-36

Aerial View

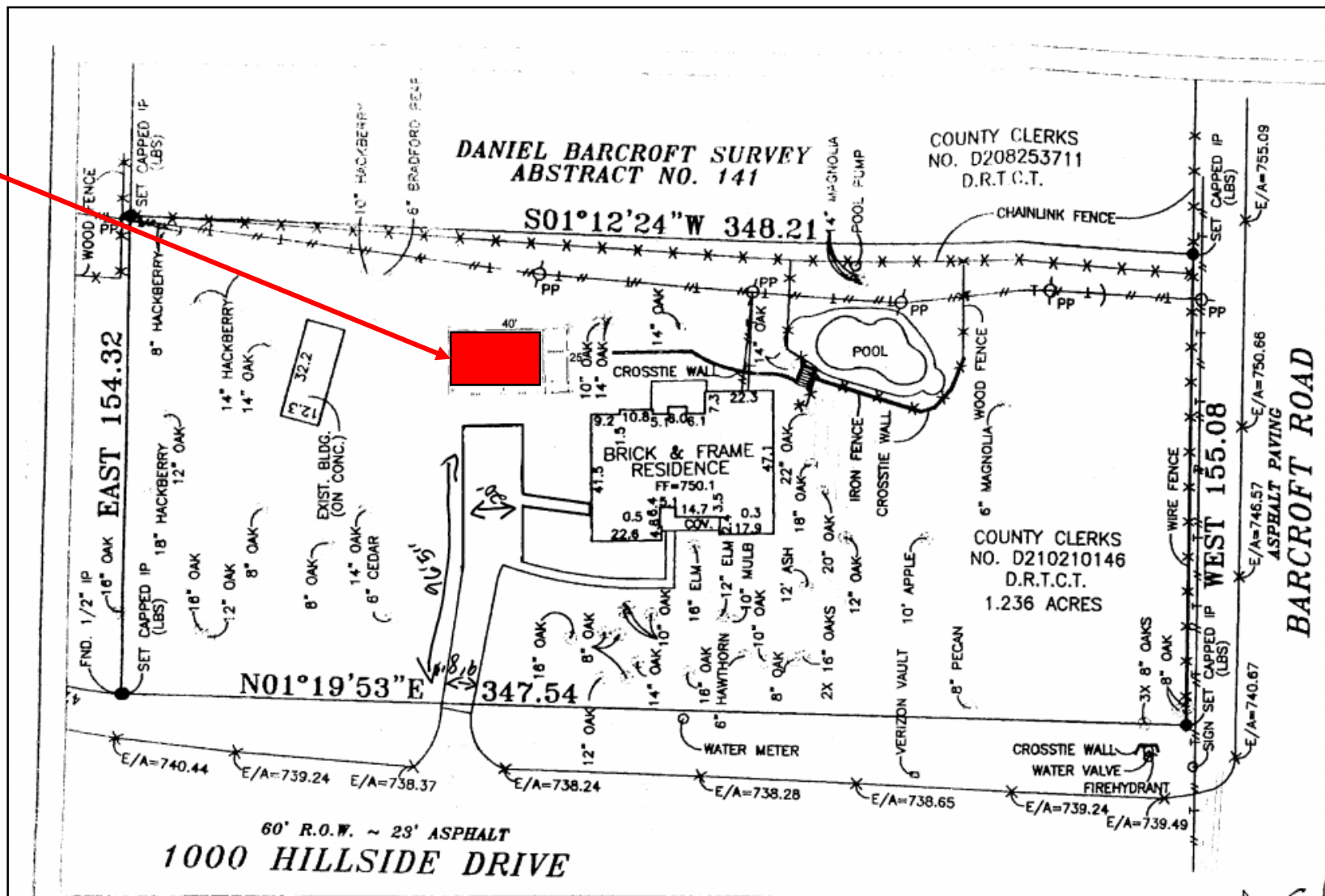


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- The Applicant is proposing to construct a 1,794-square-foot detached garage behind the existing residence.
- The Applicant applied for a building permit on September 11, 2020. However, the building permit was denied for several reasons including the need to obtain two SUPs for the size and height of the structure. The structure exceeds the maximum size of 1,200-square-feet (1,794-square-feet proposed) and the average height of 15' (15' 10" inches average height proposed).
- The property is not currently platted, so will be required to plat before a building permit may be issued.

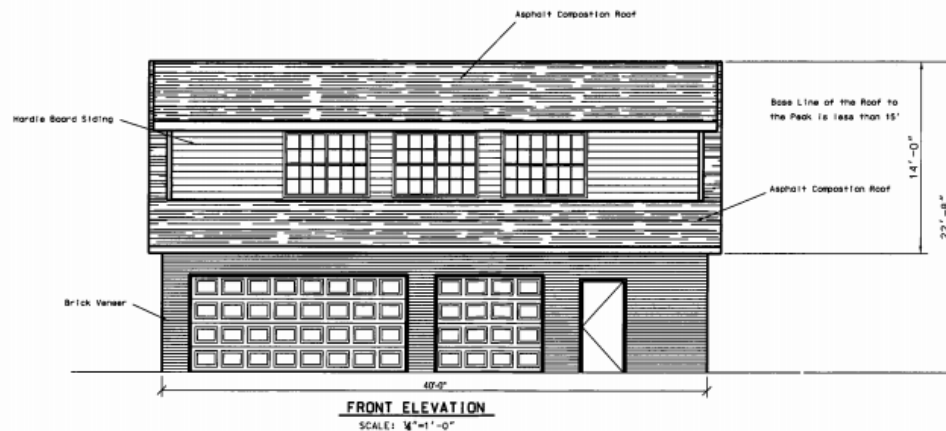
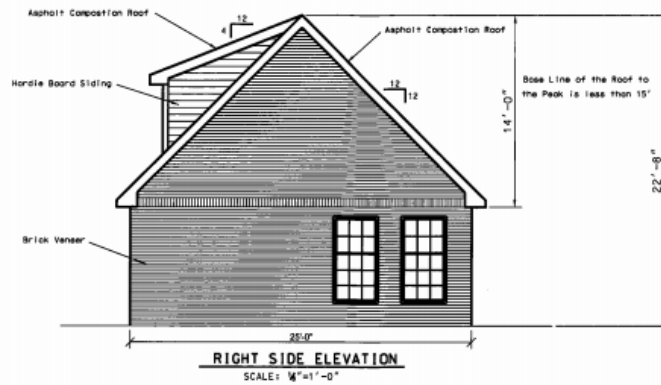
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Proposed detached garage



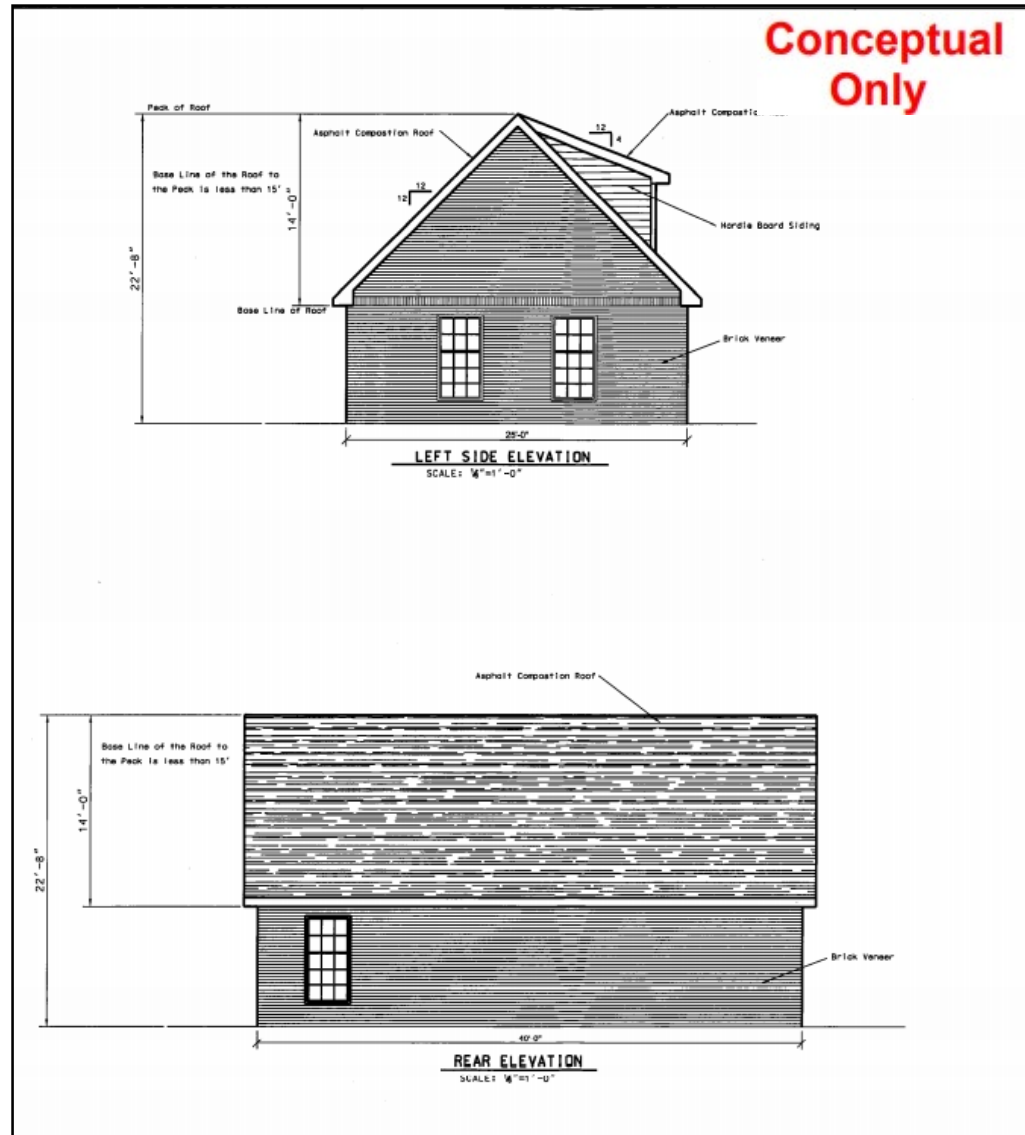
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**Conceptual
Only**



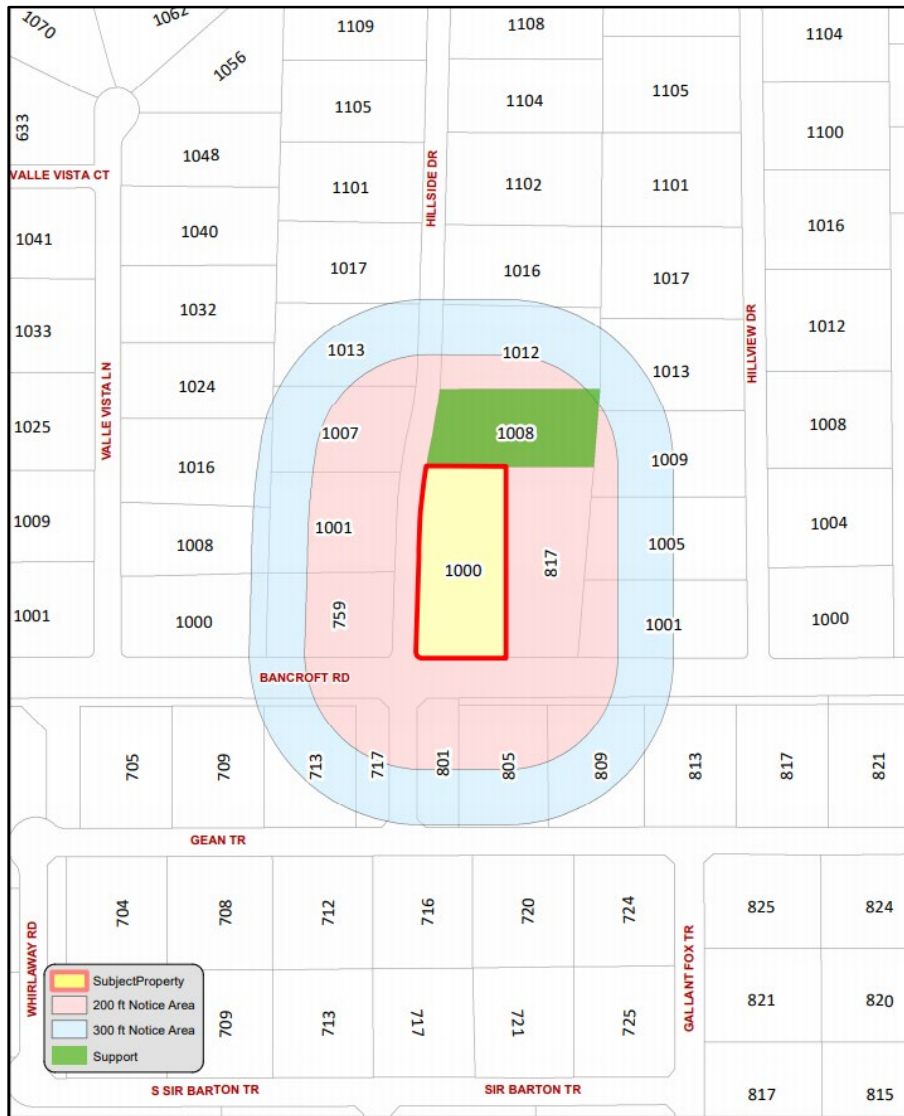
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- On April 1, 2021, the city mailed out 23 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- As of today, staff has received two letters of support from the public.

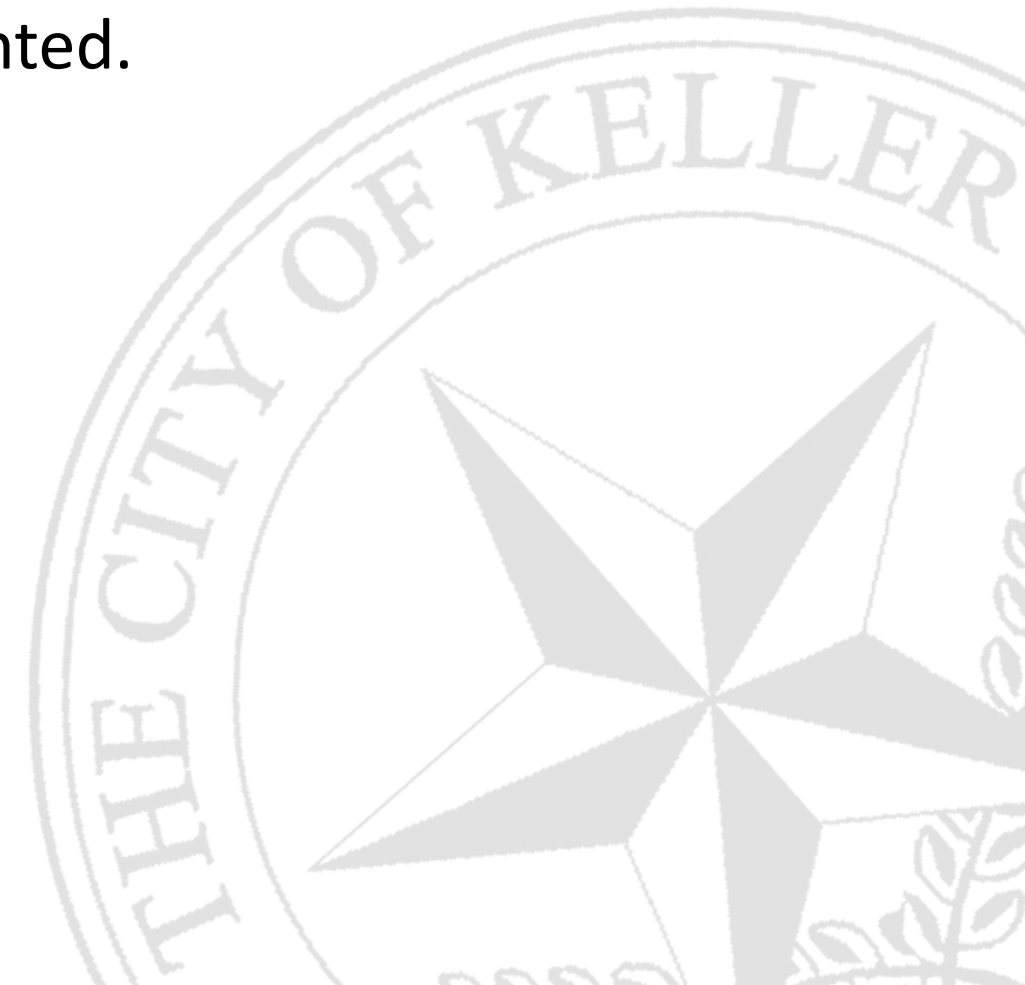
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Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

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 purposes are being upheld.

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On April 13, 2021, the Planning and Zoning Commission voted 7-0 to recommend approval of the item as presented.



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

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



Questions?
Julie Smith
817-743-4130

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