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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 600 square-foot carport situated on a 0.67-acre tract of land, located on the north side of Lazy Lane, approximately 425 feet northeast from the intersection of Lazy Lane and N Pearson Lane, legally described as Lot 22, Block 3 Hickory Hollow Estates, zoned Single Family - 20,000 square-foot lot (SF-20), located at 2009 Lazy Lane. Marc Clemons, Owner/Applicant. (SUP-21-0015)

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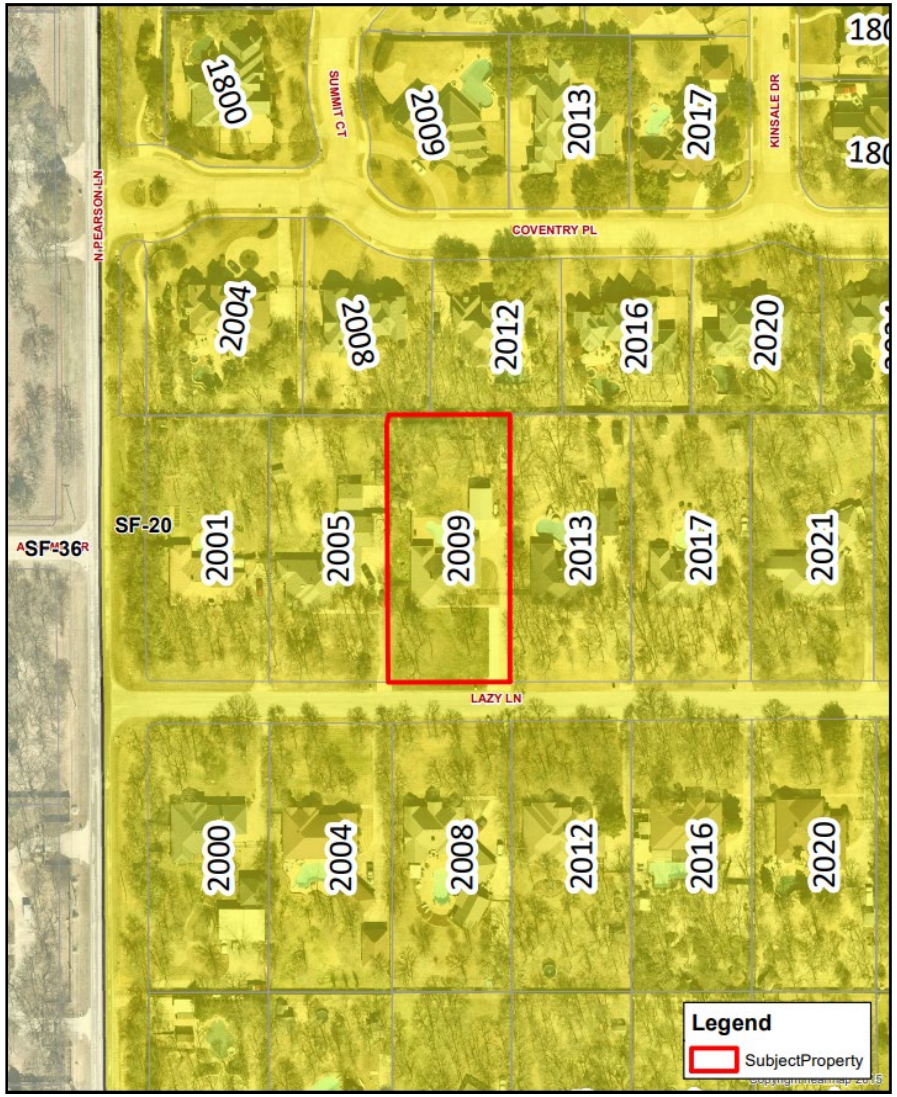
Zoning Map



Zoned: SF-20

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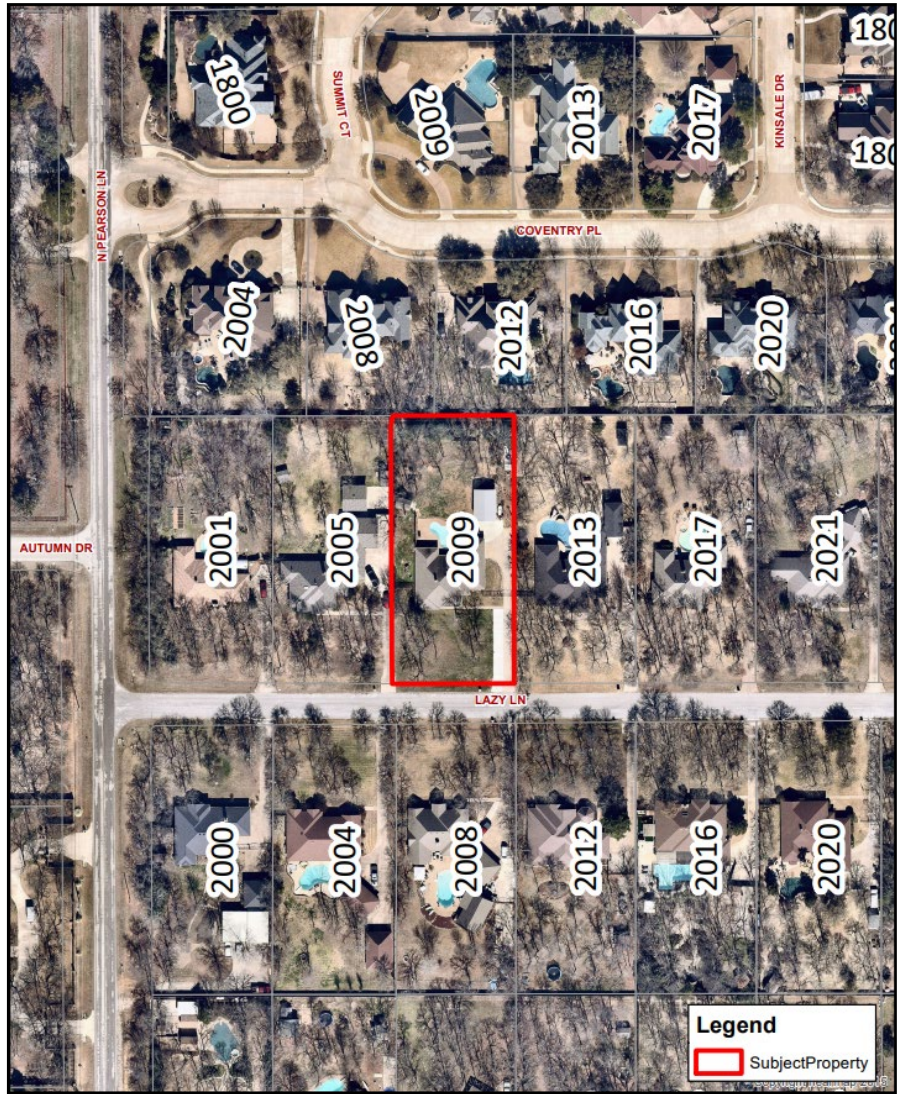
Aerial View



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Staff received a complaint on Feb. 22, 2021, regarding a carport that was built on the property. Upon investigation, staff found there was no Building Permit or SUP obtained for the carport.

Staff sent a courtesy notice to the property owner on Feb. 25, 2021, informing the owner of the current violations. Staff informed the owner of the correct procedure to permit his carport over the next month. Due to a lack of following through by the applicant with the requisite permits, staff sent a warning letter on March 23, 2021.

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The owner submitted his SUP application on April 19, 2021. The application lacked several items and required an inspection before moving forward to P&Z.

Staff worked with the owner over the next six weeks to gather the correct documentation. Once the correct documentation was gathered, the owner scheduled an inspection with staff on May 18, 2021. Staff confirmed the plans submitted for the SUP matched the structure that was built.

The current primary use of the 600-square-foot carport is to cover the owner's boat.

According to Section 8.06 of the UDC, all detached carports require an SUP in all residential zoning districts.

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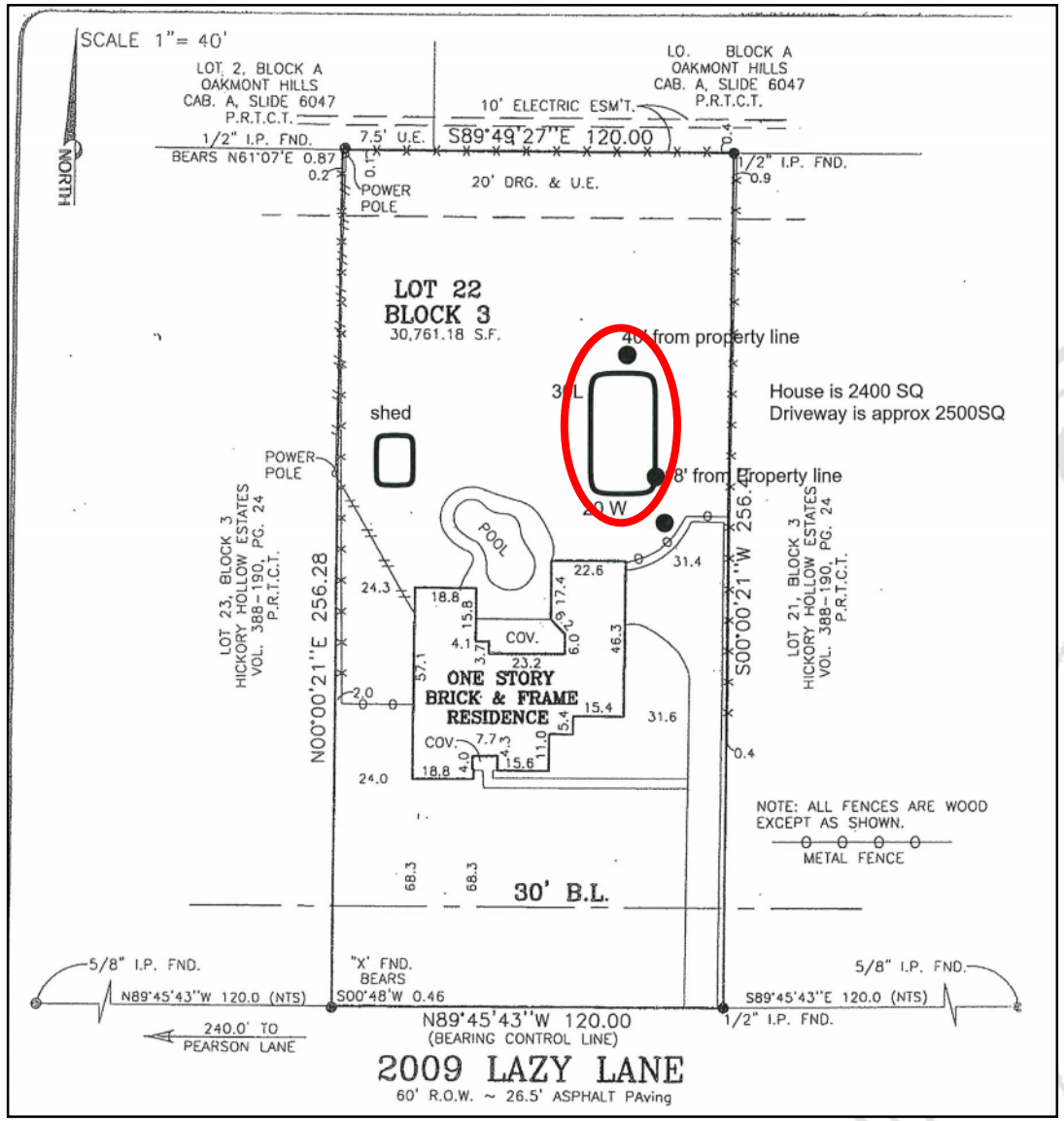
SCALE 1"= 40'
NORTH
LOT 2, BLOCK A
OAKMONT HILLS
CAB. A, SLIDE 6047
P.R.T.C.T.
LO. BLOCK A
OAKMONT HILLS
CAB. A, SLIDE 6047
P.R.T.C.T.
10' ELECTRIC ESM'T.
1/2" I.P. FND.
BEARS N61°07'E 0.87
7.5' U.E.
S89°49'27"E 120.00
1/2" I.P. FND.
POWER POLE
20' DRG. & U.E.
LOT 22
BLOCK 3
30,761.18 S.F.
40' from property line
30' L
House is 2400 SQ
Driveway is approx 2500SQ
shed
POWER POLE
8' from Property line
20' W
POOL
LOT 23, BLOCK 3
HICKORY HOLLOW ESTATES
VOL. 388-190, PG. 24
P.R.T.C.T.
N00°00'21"E 256.28
S00°00'21"W 256.
LOT 21, BLOCK 3
HICKORY HOLLOW ESTATES
VOL. 388-190, PG. 24
P.R.T.C.T.
COV.
ONE STORY
BRICK & FRAME
RESIDENCE
COV.
NOTE: ALL FENCES ARE WOOD
EXCEPT AS SHOWN.
METAL FENCE
30' B.L.
5/8" I.P. FND.
N89°45'43"W 120.0 (NTS)
"X" FND.
BEARS
S00°48'W 0.46
5/8" I.P. FND.
S89°45'43"E 120.0 (NTS)
240.0' TO
PEARSON LANE
N89°45'43"W 120.00
(BEARING CONTROL LINE)
1/2" I.P. FND.
2009 LAZY LANE
60' R.O.W. ~ 26.5' ASPHALT PAving

N

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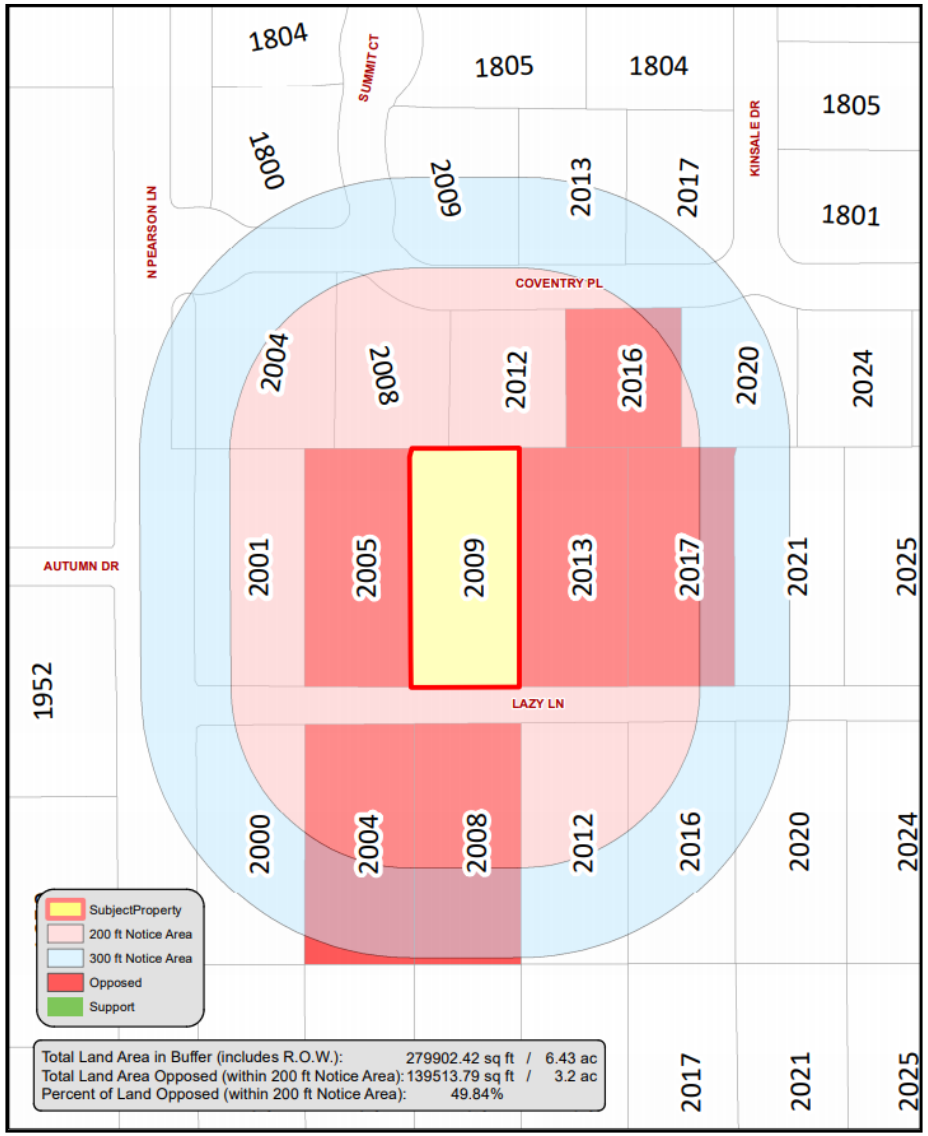

- On July 1, 2021, the city mailed 21 Letters of Notification for this public hearing to all property owners within three-hundred feet (300’) of the subject site. A public hearing notice sign was also posted on the site on July 1, 2021.
- As of today, staff has received six (6) letters in opposition. All letters of opposition are within the two-hundred foot (200’) buffer.
- This triggers a super-majority vote requirement for City Council (49.84%).

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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 July 13, 2021, the Planning and Zoning Commission unanimously recommended denial of the item as presented.

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

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

City of KELLER

Questions?

Julie Smith

817-743-4130