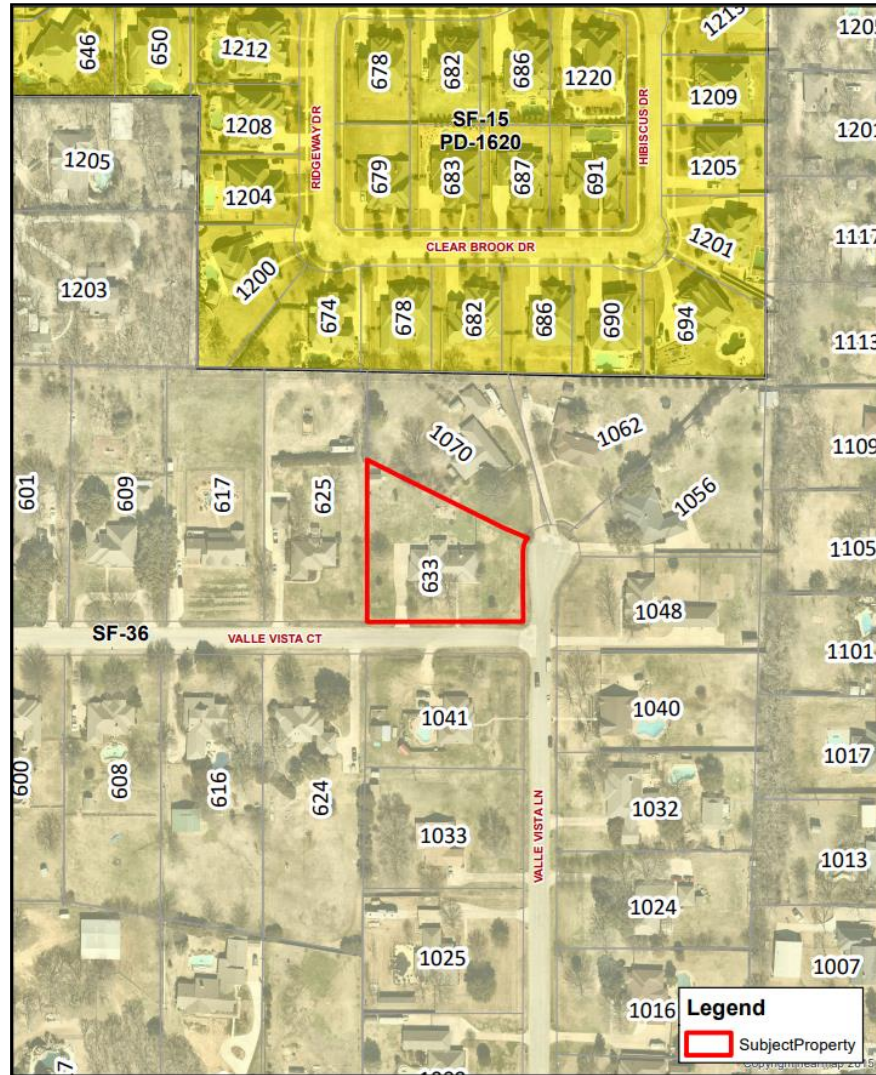


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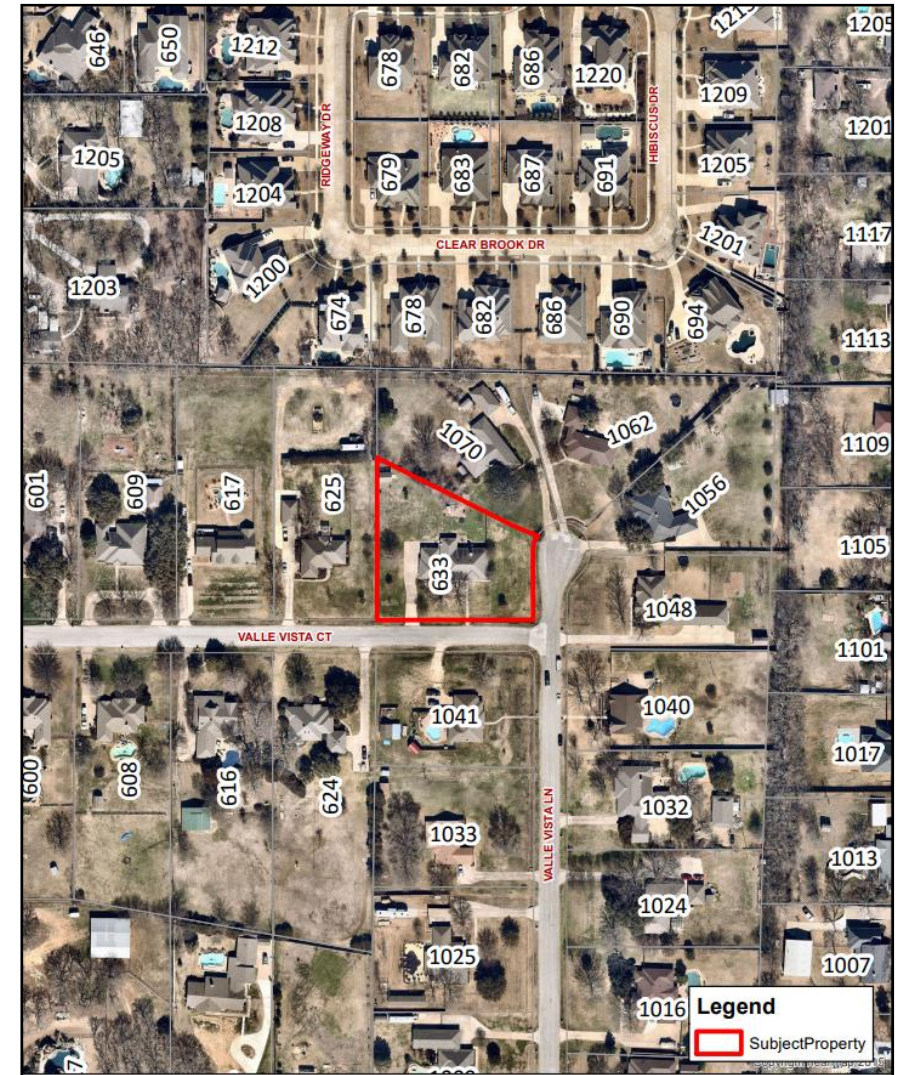
PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits (SUPs) for a 1,600 square-foot accessory structure situated on a 0.87-acre tract of land, located on the north side of Valle Vista Court, approximately 275 feet northwest from the intersection of Valle Vista Court and Valle Vista Lane, legally described as Lot 24, Block 1 Valle Vista Addition, zoned Single Family - 36,000 square-foot lot (SF-36), located at 633 Valle Vista Court. Marc Gerth, Owner; Jeremy Grant, Applicant. (SUP-21-0017)

Item H-3 Zoning Map



Zoned: SF-36

Item H-3 Aerial View



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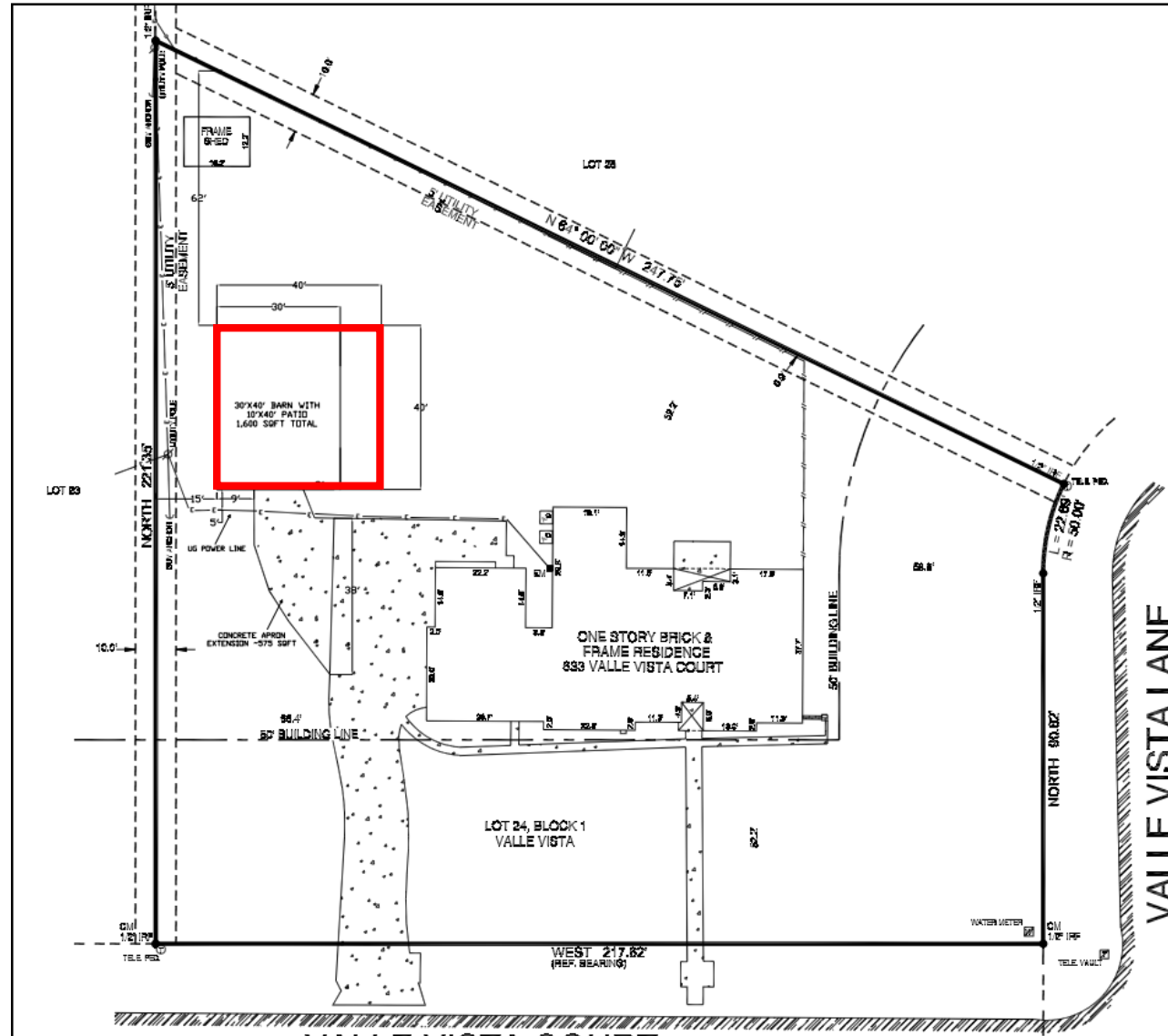
The Applicant is proposing to build a 1,600-square-foot accessory structure.

The primary use of the accessory building is for additional storage of equipment, such as the owner's vintage tractor.

SUP Requests:

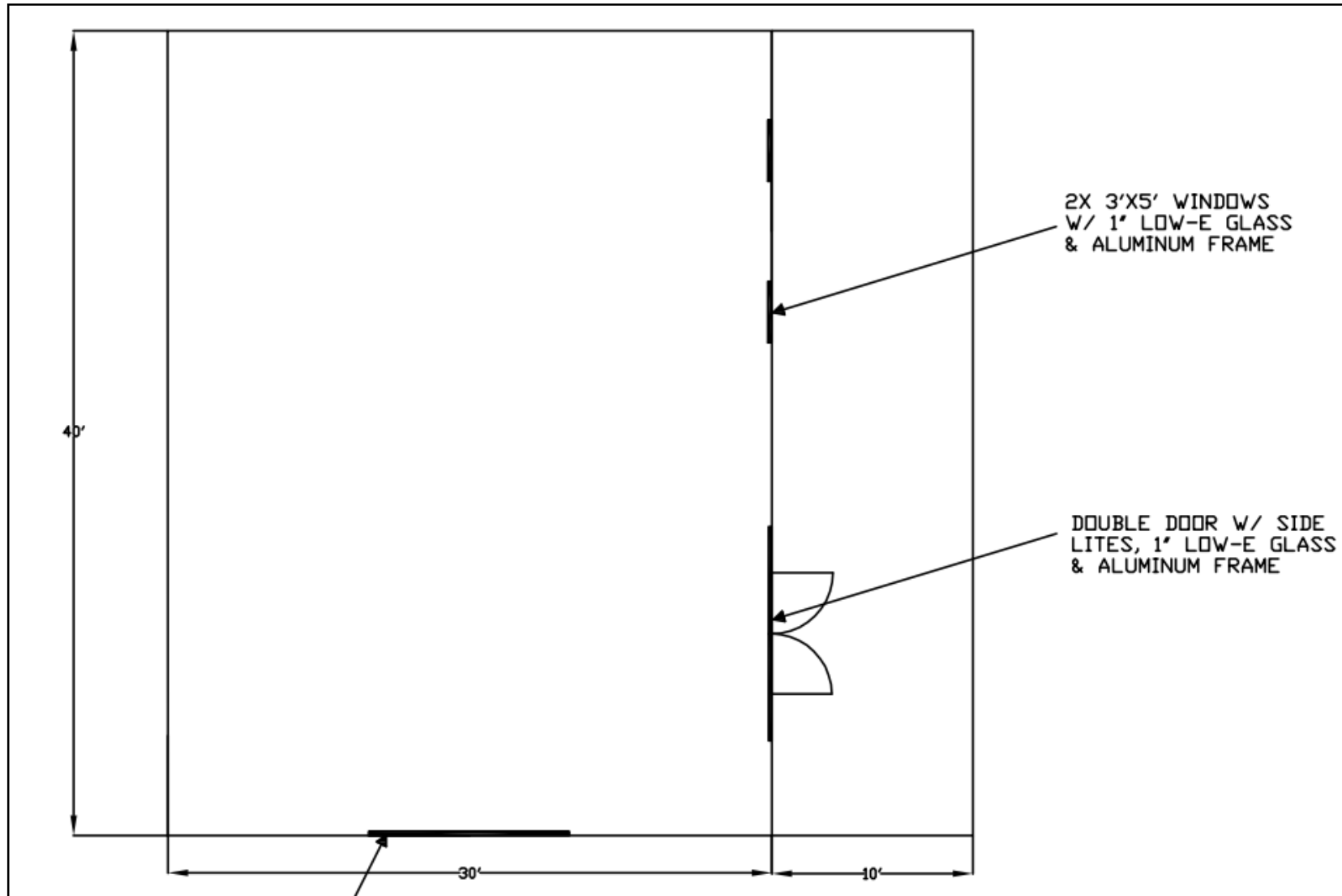
1. An SUP accessory structure to exceed 1,200 square feet in the SF-36 zoning district.
2. An SUP for the combined accessory buildings to exceed 50% of the main structure's square footage. The main structure is 2,579 square feet.

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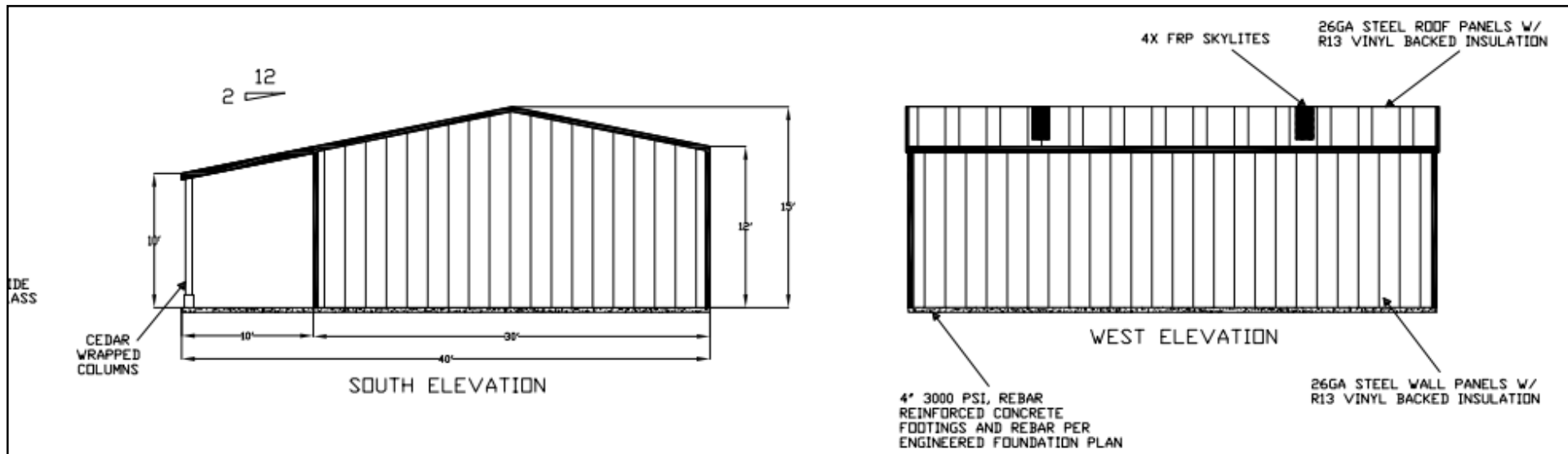
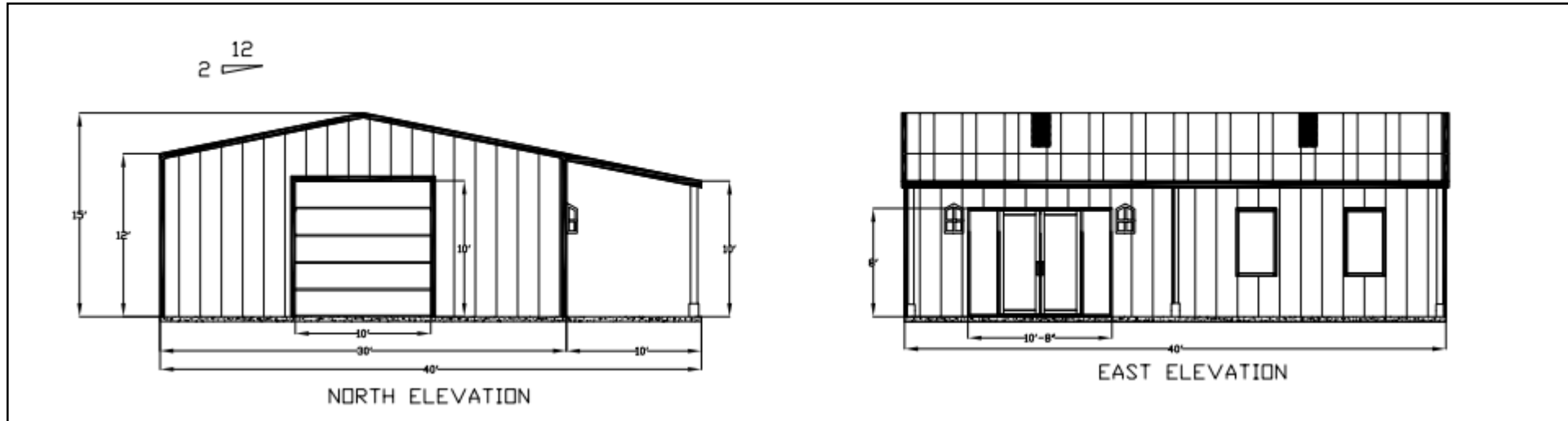


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Notification for this public hearing was sent to all property owners within 300 feet (300') of the site. A public hearing notice was also posted on the site on July 15, 2024. To date, staff has received one public comment in support.



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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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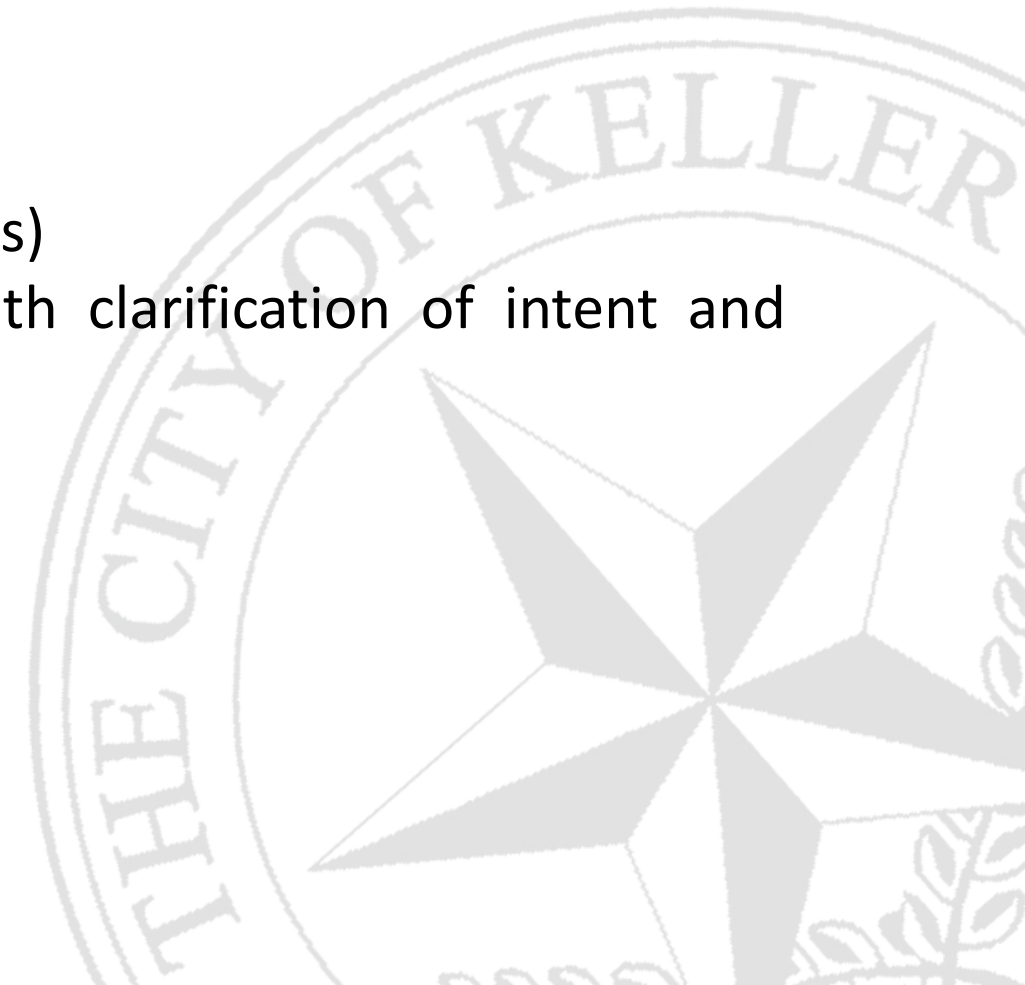
On July 13, 2021, the Planning and Zoning Commission unanimously approved the item as presented with the following conditions:

1. The front (street facing) elevation be 100% masonry in lieu of the metal material proposed.
2. Columns to be wrapped in brick or cedar.
3. Landscaping to be placed on both sides of the roll-up door.
4. The Bald Cypress in front of the structure will be protected during the construction phase.

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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





Questions?
Trish Sinel
817-743-4129

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