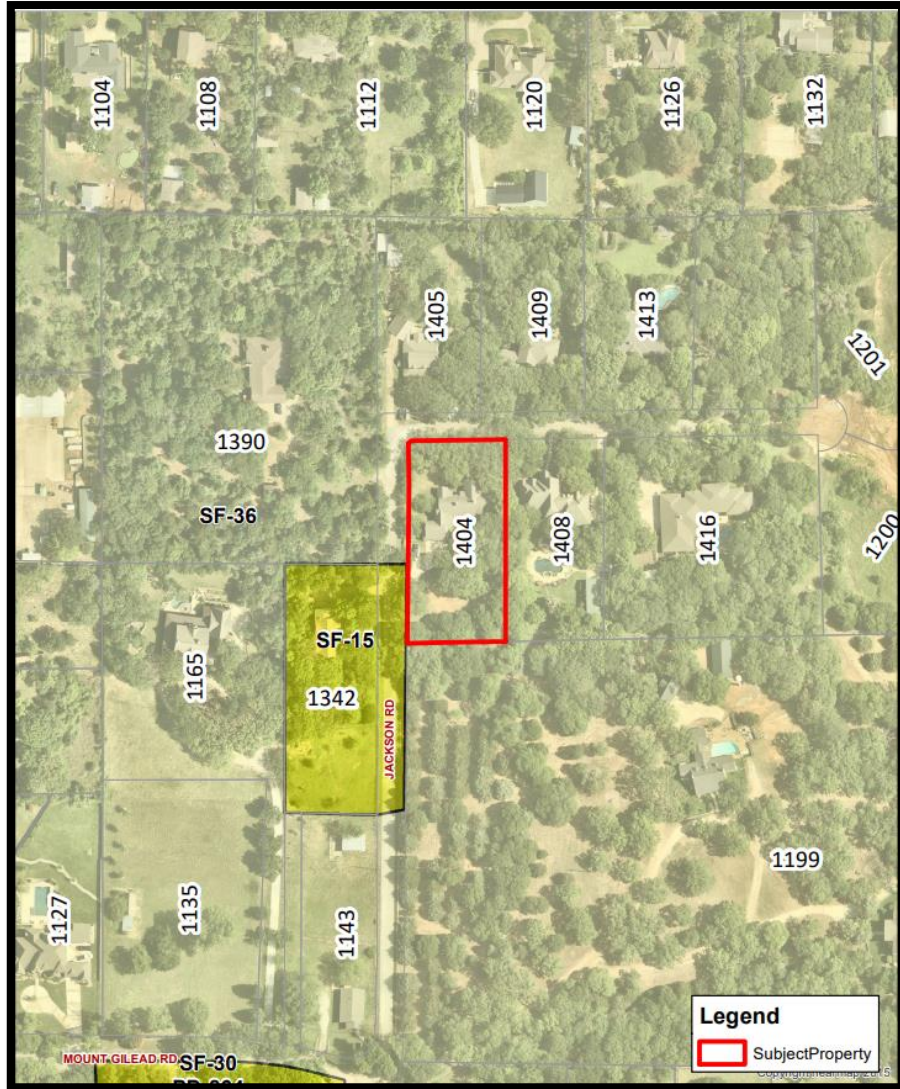


## Item H-4

PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits (SUPs) for a 1,600 square-foot accessory structure legally described as Lot 1R1, Block A, Jackson Road Addition, being 0.82-acres located on the east side of Jackson Road, zoned Single-Family 36,000 square-foot lots (SF-36), addressed as 1404 Jackson Road. Dale Williamson, Applicant/Owner. (SUP-21-0025)

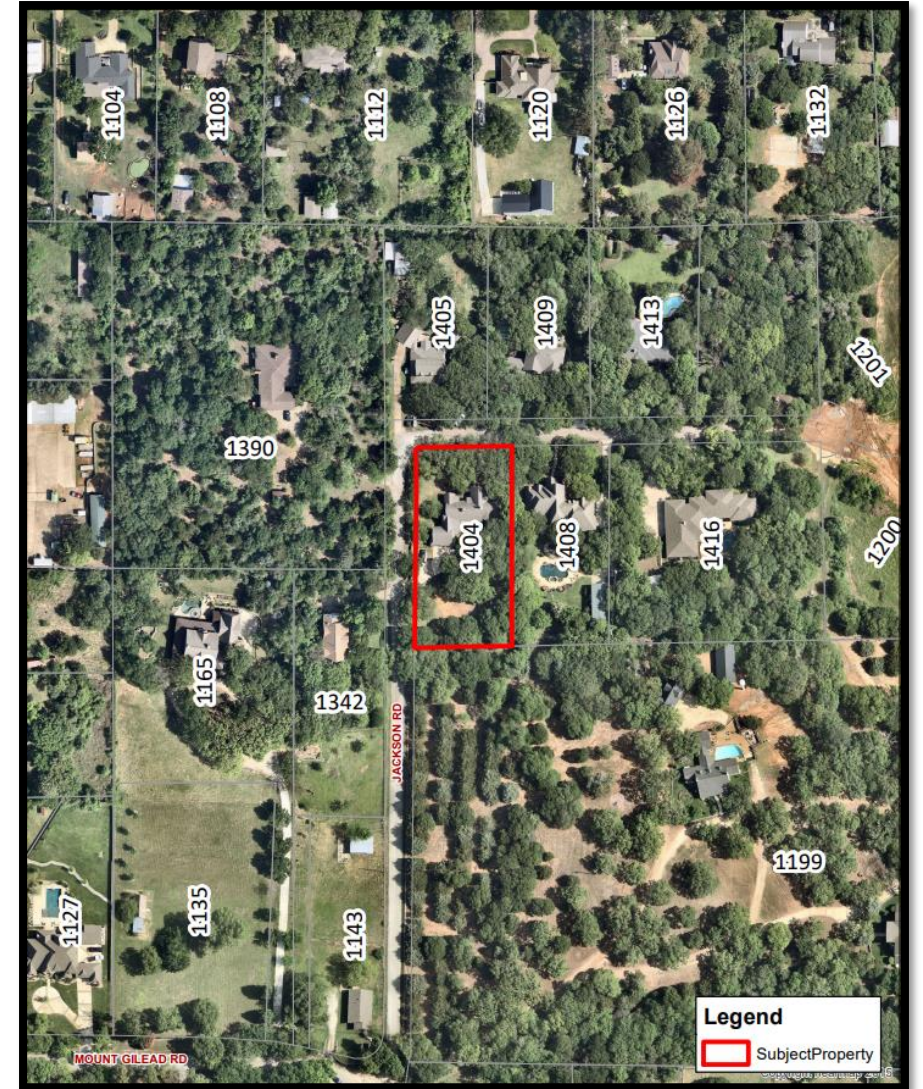


## Item H-4 Zoning Map



Zoned: SF-36

## Item H-4 Aerial View



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## Item H-4

### **Request:**

The Applicant is requesting two Specific Use Permits (SUP) to allow the use of a 1,600 square-foot accessory structure to be utilized for personal storage and as a workshop.

### **Why Action is Required:**

Section 4.03(D) of the UDC, SUPs may be approved by City Council after a recommendation by the Planning and Zoning Commission for specific uses with certain conditions and development restrictions in order to be considered compatible in a district in which they are not allowed by right.

An SUP is required for accessory structures greater than 1,200 square-feet, and an SUP is required if the combined area of all accessory buildings on a lot is more than fifty percent (50%) of the main structure in the SF-36 zoning district.

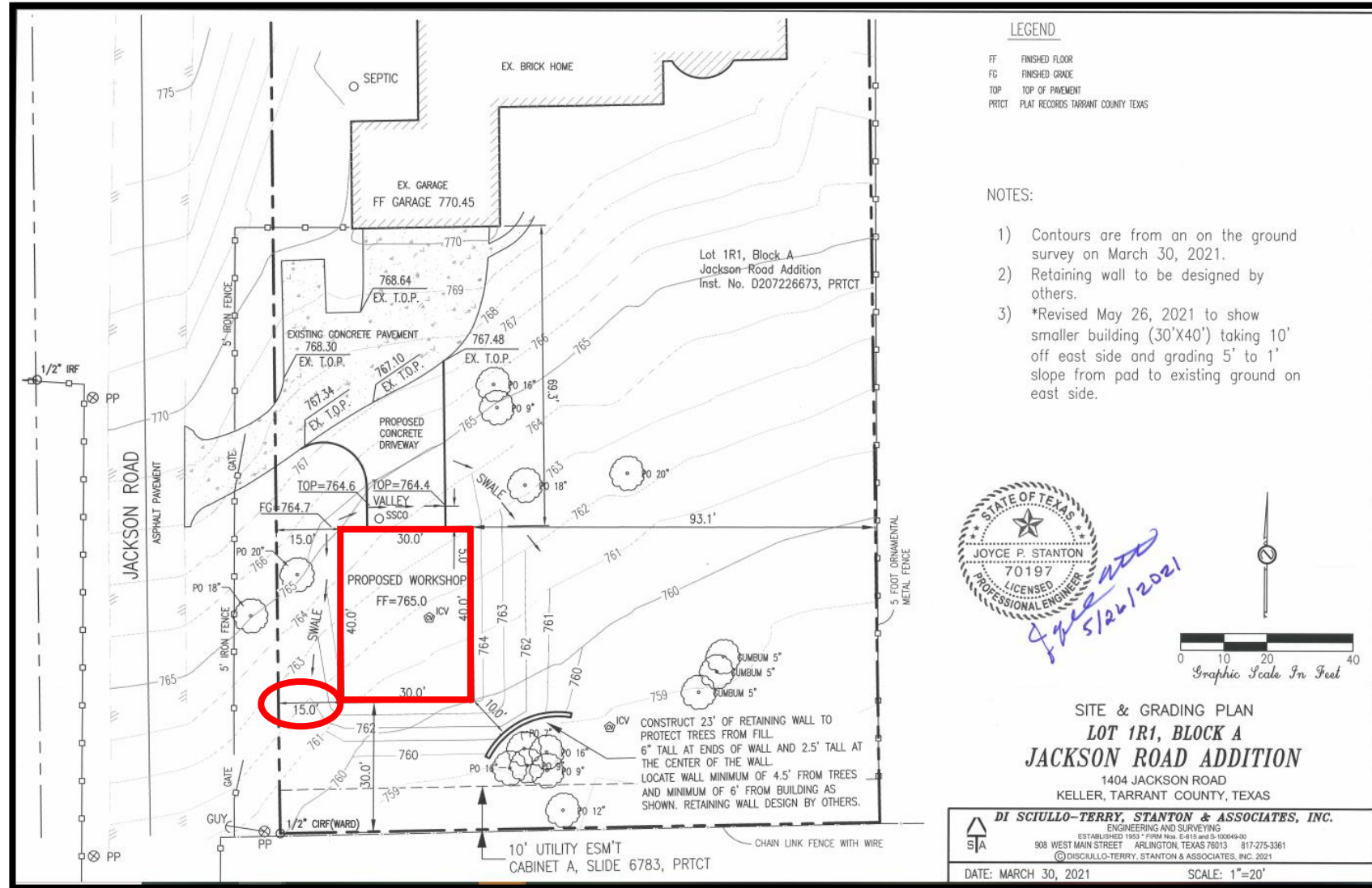
## Item H-4

### SUP Requests:

1. An SUP for an accessory structure to exceed 1,200 square-feet, in the SF-36 zoning district.
2. An SUP for all accessory buildings combined to exceed 50% of the main structure. The main structure is 2,933 square-feet. There are no other accessory structures, so the proposed accessory structure would exceed the main structure by 54.5%.

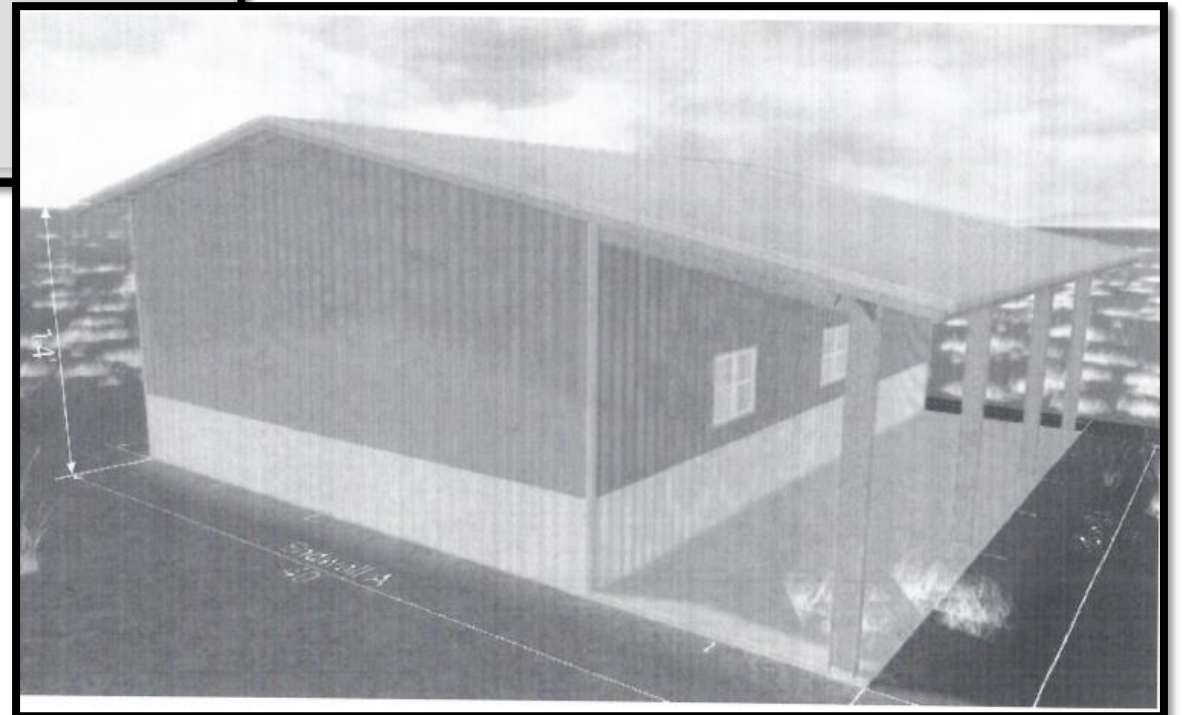


# Item H-4

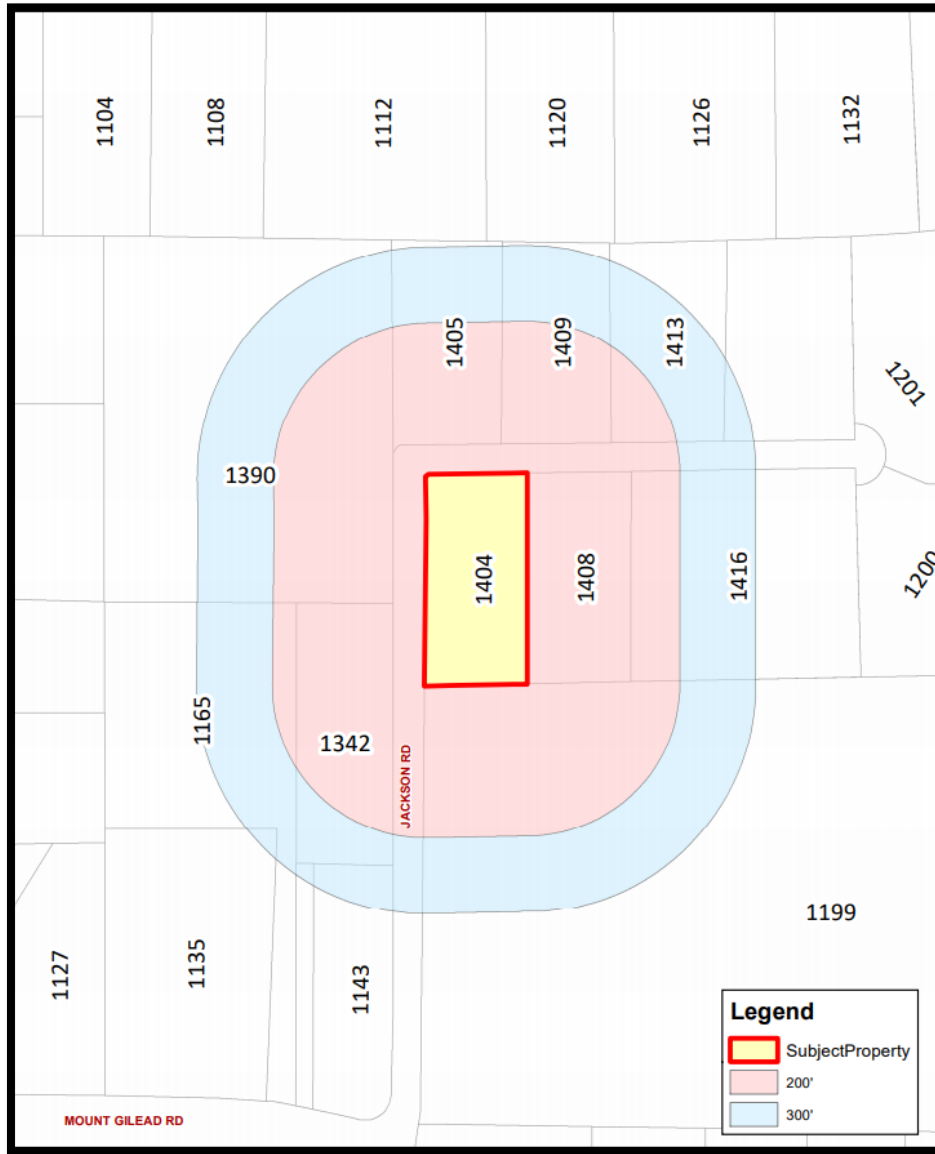


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## Item H-4



## Item H-4



- On July 30, 2021, the City mailed out 12 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site.
- Also, public hearing notice sign was posted at the site on July 30, 2021.
- Staff has yet to receive any response from the public.

## Item H-4

On August 10, 2021, the Planning and Zoning Commission unanimously recommended approval of the SUPs. The Commission noted the proposed metal structure was consistent with the other neighborhood accessory structures and that the Applicant enjoyed the neighborhood's support. The Applicant was present. No person spoke in favor or opposition.



## Item H-4

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.

## Item H-4

The City Council has the following options when considering an SUP:

- Approve as submitted.
- 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