



Legislation Text

File #: 24-297, **Version:** 1

To: Aaron Rector, Interim City Manager

From: Alexis Russell, Planner I

Subject:

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 3,328 square-foot horse barn with an average height of 19 feet 10 inches, on approximately 4.90 acres, on the west side of Keller Smithfield Road S., approximately 3,400 feet southwest from the intersection of Keller Smithfield Road S. and Bear Creek Parkway, legally described as Lot 1, Block A of Tyler & Brittany Dunn Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 844 Keller Smithfield Road S. Georgia Logan, Owner. Allen Sparkman, Applicant. (SUP-24-0015)

Background:

The property was platted in 2005. The main home was built in 2006.

The Applicant requests a Specific Use Permit (SUP) to build an approximately 3,328 square-foot barn for the care and feeding of the property owner's privately owned horses. The Applicant proposes to use this barn for agricultural purposes only.

There are two SUP triggers for this proposed structure:

1. An SUP for exceeding 1,200 square-feet for any accessory structure in the SF-36 zoning district.
2. An SUP to allow the maximum height of the accessory structure to exceed an average of 15 feet.

Site Design:

The proposed site plan calls for the structure to sit behind the existing home, approximately 15 feet south of the northern property line and 430 feet east of the western property line, which will conform to all setbacks of the SF-36 zoning district.

UDC Section 8.04 (2)(g)(2) restricts the maximum square footage of a detached accessory building in SF-36 to 1,200 square feet unless approved by a SUP. The Applicant is requesting a 3,328 square-foot structure. According to the Tarrant Appraisal District (TAD), the main home on the property is approximately 7,956 square-feet. The square-footage of the proposed barn is less than 50% of the main structure.

There is an existing well and fire pit, as well as a pond on the property. The existing concrete driveway will be expanded to access the barn.

Building Design:

Floor plans submitted by the Applicant show four horse stalls, a tack and feeding/medicine room, storage, and other areas for of horse care. There is additional storage space in the proposed second-floor attic.

UDC Section 9.11 (M) states that the property owner's privately owned horses, mules, donkeys and ponies shall not have a maximum number allowed on their property. The boarding or keeping of horses other than the owners shall be a maximum of one horse, mule, donkey or pony per acre, not to exceed a total number of three.

Elevations:

The proposed structure will be complimentary to the main structure, constructed of primarily brick and stone.

The average height of the structure will be 19 feet 10 inches, measured from the average of the lowest and highest points of the roof. The highest ridge of the roof will be approximately 25 feet 6 inches, topped with two approximately 4-foot weathervanes, making the peak of the structure approximately 30 feet (see Staff Attachment).

An overhang along the south elevation will provide shade for the horse stalls. Large barn doors will be implemented along the east and west elevations for access into the structure.

Summary:

Section 8.02 (F)(2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission 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.

Citizen Input:

On May 30, 2024, the City mailed out 32 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 posted on the site.

Staff has received one letter of opposition from within the 200' buffer.

Planning and Zoning Commission Recommendation:

At the June 11, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the variance request as presented.

Alternatives:

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