



City of Keller

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Legislation Text

File #: 18-231, **Version:** 1

To: Mark R. Hafner, City Manager

From: Scott Bradburn, Planner I

Subject:

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an accessory building, proposed to be a 1,200 square-foot, one (1) story agricultural accessory building, with a variance for an additional accessory building, on approximately 1.003-acre tract of land, located on the north side of Florence Road, and approximately 1,025 feet (1025') west of Pearson Lane North, Lot 1, Block A, Isaac Addition, at 1907 Florence Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Billy Isaac, owner/applicant. (SUP-18-0019).

Action Requested:

Conduct a public hearing and consider an ordinance approving a Specific Use Permit (SUP) for an approximately 1,200 square-foot agricultural accessory building with a variance for an additional accessory building and an exposed metal exterior.

Zoning:

SF-36 (Single Family Residential - 36,000 square foot lot minimum)

Future Land Use Plan:

Single Family-Low Density

Background:

The Isaac Addition Final Plat was recently approved through the Community Development Department on July 26, 2017. Prior to this date, the lot was a legal lot of record on the Ireneus Neace Survey. A portion of the lot was sold on September 20, 2017.

Analysis:

The purpose of this Specific Use Permit (SUP) is to consider a proposed 1,200 square-foot, one (1) story accessory building with a variance for an additional accessory building and a variance for 100% exposed metal to the exterior of the structure.

Elevations:

UDC Section 8.03 (C.g.2) restricts the maximum square footage of a detached accessory building to 1,200 square feet unless approved by a specific use permit.

UDC Section 8.10 (A.1) states that the combined area of all accessory buildings shall be less than fifty percent (50%) of the main structure unless approved by a specific use permit.

The proposed building will have approximately 1,200 square feet of internal space. The main

structure is approximately 2,000 square feet. A Specific Use Permit is required because the square footage of the proposed accessory building exceeds fifty percent (50%) of the square footage of the main structure.

Specific Use Permit Request:

The Specific Use Permit request for the 1,200 square-foot accessory building exceeding fifty percent (50%) of the main structure is to be considered.

UDC Section 8.10 (A.9) states the maximum height of the building shall not exceed fifteen feet (15') unless approved by a specific use permit.

The proposed building measures approximately fifteen feet three and one half inches (15'3½") from ground level to the peak of the roof. The exterior wall and the beginning of the roof eave from the wall are twelve feet (12') from the ground level. The average building height is approximately (13.62') and meets the UDC Building Height Requirement.

The applicant's proposed accessory building will only be used for agricultural purposes. The structure will be of a metal exterior and interior, with paint to be white or off-white. Each elevation will be twelve foot (12') in height to the roof eave. The south elevation will contain two roll-up metal insulated doors, each ten foot by ten foot (10' X 10') in height and width. The north elevation will contain one roll-up insulated metal door, (10' X 10').

Variance Request:

The applicant is requesting a variance to the UDC to allow a 100% metal exterior for the accessory building.

The interior of the building will be built with a tubular metal frame, welded to a truss design for added support and strength. Anchor bolts will be imbedded in a foundation of concrete, which will be poured prior to the construction of the agricultural accessory building.

Additional Structure:

UDC Article 8.03 (C.2.g.2) states a maximum of two (2) detached accessory buildings are permitted on any lot/tract in a Single-Family Residential-36,000 square-foot lot minimum (SF-36).

The applicant currently has two (2) detached accessory buildings, one is an existing detached carport on the south side of his residence, and the other is an existing pool house on the north side of the residence. The addition of the accessory building would be the third structure. It would not cause the maximum lot coverage of (50%) to be exceeded.

Variance Request:

The applicant is requesting a variance to the UDC to allow a third accessory structure on the property

Drainage & Utilities:

The applicant intends to meet the requirements of the UDC at the time of the submittal for a building permit application. Both grading and drainage plans will be submitted. The DRC review will determine that the proposed structure will have no adverse effect concerning the drainage to or from neighboring properties. Utility plans will also be included with the building permit. Plat was approved by the Community Development Department on July 26, 2018 and filed in Tarrant County on August 3, 2018.

Existing Roadway Access:

Florence Road, a two lane street to the south.

Surrounding Zoning & Land Uses:

North, South, East, West: Single-Family Residential Homes, zoned Single-Family Residential - 36,000 square foot lot minimum (SF-36).

Summary:

Section 8.04 (B.2.a) 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.

Citizen Input:

On August 3, 2018, as required by State law, the City mailed out ten (10) letters of Notifications for a Public Hearing to property owners within two hundred feet (200') and, per the City of Keller UDC requirements, three hundred feet (300') of this subject property. Staff also posted a public hearing notice sign on the subject property.

Professional Opinion:

Staff is **in Support** for use of the proposed one story, 1,200 square-foot accessory building.

Staff forwards this Specific Use Permit for City Council consideration as presented with the following conditions:

1. The Specific Use Permit request for the 1,200 square-foot accessory building exceeding fifty percent (50%) of the main structure shall be considered.
2. The variance request to allow the addition of the accessory building when a maximum of two (2)

accessory structures already exist, shall be considered.

3. The variance to allow the exterior of the structure to be 100% metal shall be considered.

Board Opinion:

On August 13, 2018, the Planning and Zoning Commission voted to recommend approval of this request by a vote of (7-0).

Alternatives:

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

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