



City of Keller

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Legislation Text

File #: 19-351, **Version:** 1

To: Planning and Zoning Commission

From: JP Ducay, Planner I

Subject:

PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for an accessory building, proposed to be a 1,000 square-foot agricultural storage structure to exceed the maximum size ratio of fifty percent (50%) of the main structure, on an approximately 2.780-acre tract of land, located on the south side of Bancroft Road, and approximately 1,400 feet east of the intersection of Bourland Road and Bancroft Road, being Lot 2, Block A, Leidy Addition, at 630 Bancroft Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Shane Clark, owner/applicant.

Action Requested:

Conduct a public hearing and consider a recommendation for a Specific Use Permit (SUP) for an agricultural storage building proposed to be up to 1,000 square-feet that will exceed the maximum size ratio of 50% of the main structure as well as exceed the maximum height of 15' with an additional variance to garage door exposure.

Background:

The property was originally platted and approved by the Community Development Department in 2017. (See Attachment A: Final Plat.)

According to Tarrant County Appraisal District records, the main home was built in 1975 and is listed at approximately 1,649 square-feet. The Applicant speculates the existing 1,600 square-foot horse barn on the property was built in the 1980's. (See Attachment B: GIS Map with Zoning.)

SUP:

1. The current Owners purchased the property in March 2019 and wish to construct a 1,000 square-foot agricultural storage building to house tractors and animal feed. UDC Section 8.10 (A.1) states that the combined area of all accessory buildings on a lot shall be less than fifty percent (50%) of the main structure unless approved by a SUP. The existing accessory structure and the proposed accessory structure make up a combined area of 2,600 square-feet which exceeds the main structure by 157%.
2. UDC Section 8.10 (A.9) states the maximum height of an accessory building shall not exceed fifteen feet (15') unless approved by a SUP. Because the structure will be storing a tractor, the Applicant is proposing an average height of 17.5'. (See Attachment C: Application and Narrative, and Attachment D: Proposed Plans.)

Variance:

1. UDC Section 8.07 (C.4.) states a detached front-facing garage door(s) exposure to the street shall not exceed 144 square-feet. The proposed overhead garage door is 196 square-feet to accommodate storing a tractor. A variance would be necessary to allow the proposed accessory structures garage doors to exceed 144 square-feet of garage door exposure to the street.

Summary:

Section 8.04 (B.2.a) 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 June 21, 2019, the City mailed out 16 notification letters for this Public Hearing to all property owners within three hundred feet (300') of the subject property. A public hearing notice sign was posted on the site. As of July 3, 2019, staff has not received any information from the public regarding this SUP and variance application.

Alternatives:

The Planning and Zoning Commission has the following options when considering a Specific Use Permit:

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

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this SUP application will be scheduled for City Council action on August 6, 2019.

Supporting Documents:

- Attachment A: Final Plat
- Attachment B: GIS Map with Zoning

- Attachment C: Application and Narrative
- Attachment D: Proposed Plans