



City of Keller

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Legislation Text

File #: 19-388, **Version:** 1

To: Planning and Zoning Commission

From: JP Ducay, Planner I

Subject:

PUBLIC HEARING: Consider an ordinance approving 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 an ordinance approving 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'.

Background:

The property was originally platted and approved by the Community Development Department in 2017.

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.

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'.

Garage:

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, however, will be located on the south elevation facing away from the street. Because there is no exposure to the street and the size is necessary for agricultural storage a variance is not required.

Summary:

Section 8.04 (B.2.a) of the UDC states that when considering a SUP request, the 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 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 29, 2019, staff has not received any information from the public regarding this SUP and variance application.

Planning and Zoning Recommendation:

The Planning and Zoning Commission recommended approval by a vote of 7-0 on July 8, 2019.

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.