

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager      **DATE:** April 13, 2026  
**SUBJECT:** ZC26-0157, Ordinance No. 3952, Public hearing and consideration of a request from Hernandez and Son's LLC for a special use permit for a permanent accessory building at 7228 Bursey Road, being 2.07 acres described as Lot 1, Block 1, Griffin Addition.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Robert and Tosha Robson (owners), Hernandez and Son's LLC is requesting a special use permit for a permanent accessory building on 2.07 acres at 7228 Bursey Road.

### **GENERAL DESCRIPTION:**

The property under consideration is a two-acre lot located on the south side of Bursey Road between Douglas Lane and Londonderry Drive. The property has 143 feet of frontage on Bursey Road and is approximately 616 feet deep. The property is developed with a single-family residence constructed in 1997 and a swimming pool and detached garage.

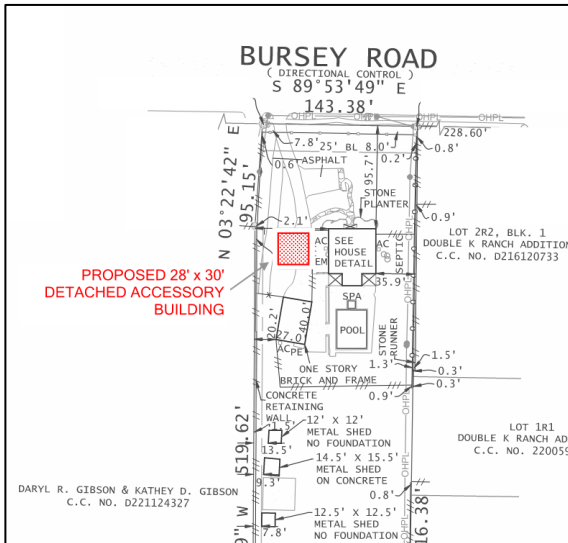
The owner intends to construct a 1,232-square-foot permanent accessory building on the lot. This type of building is permitted by right on the property. However, the building exceeds the maximum allowed size and other standards required by the zoning ordinance. As a result, the owner is requesting a special use permit for the building to address proposed modifications to these standards. A description of the request is attached, as well as a plot plan and building plans for the proposed structure.

### ***Permanent accessory building***

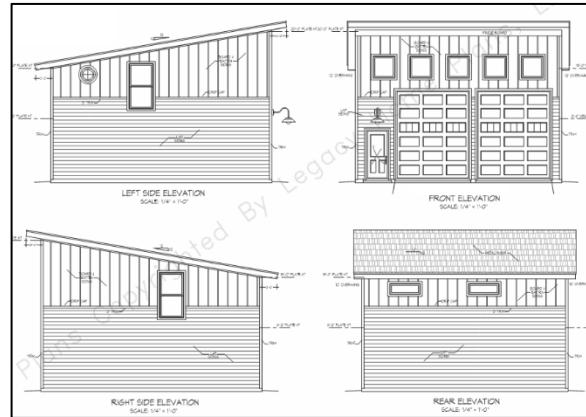
The building is intended to be used as a detached garage. The building would be located west of the house on the property. The building has a total size of 1,232 square feet, including a ground floor of 840 square feet and an upper floor loft of 392 square feet. The owner indicates the upper floor would be used for storage. The overall building height is 21 feet, and wall heights range from 20 feet on the front to 15 feet on the rear. The shed-style roof design has a 2:12 roof pitch. The exterior walls are finished with siding. The plot plan and conceptual elevations of the building are shown below.

The existing detached garage exceeds 200 square feet in size, which counts as a separate permanent accessory building. Since the zoning ordinance permits only one permanent accessory building on a lot, the special use permit request also includes the

allowance for two buildings on the property, given the existing conditions of the site. The owner indicates the existing building would be converted into a pool house.



**PLOT PLAN (PARTIAL)**



**CONCEPTUAL ELEVATIONS**

[Section 118-718\(c\)](#) of the zoning ordinance establishes the requirements and standards for permanent accessory buildings and structures. For lots greater than 40,000 square feet in area, the zoning ordinance allows for consideration of a special use permit for varying from specific development standards. The applicant is requesting modifications to the design standards described in the table below.

DEVELOPMENT STANDARD	PROPOSED BUILDING
<u>Maximum floor area</u> <ul style="list-style-type: none"> <li>2,254 square feet (2.5% of lot area)</li> </ul>	<ul style="list-style-type: none"> <li>Proposed building: 1,232 square feet (including loft)</li> <li>Existing building: 1,080 square feet</li> <li>Combined buildings: 2,321 square feet (2.56%)</li> </ul>
<u>Wall height</u> <ul style="list-style-type: none"> <li>12 feet (buildings 501 square feet or larger)</li> </ul>	<ul style="list-style-type: none"> <li>20 feet (front)</li> <li>15 feet (rear)</li> </ul>
<u>Roof pitch</u> <ul style="list-style-type: none"> <li>4:12 roof pitch required</li> </ul>	<ul style="list-style-type: none"> <li>2:12 roof pitch proposed</li> </ul>
<u>Number of buildings</u> <ul style="list-style-type: none"> <li>One building allowed per lot</li> </ul>	<ul style="list-style-type: none"> <li>Two buildings (one new, one existing)</li> </ul>

**VISION 2030 COMPREHENSIVE PLAN:** This area is designated on the Vision 2030 Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General



characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

**CURRENT ZONING:** The property is zoned RE-1 (Residential Estate). This district is intended to provide areas for very low density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The district is specifically planned to allow for the keeping of livestock in a residential setting.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	<i>SF-8.4 Single-Family Residential (City of Keller)</i>	<i>High Density Single Family (City of Keller)</i>	Single-family residences
WEST	AG (Agricultural)	Low Density Residential	Single-family residence
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residence
EAST	R-1 (Single-Family Residential) RE-1 (Residential Estate)	Low Density Residential	Single-family residences

**PLAT STATUS:** The property is platted as Lot 1, Block 1, Griffin Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the March 19, 2026, meeting and voted 4-0 to recommend approval.

**DRC RECOMMENDATION.** Modifications to design standards for permanent accessory buildings are subject to approval of a special use permit or other zoning action.

The DRC recommendation for approval of the special use permit for the permanent accessory building is based on previous approvals of buildings in similar contexts.

**RECOMMENDATION:**

Approve Ordinance No. 3952.