

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 8, 2021
SUBJECT: ZC21-0005, Ordinance No. 3715, Public hearing and consideration of a request from Lisa Ham for a special use permit for a permanent accessory building at 7612 Shady Grove Road, being 1.105 acres described as Lot 2, Block 1, McKee Addition.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Lisa Ham is requesting a special use permit to authorize a permanent accessory building with attached covered parking on 1.105 acres located at 7612 Shady Grove Road.

GENERAL DESCRIPTION:

The property under consideration is located on the south side of Shady Grove Road between Grand View Drive and Brandonwood Drive. The lot is 1.105 acres in size, 124 feet wide, and 387 feet deep. The property is developed with a single-family residence and one permanent accessory building. The property is zoned R-1-S (Special Single-Family).

In April 2021, an inspection of the area noted that the permanent accessory building was constructed on the property without the required permit. The owner was contacted and advised that a building permit was required, and a building permit application was submitted in July 2021. During the permit review, it was determined that the size and location of the building did not comply with applicable zoning standards and that approval of a special use permit would be necessary to authorize the design. The owner submitted a special use permit application in August 2021.

A site plan of the property and building plan drawings are attached. The building is 1,245 square feet in size and is located near the southwest corner of the lot. The floorplan includes an office area, bathroom, and a general open storage area. The building also includes a 540-square-foot covered porch area on the east side. The overall height of the building is 18 feet with 10-foot tall walls. The exterior walls of the building are faced with stone and sheet metal.

[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 accessory building is compliant with all development standards except for the standards noted below. The applicant is requesting modifications to these standards as described in the table.

DEVELOPMENT STANDARD	EXISTING BUILDING
<u>Rear building line</u> 10 feet	7.9 feet to 8.4 feet
<u>Maximum floor area</u> 1,207 square feet (2.5% of lot area)	Building floor area: 1,245 square feet Covered porch area: 540 square feet Total building area: 1,785 square feet (3.7% of lot area)



EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION



WEST BUILDING ELEVATION



SOUTH BUILDING ELEVATION

LAND USE PLAN: This area is designated on the 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 proposed zoning is R-1-S (Special Single-Family). This district is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S 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	City of Keller (SF-36)	High-Density Single Family (8,000 sf – 15,000 sf lots)	Single-family residences
WEST	AG (Agricultural)	Low Density Residential	Single-family residence



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
SOUTH	R-1 (Single-Family Residential) R-1-S (Special Single-Family)	Low Density Residential	Single-family residence
EAST	AG (Agricultural)	Low Density Residential	Single-family residences

PLAT STATUS: The property is platted as Lot 2, Block 1, McKee Addition.

PUBLIC INPUT: Following posting of the public hearing signs on the subject property, the Planning & Zoning Department received written opposition to the request. Copies of the correspondence is included in the “Public Input” attachment.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the October 21, 2021, meeting and voted 4-2-1 to recommend approval subject to the 540 square foot covered porch area being removed (Chair Welborn and Commissioner Hoffa voting against and Commissioner Roby abstaining).

RECOMMENDATION:

Approve Ordinance No. 3715.