



## **PLANNING AND ZONING CASE SUMMARY**

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### **BACKGROUND**

**APPLICANT:** James Novey, J-N Fence Company Inc.

**REQUESTED ACTION:** Conditional Use Permit to allow outdoor display of sheds.

**LOCATION:** 305 US Highway 80 East

**CASE NUMBER:** Zo818-0059

**COMMUNITY RESPONSES:** No responses

### **STAFF COMMENTS AND ANALYSIS**

The applicant is proposing the outdoor display of constructed storage sheds for sale, located in the front parking lot of J-N Fence Company Inc. The outdoor display will serve as a visual example of the storage shed options J-N Fence Company Inc. currently provides to customers. Currently, the sheds on display at J-N Fence Company Inc. are manufactured by Leland Buildings in Burleson, Texas.

The proposed Conditional Use Permit to allow the outdoor display of storage sheds is consistent with the future land use designation of the Comprehensive Plan as well as the existing zoning district. Staff does not anticipate adverse impacts from the proposed use on the surrounding uses or properties.

### **RECOMMENDATION**

At the September 10, 2018 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the Conditional Use Permit request to allow the outdoor display of storage sheds with the following stipulations:

1. There shall be no more than 5 sheds displayed on the property at any time.
2. The sheds must be replaced every two years to keep the structures in good condition.
3. The CUP shall apply to J-N Fence Company Inc. and cannot be assigned or transferred.